

**BRIGHTON & HOVE CITY COUNCIL**  
**LIST OF APPLICATIONS DETERMINED**

**LIST OF APPLICATIONS DETERMINED BY THE DIRECTOR OF ENVIRONMENTAL SERVICES UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION**

**PATCHAM**

**BH2010/01132**

**41 Ladies Mile Road Brighton**

Change of Use from betting shop (A2) to hot food take-away (A5) with the erection of a rear extension, new shop front and extract duct.

**Applicant:** Domino Pizza Group Ltd

**Officer:** Jonathan Puplett 292525

**Refused on 26/07/10 PLANNING COMMITTEE**

**1) UNI**

The proposal would result in increased pressure on parking, increased traffic flow and resulting vehicle noise, contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposal would result in the generation of anti social behaviour by reason of the congregation of youths and resulting noise, contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposed change of use by reason of its close proximity to Patcham High School, Patcham Community Centre and Patcham Youth Centre would have an adverse impact on the health of young people using the same, contrary to the Council's Healthy Schools' Strategy and the social objective of encouraging healthy eating as evidenced by the Council's Community Strategy.

**BH2010/01136**

**26 Braybon Avenue Brighton**

Erection of new 1.9 metre fence at rear elevation. (Retrospective).

**Applicant:** Ms Angela Cox

**Officer:** Liz Arnold 291709

**Approved on 06/08/10 DELEGATED**

**1) BH01.01**

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

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

**BH2010/01484**

**12 Surrenden Close Brighton**

Loft conversion incorporating dormer to rear and rooflights to rear and side elevations.

**Applicant:** Mr & Mrs R Azor

**Officer:** Sonia Kanwar 292359

**Approved on 04/08/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

**2) UNI**

The proposed window to the north elevation (serving the landing) and the proposed rooflight to the north roofslope of the front gable end (serving bedroom 4) 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 properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**BH2010/01679**

**Brighton Retail Park Carden Avenue Brighton**

Application for removal of condition 9 of application 89/0741/F which states that the use shall not take place between 22:00 and 08:00 hours on Mondays to Saturdays nor at any time on Sundays and condition 10 which states no loading or unloading of service vehicles on Sundays or Bank Holidays.

**Applicant:** Legal & General Assurance Society Limited

**Officer:** Aidan Thatcher 292265

**Approved on 06/08/10 DELEGATED**

**1) UNI**

The use hereby permitted shall only be open and in use between 07.00 hours and 23.00 hours Mondays to Saturdays (including Bank Holidays) and 09.00 hours and 18.00 hours on Sundays.

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

**2) UNI**

No deliveries, loading or unloading shall take place to any of the units within the retail park except from within the dedicated rear service yard.

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

**3) UNI**

The access and facilities for the disabled shall be maintained to the satisfaction of the Local Planning Authority.

*Reason: To ensure satisfactory/facilities for the disabled and to comply with policies SR1 and SR2 of the Brighton & Hove Local Plan.*

**4) UNI**

The car parking spaces provided in connection with the development shall not include less than 226 spaces. Customer and staff parking spaces shall be available at all times.

*Reason: In the interests of highways safety and to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan.*

**5) UNI**

The retail warehouse shall not be used for the sale of food.

*Reason: In order to control the use of the premises and to comply with policy SR3 of the Brighton & Hove Local Plan.*

**BH2010/01699**

**60 Vale Avenue Brighton**

Certificate of Lawfulness for proposed hip to gable loft conversion with rear dormer and rooflight to front.

**Applicant:** Mr & Mrs Evans

**Officer:** Helen Hobbs 293335

**Approved on 30/07/10 DELEGATED**

**BH2010/01854**

**22 Rotherfield Crescent Brighton**

Erection of 2 storey side extension.

**Applicant:** Dr Sharon Wood

**Officer:** Anthony Foster 294495

**Refused on 06/08/10 DELEGATED**

**1) UNI**

The proposed two storey extension, by reason of its siting, height, design, bulk, massing and proximity to the boundary with No. 20, would result in an incongruous addition to the existing house, would create an unacceptable terracing effect and would harm the character and appearance of the surrounding properties and the Rotherfield Crescent street scene, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2010/01883**

**1 Barrhill Avenue Brighton**

Certificate of Lawfulness for a proposed flat roof single storey rear extension, with projecting rooflight and a hipped roof rear extension.

**Applicant:** Mr Mick Edwards

**Officer:** Liz Arnold 291709

**Refused on 30/07/10 DELEGATED**

**1) UNI**

The development is not permitted under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995, as amended as a result of the hipped roof extension projecting more than 4m from the rear elevation of the property.

**PRESTON PARK**

**BH2008/01863**

**153 Preston Road Brighton**

Change of use from B1(Office) to A2(Financial Service) to form a new banking hall to rear of building.

**Applicant:** The Royal Bank of Scotland Group

**Officer:** Anthony Foster 294495

**Finally Disposed of on 09/08/10 DELEGATED**

**BH2010/00060**

**St Augustines Church Stanford Avenue Brighton**

Conversion of Church Hall to provide 14 self-contained flats together with alterations to existing building and 2-storey extension with accommodation in roofspace and basement car parking to rear. Alterations to church to provide additional community space. Demolition of timber building to rear.

**Applicant:** Elim International

**Officer:** Ray Hill 293990

**Refused on 06/08/10 PLANNING COMMITTEE**

**1) UNI**

The proposed development, without satisfactory justification, has failed to provide an element of affordable housing contrary to policy HO2 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed rear extension to the church hall, by virtue of the disproportionate size and unsympathetic design of the ground floor, would be detrimental to the character and appearance of the host building and to the character, appearance

and setting of the Grade II listed Church and the Preston Park Conservation Area, contrary to policies QD1, QD2, QD14, HE1, HE3 and HE6 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposed new second floor within the church hall would cut across the Palladian window in the western elevation of the building to the detriment of this important architectural feature, the character and appearance of the listed building, street scene and Preston Park Conservation Area, contrary to policies QD1, QD2, QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

**4) UNI4**

The proposed windows and balconies at first and second floor levels in the north facing elevation of the church hall and the proposed rear extension, by virtue of its size, siting, design and form, would adversely affect the amenities of the occupiers of No.24 Stanford Avenue resulting in loss of light, loss of privacy and over-dominance and visual intrusion, contrary to policy QD27 of the Brighton & Hove Local Plan.

**5) UNI5**

The proposed development would provide an unsatisfactory residential environment for the future occupiers of the proposed dwellings by virtue of poor light and outlook, potential noise and disturbance and inadequate private and communal amenity space provision, contrary to policies SU10, QD27 and HO5 of the Brighton & Hove Local Plan.

**6) UNI6**

In the absence of a detailed survey/ report, the applicant has failed to establish, to the satisfaction of the Local Planning Authority, whether or not bats roost on the site, and that if present, the development would not cause demonstrable harm to this protected species of animal or to its habitat, contrary to policy QD18 of the Brighton & Hove Local Plan.

**7) UNI7**

The submitted plans appear to be inaccurate, preventing a proper assessment of the impact of the development upon the Grade II Listed Building.

**BH2010/00061**

**St Augustines Church Stanford Avenue Brighton**

Conversion of Church Hall to provide 14 self-contained flats together with alterations to existing building and 2-storey extension with accommodation in roofspace and basement car parking to rear. Alterations to church to provide additional community space. Demolition of timber building to rear.

**Applicant:** Elim International

**Officer:** Ray Hill 293990

**Refused on 06/08/10 PLANNING COMMITTEE**

**1) UNI**

In the absence of satisfactory justification, the proposed rear extension to the church hall, by virtue of the disproportionate size and unsympathetic design of the ground floor, would be detrimental to the character and appearance of the host building and to the character, appearance and setting of the Grade II listed church, contrary to Planning Policy Statement No.5 - Planning for the Historic Environment and policies HE1, HE2 & HE3 of the Brighton & Hove Local Plan.

**2) UNI2**

In the absence of satisfactory justification, the proposed new second floor within the church hall would cut across the Palladian window in the western elevation of the building to the detriment of this important architectural feature and the character and appearance of the listed building, contrary to Planning Policy Statement No.5 - Planning for the Historic Environment and policies HE1 and HE2

of the Brighton & Hove Local Plan.

### **3) UNI3**

In the absence of satisfactory justification, the proposed internal alterations to the Grade II listed church would be detrimental to its architectural and historic significance, contrary to Planning Policy Statement No.5 - Planning for the Historic Environment and policies HE1 and HE2 of the Brighton & Hove Local Plan.

### **4) UNI4**

The submitted plans appear to be inaccurate, preventing a proper assessment of the impact of the development upon the Grade II Listed Building.

## **BH2010/00662**

### **103 Stanford Avenue Brighton**

Construction of new vehicle crossover.

**Applicant:** Mr David Taylor

**Officer:** Helen Hobbs 293335

**Approved on 22/07/10 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) BH11.03**

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.*

## **BH2010/00957**

### **90 Beaconsfield Villas Brighton**

Erection of single storey extension to rear (Part Retrospective).

**Applicant:** Mr Charlie Booth

**Officer:** Chris Swain 292178

**Approved on 11/08/10 DELEGATED**

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

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

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

## **BH2010/01309**

### **4 Campbell Road Brighton**

Proposed terrace to rear on top of existing flat roof.

**Applicant:** Mr Izi Muraben

**Officer:** Helen Hobbs 293335

**Refused on 23/07/10 DELEGATED**

#### **1) UNI**

The proposed opaque screens, by virtue of their siting, design and height would form an incongruous and unsympathetic feature which would be detrimental to the character and appearance of the existing building and the visual amenities

enjoyed by neighbouring properties. The proposal is therefore contrary to policies QD 1 and QD 14 of the Brighton & Hove Local Plan.

## **2) UNI2**

The proposed opaque screens, by virtue of their siting and height, would lead to an unacceptable sense of enclosure, loss of light and a loss of outlook, to the detriment of the amenity currently enjoyed by the neighbouring properties. The proposal is therefore contrary to policies QD 14 and QD 27 of the Brighton & Hove Local plan.

### **BH2010/01314**

#### **Preston Grange Grange Close Brighton**

Removal of existing external stairs to create additional parking space.

**Applicant:** Preston Grange (Brighton) Ltd

**Officer:** Helen Hobbs 293335

**Approved on 23/07/10 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**

No development shall commence until fences for the protection of the existing Hawthorn Tree have been erected and retained until completion of the development and no vehicles, plant or materials shall be driven or placed within the area enclosed by such fences.

*Reason: To protect the trees which are to be retained on 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.*

### **BH2010/01397**

#### **111 Ditchling Rise Brighton**

Erection of single storey rear extension.

**Applicant:** Ms M Hawton-Mead

**Officer:** Sonia Kanwar 292359

**Approved on 30/07/10 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) UNI**

Use of the platform between the extension and the stairs to the garden hereby approved shall be for access, maintenance or emergency purposes only. The platform shall not be used as a terrace, patio or similar amenity area.

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

#### **BH2010/01464**

##### **56 Hythe Road Brighton**

Demolition of existing lock up garage/store and erection of new detached dwelling. (Part Retrospective).

**Applicant:** Mr Nick Hazell

**Officer:** Jonathan Puplett 292525

**Approved on 11/08/10 DELEGATED**

##### **1) 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.*

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

The privacy screens constructed to either side of the first floor rear balcony shall be retained as such in perpetuity.

*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.*

#### **BH2010/01560**

##### **84 Southdown Avenue Brighton**

Erection of single storey rear extension.

**Applicant:** Mr & Mrs Trinnaman

**Officer:** Sonia Kanwar 292359

**Approved on 30/07/10 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.*

#### **BH2010/01619**

##### **188 Balfour Road Brighton**

Demolition of existing garage and erection of single storey side extension.

**Applicant:** Mr B & Mrs J Carter

**Officer:** Jonathan Puplett 292525

**Approved on 23/07/10 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.*

**BH2010/01732**

**22 Chester Terrace Brighton**

Installation of conservation style rooflight to front roofslope.

**Applicant:** Mr Terry Routledge

**Officer:** Helen Hobbs 293335

**Approved on 26/07/10 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.*

**BH2010/01734**

**84 Sandgate Road Brighton**

Insertion of new window to front elevation.

**Applicant:** Miss Caroline Burrows

**Officer:** Helen Hobbs 293335

**Approved on 28/07/10 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.*

**BH2010/01776**

**48 Edburton Avenue Brighton**

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

**Applicant:** S & D Sherley-Price

**Officer:** Chris Swain 292178

**Approved on 03/08/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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.*

### **BH2010/01811**

#### **8 Chester Terrace Brighton**

Erection of single storey side extension to replace existing.

**Applicant:** Mrs Julie George

**Officer:** Sue Dubberley 293817

**Approved on 09/08/10 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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.*

### **BH2010/01821**

#### **49 Edburton Avenue Brighton**

Installation of front conservation rooflight (retrospective).

**Applicant:** Mr Crosby

**Officer:** Helen Hobbs 293335

**Approved on 04/08/10 DELEGATED**

### **BH2010/01913**

#### **15 Cleveland Road Brighton**

Installation of 2no rooflights to front elevation.

**Applicant:** Ms Melanie Levy

**Officer:** Helen Hobbs 293335

**Refused on 09/08/10 DELEGATED**

#### **1) UNI**

The proposed rooflights, by virtue of their inappropriate siting and excessive number, would result in a cluttered and unbalanced appearance to the detriment of the character and appearance of the existing property, the street scene and the Preston Park Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and to the Supplementary Planning Guidance on Roof Alterations and Extensions.

## **REGENCY**

### **BH2008/00153**

#### **Oriental Hotel 9 Oriental Place Brighton**

Internal alterations to existing building

**Applicant:** Ms Catherine Anderson

**Officer:** Ray Hill 293990

**Approved on 30/07/10 DELEGATED**

#### **1) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the existing door to the landing at second floor level shall be replaced with a painted timber four panelled door with flat recessed panels and ogee bed mouldings to match the original doors in the building within 3 months of the date of this decision.

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

#### **2) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the existing door to the first floor store room/ WC in the former lift shaft shall be replaced with a painted timber four panelled door with flat recessed panels and ogee bed mouldings to match the original doors in the building within 3 months of the date of this decision.

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

### **BH2008/00414**

#### **The Regency Tavern 32-34 Russell Square Brighton**

External alterations including reinstating glass on front elevation ground floor windows, replacing opaque glass windows with clear glass, and installation of 2 no. lantern lights, 2 no. downlighters, 4 no. fascia signs and 2 no. masonry written signs. Internal alterations including new partition walls and removal of walls on ground floor, and formation of en suite on first floor (part retrospective).

**Applicant:** Sheperd Neame

**Officer:** Wayne Nee 292132

**Refused on 29/07/10 DELEGATED**

#### **1) UNI**

Policy HE9 states that advertisements on a listed building will only be allowed where they do not have any adverse effect on the architectural and historic character or appearance of the building. The proposed high level west elevation sign - due to its illumination at second floor level - would be inappropriate and incongruous. It is considered to be excessive illumination that would harm the historic character and integrity of the Grade II listed building. The proposal is therefore contrary to policies HE1 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document on Advertisements (SPD 07).

#### **2) UNI2**

Policy HE1 states that proposals for listed buildings will only be permitted where the development would not have any adverse effect on the architectural character of the building. The proposed internal alterations to the east and west rear rooms, which include the partitions, the fireplace surround, and the seats by the fireplace, would be harmful to the character, internal layout, and historic integrity of the Grade II listed building and would therefore be contrary to policy HE1 of the Brighton & Hove Local Plan, and to advice in SPGBH11.

**BH2010/01061**

**67 Middle Street Brighton**

Application for approval of details reserved by conditions 2 and 3 of application BH2009/01295.

**Applicant:** Brighton & Hove Hillel

**Officer:** Charlotte Hughes 292321

**Approved on 05/08/10 DELEGATED**

**BH2010/01190**

**56 Ship Street Brighton**

Conversion of existing restaurant kitchen on second floor to two bedroom flat. Alterations including replacement ducting and ground floor side door. Installation of rear rooflight and replacement and refurbished windows.

**Applicant:** Piccolo

**Officer:** Adrian Smith 01273 290478

**Approved on 02/08/10 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

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

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

**4) UNI**

No development shall take place until 1:20 elevation and 1:1 scale sectional profiles of the proposed four-panel door fronting Union Street have been submitted to and approved by the Local Planning Authority in writing. The works shall be carried out in strict accordance with the approved details and maintained as such thereafter.

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

**5) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the external sections of the extract flue hereby permitted shall be clad in render with a banding around its top to match that of the existing chimneys, details of which are to be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development.

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

**6) UNI**

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

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

**7) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, 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.*

**8) UNI**

The new and replacement windows to the front and rear elevations shall be single glazed painted timber vertical sliding sashes with no trickle vents to match exactly the original sash windows, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, masonry cill and reveal details. They shall have concealed sash boxes recessed within the reveals and be set back from the outer face of the building to match exactly the original sash windows.

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

**BH2010/01316**

**Odeon Cinemas Costa Coffee Kings West West Street Brighton**

Replacement of existing shopfront.

**Applicant:** Odeon Cinemas Limited

**Officer:** Paul Earp 292193

**Approved on 02/08/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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.*

**BH2010/01317**

**Odeon Cinemas Costa Coffee Kings West West Street Brighton**

Display of internally illuminated fascia sign and internally illuminated projecting sign.

**Applicant:** Odeon Cinemas Limited

**Officer:** Paul Earp 292193

**Split Decision on 02/08/10 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) UNI**

Illumination of the fascia is restricted to the letters only, and not the background fascia panel. Reason: For the avoidance of double, to prevent excessive illumination, and to comply with policy QD12 of the Brighton & Hove Local Plan.

## **8) UNI**

The advertisement hereby approved shall not be displayed until the "Odeon" fascia sign currently displayed directly above is removed and the fascia band painted and restored to the satisfaction of the Local Planning Authority.

*Reason: To prevent a concentration of signage which relates poorly to each other, would be detrimental to the visual amenity of the building and street scene, and contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 07: Advertisements.*

## **1) UNI**

The projecting box sign is to be displayed outside of the shop front on the main façade of the Kingswest. In this location it is considered that the sign relates poorly to both the shopfront and the building as a whole, detracting from its appearance. For these reasons the proposal is contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07: Advertisement which aims to ensure that signage is not detrimental to visual amenity.

## **BH2010/01358**

### **Bartholomew House Bartholomew Square Brighton**

Erection of new draught lobby, infilling of existing openings to colonnade facing Bartholomew Square with new glazed/coloured panels and provision of glazed doors to existing openings facing Black Lion Street. Provision of new access ramp and steps, infilling of windows at ground floor level to north elevation and provision of wall mounted condenser units at ground floor level on north elevation.

**Applicant:** Brighton & Hove City Council

**Officer:** Jason Hawkes 292153

**Approved on 02/08/10 DELEGATED**

## **1) BH01.01**

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

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

## **2) UNI**

No development shall commence until full details of proposed solar panels, including their position, size and appearance, have been submitted to and approved by the Local Planning Authority in writing. The panels shall be installed in accordance with the agreed details.

*Reason: To protect residential amenity and the appearance of the building in accordance with policies QD1 and HE6 of the Brighton & Hove Local Plan.*

## **3) UNI**

Notwithstanding the details indicated on drawings nos.GEN 213-010 and 011, full details of the proposed new glazed panels and coloured margin lights shall be submitted to and approved in writing by the Local Planning Authority before development commences. The glazing and lights shall be installed in accordance with the agreed details.

*Reason: To preserve the appearance of the building of the surrounding area and to comply with policies QD1 and HE6 of the Brighton & Hove Local Plan.*

## **4) UNI**

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.*

**BH2010/01859**

**53 Meeting House Lane Brighton**

Change of use from retail unit (A1) to cafe (A3) (Retrospective).

**Applicant:** Mr Andrew van Ginneken

**Officer:** Adrian Smith 01273 290478

**Approved on 11/08/10 DELEGATED**

**1) UNI**

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

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

**2) UNI**

The use hereby permitted shall not be open to customers except between the hours of 09.00 and 00.00 Mondays to Saturdays and 09.00 to 23.00 Sundays and Bank Holidays.

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

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

**BH2010/00173**

**90 Dyke Road Brighton**

Installation of ventilation extraction system on ground floor of rear elevation.

**Applicant:** Mrs Yui Maneetapho

**Officer:** Sonia Kanwar 292359

**Approved on 02/08/10 DELEGATED**

**1) BH01.01**

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

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

**BH2010/00987**

**169 North Street Brighton**

Change of use from hairdressers (A1) to restaurant (A3)

**Applicant:** Baron Homes Corporation Ltd

**Officer:** Liz Arnold 291709

**Refused on 30/07/10 DELEGATED**

**1) UNI**

The proposed A3 use would result in a clear concentration of non-retail uses within the related part of the secondary frontage of the Regional Shopping Centre, resulting in an unhealthy balance and mix of uses and would be detrimental to the vitality and viability of the Regional Shopping Centre. As such the proposal is contrary to policy SR4 of the Brighton & Hove Local Plan.

**BH2010/01087**

**113 - 117 Queens Road Brighton**

Replacement of existing single glazed steel casement windows with new double glazed aluminium framed windows.

**Applicant:** Community Base

**Officer:** Anthony Foster 294495

**Approved on 22/07/10 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) BH12.01**

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

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

**3) UNI**

Each phase of the works hereby permitted shall not be begun until a contract has been entered into by the developer to ensure the completion of that phase, thereafter the works permitted by this permission shall be carried out in strict accordance with the permission granted.

*Reason: In the interests of the character and appearance of the existing property and neighbouring West Hill and North Laine Conservation Areas , in accordance with policies QD1 and HE6 of the Brighton & Hove Local Plan.*

**BH2010/01150**

**Tesco Express 3 Jubilee Street Brighton**

Display of non-illuminated fascia sign and internally illuminated hanging signs.

**Applicant:** Tesco Stores Ltd

**Officer:** Liz Arnold 291709

**Approved on 26/07/10 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.*

**BH2010/01290**

**97 Ditchling Road Brighton**

Erection of single storey extension with rooflight and raised decking to rear incorporating erection of boundary wall to South.

**Applicant:** Mr & Mrs D Dring

**Officer:** Jonathan Puplett 292525

**Approved on 29/07/10 DELEGATED**

**1) 01.01AA**

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

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

**2) UNI**

Notwithstanding the 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 shall be constructed to the northern side elevation of the extension hereby approved without planning permission obtained from the Local Planning Authority.

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

**3) UNI**

The painted render sections of the extension hereby approved shall be finished to match the appearance of the walls of the existing dwelling.

*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.*

**BH2010/01383**

**31 York Place Brighton**

New side entrance doors with a painted rendered panel.

**Applicant:** Punch Taverns

**Officer:** Helen Hobbs 293335

**Approved on 26/07/10 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.*

**BH2010/01686**

**City College Brighton & Hove Pelham Street Brighton**

Enlargement of two existing windows to North and West elevations and installation of new window to North-West elevation.

**Applicant:** City College Brighton & Hove

**Officer:** Sonia Kanwar 292359

**Approved on 02/08/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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.*

**BH2010/01694**

**Ground Floor 10 -12 Lewes Road Brighton**

Change of use of part of ground floor from Retail (A1) to Professional Services (A2).

**Applicant:** Kendrick Property Services

**Officer:** Sue Dubberley 293817

**Approved on 05/08/10 DELEGATED**

**1) BH01.01**

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

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

**BH2010/01710**

**Flat 3 68 Upper Gloucester Road Brighton**

Alterations to combine existing rear dormers to form single dormer incorporating folding door, balustrade and altered terrace access.

**Applicant:** Mr Dale Strachan

**Officer:** Chris Swain 292178

**Refused on 03/08/10 DELEGATED**

**1) UNI**

The proposal, by reason of its size, proportions and design would result in a bulky and unsympathetic alteration that relates poorly to the existing building, forming an incongruous and over dominant element within the rear roofscape and

detrimental to the appearance and character of the building and the surrounding West Hill conservation area and contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions.

**BH2010/01712**

**45 Gloucester Street Brighton**

Installation of security gates. (Retrospective)

**Applicant:** FinnTilly Properties

**Officer:** Jonathan Puplett 292525

**Approved on 03/08/10 DELEGATED**

**1) UNI**

1. Unless otherwise agreed in writing, the gates hereby approved shall be painted black within three months of the date of the decision, and shall be retained as such thereafter.

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

**BH2010/01725**

**Flats 1-26 of 23 - 25 Gloucester Place Brighton**

Replacement of existing white painted timber windows with white powder coated aluminium units to match existing design.

**Applicant:** Sanctuary Housing Association

**Officer:** Liz Arnold 291709

**Approved on 27/07/10 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.*

**BH2010/01832**

**30 - 31 Foundry Street Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2009/01190.

**Applicant:** Mr J Crane

**Officer:** Sonia Kanwar 292359

**Approved on 03/08/10 DELEGATED**

**WITHDEAN**

**BH2010/01052**

**174 Surrenden Road Brighton**

Erection of a treehouse in rear garden. (Retrospective).

**Applicant:** Mr & Mrs Lee Briscoe

**Officer:** Charlotte Hughes 292321

**Refused on 23/07/10 DELEGATED**

**1) UNI**

1. 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. The treehouse occupies an elevated position in close proximity to neighbouring boundaries. This results in an intrusive form of development which has an adverse impact on the amenity of neighbouring occupiers to the south-west, along Surrenden Park in terms of noise and general disturbance, and loss of privacy. The proposal is therefore

considered to be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2010/01160**

**99 Loder Road Brighton**

Demolition of existing single storey extension at rear and side elevation and erection of a new single storey rear and side extension.

**Applicant:** Mrs Fiona Walsh

**Officer:** Wayne Nee 292132

**Refused on 02/08/10 DELEGATED**

**1) UNI**

The proposed extension would extend beyond the rear wall of the original dwellinghouse by more than 3 metres. The development is therefore not permitted under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

**BH2010/01185**

**29 Lauriston Road Brighton**

Replacement and addition of Velux rooflights to rear elevation and renewal of original roof.

**Applicant:** Mr Antony Baker

**Officer:** Mark Thomas 292336

**Approved on 23/07/10 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) 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.*

**BH2010/01271**

**Norbury South Road Brighton**

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

**Applicant:** Miss Joanne Howell

**Officer:** Mark Thomas 292336

**Approved on 27/07/10 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 glazing bars and decorative horns including 1:1 scale joinery profiles have been submitted to and

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

*Reason: As insufficient information has been submitted, and to comply with policy HE6 of the Brighton & Hove Local Plan.*

**BH2010/01434**

**2 Valley Drive Brighton**

Erection of two storey side and rear extensions incorporating a pitched roof.

**Applicant:** Mr Mark Saunders

**Officer:** Christopher Wright 292097

**Refused on 09/08/10 DELEGATED**

**1) UNI**

The proposed extension would, by reason of the design, scale, bulk and form, detract from the character and design detailing of the existing house and appear unduly dominant, to the detriment of visual amenity and the wider street scene. As such the proposal is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2010/01471**

**15 Cumberland Road Brighton**

Erection of single storey side extension.

**Applicant:** Ms Marian Read

**Officer:** Mark Thomas 292336

**Refused on 30/07/10 DELEGATED**

**1) UNI**

Policies QD14 and QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed development by virtue of its bulk, height, positioning, and proximity to the neighbouring boundary, forms an inappropriate addition to the property. The development would result in unacceptable levels of loss of outlook, increased overshadowing and increased sense of enclosure for the residents of no. 14 Cumberland Road. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Policy HE6 requires proposals within conservation areas to preserve or enhance the character or appearance of the area, to show a consistently high standard of design, and to use building materials and finishes which are sympathetic to the area. The proposed development represents an inappropriately sized and positioned addition to the rear of the recipient property, and features materials uncharacteristic of the recipient property and the wider area. The proposed development would result in unacceptable harm to the character and appearance of the recipient building and the wider Preston Park conservation area. The proposal is therefore contrary to the above policy and guidance.

**BH2010/01579**

**36A Dyke Road Avenue Brighton**

Repositioning of the site entrance (part retrospective).

**Applicant:** Barnsnape Developments Ltd

**Officer:** Jason Hawkes 292153

**Approved on 22/07/10 DELEGATED**

**1) UNI**

The piers to the new access opening in the boundary wall shall match the existing piers and coping as closely as possible. The piers, as shown on drawing 276/04, shall be constructed within 2 months of the date of this permission, unless otherwise agreed with the local planning authority in writing.

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

**2) UNI**

The two small elm trees either side of the new entrance shall be protected during the construction and thereafter retained in a healthy condition in accordance with BS 5837 2005 (Trees in Relation to Construction).

*Reason: To protect the trees which are 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.*

**BH2010/01625**

**Varndean College Surrenden Road Brighton**

Replacement of all existing timber framed windows to west elevation and all elevations of café.

**Applicant:** Varndean College

**Officer:** Paul Earp 292193

**Approved on 05/08/10 DELEGATED**

**1) BH01.01**

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

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

**BH2010/01721**

**The Denes 7 Station Road Brighton**

Application for approval of details reserved by conditions 2 and 7 of application BH2009/02741.

**Applicant:** Mr Mark Whiteside

**Officer:** Charlotte Hughes 292321

**Approved on 23/07/10 DELEGATED**

**BH2010/01750**

**8 Peacock Lane Brighton**

Erection of two storey rear extension. Loft conversion incorporating hip to barn end roof extensions and rooflights.

**Applicant:** Mr David Daly

**Officer:** Adrian Smith 01273 290478

**Refused on 29/07/10 DELEGATED**

**1) UNI**

Policies QD14 and QD27 of the Brighton & Hove Local Plan state that development will only be granted if the proposal would not result in significant loss of amenity to neighbouring properties. The proposed extension, by virtue of its scale, bulk and rear projection, would result in a significant loss of outlook and natural light to a side facing first floor bedroom window to the property at No.10

Peacock Lane, and would result in a dominating and un-neighbourly presence to the detriment of the amenities of the residents of the property at No.6 Peacock Lane. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

## **2) UNI2**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended and adjoining properties. The proposed extension, by virtue of its excessive depth and bulky roofline, represents an incongruous addition to the recipient property and an over-development of the site, thereby harming the appearance of the property, adjoining properties and the wider street scene, contrary to the above policies.

## **BH2010/01792**

### **Land at rear of 48-50 Inwood Crescent Brighton**

Erection of 2 No. two bedroom three storey houses on land to rear of 48-50 Inwood Crescent.

**Applicant:** Reefsouth

**Officer:** Jason Hawkes 292153

**Refused on 09/08/10 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 dwellings by virtue of their siting, bulk and design are considered to be an overdevelopment of the site which fail to respect the constraints of the site and their relationship to surrounding properties resulting in a cramped and inappropriate form of development. The scheme is therefore considered as town cramming and will be out of character with area. The proposal is contrary to the above policies.

## **2) UNI2**

Policy HO5 of the Brighton & Hove Local Plan states that the planning authority will require the provision of private useable amenity space in new residential development where appropriate to the scale. Policy QD27 also states that planning permission will not be granted for development which results in a loss of amenity to proposed occupiers. The scheme results in small and enclosed gardens with limited light with the potential to be overlooked which would not provide adequate amenity space for the future occupiers of the proposed dwellings. The scheme is therefore contrary to the above policies.

## **3) UNI3**

Policy TR1 of the Brighton & Hove Local Plan states that development proposals should provide for the demand for travel they create and maximise the use of public transport, walking and cycling. Policy TR7 states that planning permission will not be granted for developments that do not increase the danger to users of adjacent roads and policy TR8 states that planning permission will be granted for development that provides for the needs of pedestrians and takes into account pedestrian links within and outside site boundaries. There is a lack of a footway fronting the site onto The Drove with no clear indication of where the highway and private land starts and finishes. The use of the verge as a pedestrian route is unsatisfactory as it results in danger to pedestrians on this busy road. The proposed front wall without a pavement results in even less scope for pedestrians to safely pass the site without endangering themselves on this busy road. The scheme is therefore contrary to the above policies.

**BH2010/01796**

**18 Knoyle Road Brighton**

Application for approval of details reserved by condition 3 of application BH2009/02409.

**Applicant:** Mr Colin Grealish

**Officer:** Wayne Nee 292132

**Approved on 04/08/10 DELEGATED**

**BH2010/01814**

**85 Valley Drive Brighton**

Erection of single storey rear extension, roof extension incorporating hip to gable end to rear, additional dormer to East and associated works.

**Applicant:** Mr Chris Evans

**Officer:** Wayne Nee 292132

**Refused on 04/08/10 DELEGATED**

**1) UNI**

Policy QD14 requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The advice contained within Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBHI) seeks to ensure proposed dormers are kept as small as possible, should be no wider than the windows below and should have a roof form and detail appropriate to the character of the building. The proposed dormers, by reason of their size, positioning, bulk and design, are considered to form an unacceptable alteration to the side roof slopes. As such, the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and SPGBH1.

**BH2010/01834**

**Farthings 5 Hollingbury Copse Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2009/00168.

**Applicant:** Mr Kevin Mills

**Officer:** Christopher Wright 292097

**Approved on 26/07/10 DELEGATED**

**BH2010/01835**

**184 Tivoli Crescent North Brighton**

Erection of single storey rear and side extensions.

**Applicant:** Mr & Mrs Julian and Caroline Davis-Smith

**Officer:** Steven Lewis 290480

**Approved on 02/08/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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.*

**BH2010/01843**

**3 Valley Close Brighton**

Erection of single storey rear extension to replace existing conservatory

**Applicant:** Mr & Mrs Nick Grey

**Officer:** Mark Thomas 292336

**Approved on 06/08/10 DELEGATED**

**1) BH01.01**

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

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

**BH2010/01845**

**17 Millcroft Brighton**

Certificate of lawfulness for a proposed roof conversion, including hipped roof to gable end and rear dormer.

**Applicant:** Mr Mike Hall

**Officer:** Wayne Nee 292132

**Approved on 11/08/10 DELEGATED**

**BH2010/01867**

**Flat 3 24 Tivoli Crescent Brighton**

Replacement of 2no. existing wooden windows with new UPVC windows.

**Applicant:** Mr Kevin Budge

**Officer:** Mark Thomas 292336

**Approved on 06/08/10 DELEGATED**

**1) BH01.01**

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

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

**BH2010/01897**

**12 Woodside Avenue Brighton**

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

**Applicant:** Mr Matthew Seradi

**Officer:** Adrian Smith 01273 290478

**Approved on 11/08/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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**

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

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

- and, unless otherwise agreed in writing by the Local Planning Authority,
- (b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,
- (c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.
- (ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) (c) above that any remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:
- a) as built drawings of the implemented scheme;
- b) photographs of the remediation works in progress; and
- c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

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

### **3) UNI**

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

## **BH2010/01916**

### **42 Withdean Road Brighton**

Application to extend time limit for implementation of previous approval BH2007/00990 for a proposed underground garage to rear of property with new crossover to Withdean Road.

**Applicant:** Mr B W Surtees

**Officer:** Guy Everest 293334

**Approved on 04/08/10 DELEGATED**

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

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

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

#### **2) BH03.01**

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to

and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

### **3) UNI**

No development shall commence until a landscaping scheme for replacement planting along the eastern boundary of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall also make provision for the protection and retention of existing vegetation screening adjoining the site as indicated on drawing no. SWR 7.

*Reason: To ensure a satisfactory appearance to the development, preserve the character and appearance of the area and comply with policies QD1, QD2 and QD16 of the Brighton & Hove Local Plan.*

### **4) UNI**

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 completion of the development. 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 otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure a satisfactory appearance to the development, preserve the character and appearance of the area and comply with policies QD1, QD2 and QD16 of the Brighton & Hove Local Plan.*

## **EAST BRIGHTON**

### **BH2010/00511**

#### **Gracies Place Adjacent Peter Pan Playground 286 Madeira Drive Brighton**

Erection of café, incorporating solar panels and a wind turbine.

**Applicant:** Mr Ed Derby

**Officer:** Anthony Foster 294495

**Approved on 29/07/10 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) BH07.03**

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

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

#### **3) BH07.04**

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

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

#### **4) BH07.05**

No open storage shall take place within the curtilage of the site without the prior written approval of the Local Planning Authority.

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

#### **5) UNI**

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development, including roofing material, cladding, windows, doors, wind turbine, PV Cells and Meshing 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 HE6 of the Brighton & Hove Local Plan.*

#### **6) UNI**

No development shall take place until full details of the proposed wind turbine are submitted to and approved in writing by the Local Planning Authority. The height of the turbine shall be no higher than 7.3 metres, including blade diameter. Details shall include the make, model and manufacturer's specification of the turbine. 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 HE6 of the Brighton & Hove Local Plan.*

### **BH2010/00512**

#### **Gracies Place Adjacent Peter Pan Playground 286 Madeira Drive Brighton**

Demolition of existing café.

**Applicant:** Mr Ed Derby

**Officer:** Anthony Foster 294495

**Approved on 29/07/10 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.*

### **BH2010/01638**

#### **Wellsbourne Centre Whitehawk Road Brighton**

Application for approval of details reserved by conditions 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15, and 16 of application BH2009/03156

**Applicant:** Brighton & Hove City Council

**Officer:** Ray Hill 293990

**Split Decision on 22/07/10 DELEGATED**

#### **1) UNI**

No evidence has been provided to show that the development has been registered with the BRE and in the absence of a BRE issued Design Stage

Certificate or Post Construction Review Certificate to show that the development will/ has achieved a BREEAM rating of 60% in the energy and water sections of the relevant BREEAM assessment with an overall rating of 'Excellent', the Applicant has failed to satisfactorily demonstrate that the development would be efficient in the use of energy, water and materials, contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 08 Sustainable Building Design.

**2) UNI2**

In the absence of a Travel Plan, the Applicant has failed to satisfactorily demonstrate how traffic generation will be reduced by encouraging alternative means of transport to private motor vehicles, contrary to policies TR1 and TR4 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposed landscaping scheme fails to satisfactorily demonstrate how the existing trees to be retained will be protected during construction, contrary to policy QD1, QD15 & QD16 of the Brighton & Hove Local Plan.

**BH2010/01727**

**17 Madehurst Close Brighton**

Application for Approval of Details Reserved by Condition 1 of application BH2009/02575.

**Applicant:** Mr Neil Baker

**Officer:** Liz Arnold 291709

**Approved on 30/07/10 DELEGATED**

**HANOVER & ELM GROVE**

**BH2010/00260**

**Ground Floor Flat 15 Hanover Crescent Brighton**

Internal alterations including replacement kitchen and bathroom fittings, new marble fireplace to rear living room chimney breast, new wiring and central heating system and new coving to match existing on first floor. (Part retrospective)

**Applicant:** Mr Joseph Muscat

**Officer:** Chris Swain 292178

**Approved on 28/07/10 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) UNI**

All redundant surface-mounted electrical and telecommunications cabling shall be removed and all new and replacement electrical and telecommunications cabling shall be concealed and the wall made good and retained as such thereafter unless agreed in writing by the Local planning Authority.

*Reason: To ensure the satisfactory preservation of this listed building and to*

comply with policy HE1 of the Brighton & Hove Local Plan.

**BH2010/00270**

**15 Hanover Crescent Brighton**

Erection of railings and gates to enclose front garden and pave pathway and rear courtyard with natural stone (part retrospective).

**Applicant:** Mr Joseph Muscat

**Officer:** Chris Swain 292178

**Approved on 28/07/10 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 commence until samples of the sandstone paving slabs to be used in the construction of the path and rear courtyard hereby approved have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

**3) UNI**

The hereby approved railings and associated gates shall be painted black and retained as such thereafter.

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

**BH2010/00273**

**Basement Flat 15 Hanover Crescent Brighton**

Internal alterations to layout of basement flat, repairs and remedial works, installation of spiral staircase and new fireplaces.

**Applicant:** Mr Joseph Muscat

**Officer:** Chris Swain 292178

**Approved on 29/07/10 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) UNI**

All redundant surface-mounted electrical and telecommunications cabling shall be removed and all new and replacement electrical and telecommunications cabling shall be concealed and the wall made good and retained as such thereafter unless agreed in writing by the Local planning Authority.

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

## **BH2010/00275**

### **First And Second Floor Maisonette 15 Hanover Crescent Brighton**

Internal alterations including replacement of kitchen and bathroom fittings, new marble fireplace to rear bedroom, new wiring and central heating system and repair works to existing box sash windows.

**Applicant:** Mr Joseph Muscat

**Officer:** Chris Swain 292178

**Approved on 28/07/10 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) UNI**

All redundant surface-mounted electrical and telecommunications cabling shall be removed and all new and replacement electrical and telecommunications cabling shall be concealed and the wall made good and retained as such thereafter unless agreed in writing by the Local planning Authority.

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

## **BH2010/01621**

### **111 Bonchurch Road Brighton**

Erection of single storey extension to rear and replacement of existing rear door with timber window.

**Applicant:** Ms K Kendon

**Officer:** Sonia Kanwar 292359

**Approved on 05/08/10 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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.*

## **BH2010/01622**

### **17 Cobden Road Brighton**

Recovering of existing roof and raising of ridge height by 400mm.

**Applicant:** Mr & Mrs B Harris

**Officer:** Jonathan Puplett 292525

**Approved on 23/07/10 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 or enlargement of the roof of the dwellinghouse other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

**BH2010/01681**

**17 Seville Street Brighton**

Certificate of Lawfulness for a Proposed rear gable roof extension incorporating rooflights and a Juliet balcony.

**Applicant:** Mr Kevin Parker & Mrs Jacquie Ballard

**Officer:** Jonathan Puplett 292525

**Refused on 22/07/10 DELEGATED**

**BH2010/01761**

**53 De Montfort Road Brighton**

Creation of a new roof terrace on an existing single storey flat roof.

**Applicant:** Mrs Jinny Durant

**Officer:** Sonia Kanwar 292359

**Refused on 05/08/10 DELEGATED**

**1) UNI**

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

**HOLLINGDEAN & STANMER**

**BH2010/01302**

**Nettleton Court & Dudeney Lodge Upper Hollingdean Road Hollingbury**

Relocation and installation of new entrance doors to both blocks.

**Applicant:** Mr Gordon Stanford

**Officer:** Sonia Kanwar 292359

**Approved on 03/08/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

**BH2010/01306**

**Northfield Refectory Road University Of Sussex Brighton Falmer**

Application for Approval of Details reserved by condition 7 of application BH2008/01992.

**Applicant:** University of Sussex

**Officer:** Anthony Foster 294495

**Approved on 30/07/10 DELEGATED**

**BH2010/01581**

**10 Hollingbury Place Brighton**

Application for approval of details reserved by conditions 1,2,3,4,5,6,7 and 8 of application BH2008/02028.

**Applicant:** Mr Simon Beeney

**Officer:** Aidan Thatcher 292265

**Approved on 22/07/10 DELEGATED**

**BH2010/01740**

**Downs Infant School Ditchling Road Brighton**

Installation of a new accessible w.c and changing facilities to school.

**Applicant:** Brighton & Hove City Council

**Officer:** Sonia Kanwar 292359

**Approved on 27/07/10 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.*

**BH2010/01742**

**22 Park Road Brighton**

Certificate of Lawfulness for a proposed enclosed porch, proposed new detached garage and single storey extension to rear and construction of a hardstanding to the front of the property.

**Applicant:** Mr M Harrison

**Officer:** Chris Swain 292178

**Refused on 28/07/10 DELEGATED**

**1) UNI**

The development is not permitted under Schedule 2, Part 1, Class D of the Town & Country Planning (General Permitted Development) Order 1995 as amended due to the proposed porch exceeding 3 metres in height above ground level.

**2) UNI2**

The applicant has provided insufficient information to demonstrate that the development is permitted under Schedule 2, Part 1, Class E of the Town & Country Planning (General Permitted Development) Order 1995 as amended.

**BH2010/01786**

**98 Hollingdean Terrace Brighton**

Certificate of Lawfulness for a Proposed loft conversion and alterations to convert existing garage incorporating velux windows.

**Applicant:** Dave Hopkins

**Officer:** Chris Swain 292178

**Approved on 05/08/10 DELEGATED**

**BH2010/01816**

**50 Hertford Road Brighton**

Single storey extension.

**Applicant:** Ms Blake & Ms Perchard

**Officer:** Helen Hobbs 293335

**Approved on 04/08/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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.*

**MOULSECOOMB & BEVENDEAN**

**BH2010/01124**

**1-30 Jubilee Court The Crescent Brighton**

Enlargement of existing car park and alterations to entrance and existing kerbs (Part Retrospective).

**Applicant:** Brighton & Hove City Council

**Officer:** Chris Swain 292178

**Approved - no conditions on 29/07/10 DELEGATED**

**BH2010/01141**

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

Application for variation of condition 8 of application BH2009/03155 in order to enable longer hours of operation as follows: Communication Centre (B1 use) 24 hours a day, everyday including Sunday and Bank Holidays (for a maximum of 15 staff between 8pm and 7am). Other B1 (office) areas of building 7am-8pm everyday including Sunday and Bank Holidays. Stores and kitchen unit assembly areas (B8 and B2 uses) Monday - Friday 08.00-18.00, Saturdays 09.00-13.00 and Sunday and Bank Holidays no use allowed. Variation of Condition 9 to restrict deliveries, loading and unloading to between the hours of 08:00 and 18:00 Monday to Friday and 09:00 and 13:00 on Saturday and not at any time on Sundays, Bank or public holidays.

**Applicant:** Brighton & Hove City Council

**Officer:** Kate Brocklebank 292175

**Approved on 04/08/10 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

Notwithstanding the approved plans, prior to first occupation an amended car parking layout plan which shall include the provision of 6 disabled parking spaces, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details prior to first occupation and retained as such thereafter.

*Reason: To ensure that adequate parking provision is retained and to comply with policies TR18 and TR19 of the Brighton & Hove Local Plan.*

**4) UNI**

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

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

**5) UNI**

The development hereby permitted shall not be occupied until details of a minimum of 16 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.*

**6) UNI**

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

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

**7) UNI**

The B1 office use, excluding the Communication Centre, as shown on drawing number 181/02 revision D received on 20th April 2010 shall not be in use except between the hours of 07:00 and 20:00 daily including weekends and Bank

Holidays.

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

**8) UNI**

The storage and kitchen assembly areas (B2 and B8 uses) as shown on drawing number 181/02 revision D received on 20th April 2010 shall not be in use except between the hours of 08:00 and 18:00 Monday - Friday and between 09:00 and 13:00 on Saturdays and not at any time on Sundays and Bank Holidays.

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

**9) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no deliveries nor any loading or unloading of vehicles shall take place on the site except between the hours of 08:00 and 18:00 on Monday to Friday and 09:00 and 13:00 on Saturdays and not at any time on Sundays, Bank or Public Holidays.

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

**10) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the warehousing (use class B8) shall be restricted to the areas marked on drawing numbers 181/01 revision P1 and 181/02 revision P1 submitted on 23rd December 2009 and there shall not be the provision of a trade counter at the premises.

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

**11) UNI**

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

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

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

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress;

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

contamination.

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

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

**12) UNI**

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

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

**13) UNI**

The Communication Centre (B1 use) shown on drawing number 181/02 revision D received on 20th April 2010 shall operate with a maximum number of 15 members of staff between 20:00 and 07:00.

*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.*

**BH2010/01211**

**Land to the Rear of 10-12 Crayford Road Brighton**

Erection of 2no three bed two storey dwelling houses.

**Applicant:** Joshua Charles Developments Ltd

**Officer:** Sue Dubberley 293817

**Approved on 30/07/10 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 dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

**3) 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 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.*

#### **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 4 for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

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

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

#### **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.*

### **BH2010/02013**

#### **Falmer Community Stadium Village Way Falmer Brighton**

Non Material Amendment for the reduction in chalk spoil levels and amendment to profile of contours on land south of Village Way. Amendment to scheme approved under BH2008/02732 for community stadium.

**Applicant:** Brighton & Hove Albion Football Club Ltd

**Officer:** Mick Anson 292354

**Approved on 28/07/10 DELEGATED**

### **QUEEN'S PARK**

### **BH2010/00789**

#### **21E West Drive Brighton**

Construction of vehicle crossover incorporating installation of timber gate in boundary wall, permeable paving and associated landscaping. (Retrospective).

**Applicant:** Ms Kristina Puryear

**Officer:** Helen Hobbs 293335

**Approved on 28/07/10 DELEGATED**

### **BH2010/00907**

#### **94 St James's Street Brighton**

Conversion of property from Retail (A1) to Retail (A1) at ground and basement levels, a studio flat at first floor and 2no. bedroom flat on second and third floors and associated external alterations.

**Applicant:** Geneva Investment Group Ltd

**Officer:** Aidan Thatcher 292265

**Refused on 06/08/10 DELEGATED**

#### **1) UNI**

The proposed mansard roof extension is considered to be inappropriate in terms of design and proportions which would not be historically accurate, be overly dominant and cause harm to the character and appearance of the host building, street scene and wider East Cliff Conservation Area. Therefore the scheme would be contrary to policies QD1, QD2, QD4 and HE6 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The drawings submitted with the application are inadequate to enable a full consideration of the proposed scheme, in particular a lack of detail on the mansard roof structure, the proposed shopfront and detail on the removal of the unauthorised shutter, in terms of their profile and subsequent wider impact on the street scene. Therefore the proposal is contrary to policies QD1, QD2 and QD4 of the Brighton & Hove Local Plan.

**BH2010/01346**

**Turner Playground Sussex Street Brighton**

Demolition of existing toilet block and pre-fabricated building and replacement with a pre-fabricated structure.

**Applicant:** Mr Hugh Taylor

**Officer:** Jonathan Puplett 292525

**Approved on 27/07/10 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 there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping of the area of the park upon which the existing 'Playbase' is located, which shall include hard surfacing and planting.

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1, QD2, QD15, HE3 and HE6 of the Brighton & Hove Local Plan.*

**3) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the 'community centre' building and 'playpod' structure hereby approved shall be of a dark green colour, specifically BS 12 B 21.

*Reason: To ensure a satisfactory appearance to the development and to comply with Policies QD1, QD2, HE3 and HE6 of the Brighton & Hove Local Plan.*

**BH2010/01374**

**86 Marine Parade Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2010/00456.

**Applicant:** Mr Bevan Duncan

**Officer:** Helen Hobbs 293335

**Approved on 26/07/10 DELEGATED**

**BH2010/01394**

**70 Carlton Hill Brighton**

Installation of UPVC windows to replace wooden windows.

**Applicant:** American Express (Europe) Ltd

**Officer:** Sonia Kanwar 292359

**Refused on 29/07/10 DELEGATED**

**1) UNI**

The proposed development, by virtue of the proposed materials, design and detailing, would be detrimental to the character and appearance of the building and the Carlton Hill Conservation Area, and detract from the setting and the views of the listed building to the north and west. The proposal is therefore contrary to policies QD1, QD2 and QD14, HE3 and HE6 of the Brighton & Hove Local Plan and to Supplementary Planning Document SPD09: Architectural Features.

**BH2010/01470**

**27A Grand Parade Brighton**

Replacement of existing timber window with UPVC to front elevation.

**Applicant:** Mrs S Murray

**Officer:** Helen Hobbs 293335

**Refused on 05/08/10 DELEGATED**

**1) UNI**

The proposed replacement uPVC window is considered to be an incongruous feature that would be detrimental to the character and appearance of the listed building and the surrounding Valley Gardens conservation area. As such the proposal is contrary to policies HE 1 and HE 6 of the Brighton & Hove Local plan.

**BH2010/01650**

**86 Marine Parade Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2010/00441.

**Applicant:** Mr Bevan Duncan

**Officer:** Helen Hobbs 293335

**Approved on 26/07/10 DELEGATED**

**BH2010/01697**

**Land adjacent to Amex House fronting John Street Carlton Hill Mighell Street and land adjacent to 31 White Street Brighton**

Application for Approval of Details Reserved by Conditions 7, 12, and 13 of application BH2009/01477.

**Applicant:** American Express

**Officer:** Mick Anson 292354

**Approved on 11/08/10 DELEGATED**

**BH2010/01806**

**27A Grand Parade Brighton**

Replacement of existing timber window with UPVC window to front elevation.

**Applicant:** Mrs Murray

**Officer:** Helen Hobbs 293335

**Refused on 05/08/10 DELEGATED**

**1) UNI**

The proposed replacement uPVC window is considered to be an incongruous feature that would be detrimental to the character and appearance of the listed building. As such the proposal is contrary to policy HE1 of the Brighton & Hove Local Plan.

**BH2010/01817**

**148 Freshfield Road Brighton**

Extension of existing single storey rear extension

**Applicant:** Mr Robert Brignal

**Officer:** Helen Hobbs 293335

**Refused on 05/08/10 DELEGATED**

**1) UNI**

The side bedroom window of the proposed extension would cause increased overlooking of No. 146 Freshfield Road to the south of the application site, causing significant harm to the privacy of the occupiers of this property. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed enlargement of the extension conjunction with the existing garage, would create an incongruous and unsympathetic feature resulting in an overextended appearance of the building which would be detrimental to the character and appearance of the existing building and the visual amenities enjoyed by neighbouring properties. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

**BH2010/02237**

**St Lukes Swimming Pool St Lukes Terrace Brighton**

Application for Approval of Details Reserved by Condition 4 of application BH2010/00898.

**Applicant:** Brighton & Hove City Council

**Officer:** Jonathan Puplett 292525

**Approved on 28/07/10 DELEGATED**

**ROTTINGDEAN COASTAL**

**BH2010/01292**

**D10 Marine Gate Marine Drive Brighton**

Replacement and extension of windows/panels to enclose rear balcony. Replacement of door on East elevation with UPVC door (retrospective).

**Applicant:** Mr Ciaran Gunne-Jones

**Officer:** Liz Arnold 291709

**Approved - no conditions on 26/07/10 DELEGATED**

**BH2010/01508**

**11 Arundel Street Brighton**

Replacement of timber windows with double glazed UPVC windows to front of building.

**Applicant:** Leonard Standing

**Officer:** Sonia Kanwar 292359

**Refused on 03/08/10 DELEGATED**

**1) UNI**

The proposed replacement front windows, by reason of the cumulative impact of the materials, method of opening and general design, would form unsympathetic alterations that would fail to reflect the original character and appearance of the building and would detract from the surrounding street scene and as such is contrary to policy QD14 of the Brighton & Hove Local Plan.

**BH2010/01736**

**80 Dean Court Road Brighton**

Loft conversion incorporating hip to barn end roof extension to North West, 2no dormers to North East and 3no rooflights to South West.

**Applicant:** Mr & Mrs Morris

**Officer:** Liz Arnold 291709

**Approved on 30/07/10 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.*

**BH2010/01765**

**252 Eastern Road Brighton**

Erection of first floor extension to rear.

**Applicant:** Mr Jason Hughes

**Officer:** Liz Arnold 291709

**Approved on 26/07/10 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.*

**BH2010/01775**

**Marine View 23 Roedean Crescent Brighton**

Creation of lower ground floor front extension with terrace, side extension including circular turret and alterations to existing rear extension at ground floor level including roof terrace. Alterations to front and rear including balconies, dormers and associated works.

**Applicant:** Mrs Joanna Barrett

**Officer:** Liz Arnold 291709

**Approved on 05/08/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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) BH14.01**

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

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

### **4) UNI**

The first floor ensuite and study windows in the west side elevation and the second floor rooflight to the master suite in the west side roofslope of the development hereby permitted shall be obscure glazed. These windows shall also be non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed. The windows shall thereafter be permanently retained as such.

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

### **5) UNI**

The first floor rear terrace hereby approved shall not be brought into use until the 0.8 metre high opaque glass screen on the west side of the terrace has been installed. The screen shall thereafter be permanently retained as such.

*Reason: To safeguard the privacy of the occupiers of No. 21 Roedean Crescent and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

### **BH2010/01954**

#### **57 Falmer Road Rottingdean Brighton**

Application for Approval of Details Reserved by Conditions 8, 11 and 17 of application BH2009/01384.

**Applicant:** Falmer Road Developments Ltd

**Officer:** Kate Brocklebank 292175

**Approved on 02/08/10 DELEGATED**

### **BH2010/01972**

#### **The Studio 4 Dean Court Road Rottingdean**

Non Material Amendment to BH2009/02715 to include brick piers which will reduce the amount of glass.

**Applicant:** Mrs Ann Mill

**Officer:** Liz Arnold 291709

**Approved on 26/07/10 DELEGATED**

### **BH2010/02191**

#### **Brighton Lifeboat Station Brighton Marina Brighton**

Non Material Amendment to BH2009/02953 to omit windows on both sides elevations and boat access door on front elevation to be translucent in lieu of red. Front and rear elevations to be duo-pitched in lieu of barrel vaulted.

**Applicant:** RNLI

**Officer:** Sonia Kanwar 292359

**Approved on 09/08/10 DECISION ON APPEAL**

## **WOODINGDEAN**

### **BH2010/01391**

#### **3 Pinfold Close Brighton**

Erection of single storey side extension with rooflights.

**Applicant:** M Paine

**Officer:** Jonathan Puplett 292525

**Approved on 22/07/10 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**

3. 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 shall be constructed to the eastern side elevation of the extension hereby approved without planning permission obtained from the Local Planning Authority.

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

**BH2010/01682**

**10 Downview Avenue Brighton**

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

**Applicant:** Mr Steve Emery

**Officer:** Anthony Foster 294495

**Approved on 27/07/10 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.*

**BH2010/01869**

**93 Crescent Drive North Brighton**

Certificate of Lawfulness for a Proposed single storey side extension.

**Applicant:** Mr & Mrs Monk

**Officer:** Chris Swain 292178

**Approved on 09/08/10 DELEGATED**

## **BRUNSWICK AND ADELAIDE**

### **BH2010/01284**

#### **26 Brunswick Terrace Hove**

Application for approval of details reserved by condition 2 of application BH2009/01284

**Applicant:** 26 Brunswick Terrace Hove (Freehold) Ltd

**Officer:** Charlotte Hughes 292321

**Approved on 30/07/10 DELEGATED**

### **BH2010/01505**

#### **10 Adelaide Crescent Hove**

Application for Approval of Details Reserved by Condition 3 of application BH2010/00448.

**Applicant:** 3js Surveyors & Valuers

**Officer:** Mark Thomas 292336

**Approved on 27/07/10 DELEGATED**

### **BH2010/01538**

#### **Flat 5 41 Brunswick Square Hove**

Replacement of existing metal framed and timber casement windows with new timber casement windows to top floor rear elevation.

**Applicant:** Mr & Mrs Simon Elgar

**Officer:** Paul Earp 292193

**Approved on 30/07/10 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.*

### **BH2010/01539**

#### **Flat 5 41 Brunswick Square Hove**

Replacement of existing metal framed and timber casement windows with new timber casement windows to top floor rear elevation.

**Applicant:** Mr & Mrs Simon Elgar

**Officer:** Paul Earp 292193

**Approved on 30/07/10 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.*

### **BH2010/01636**

#### **2 Adelaide Crescent Hove**

Application for approval of details reserved by conditions 2,3,4, and 5 of application BH2009/01942.

**Applicant:** Anna Beardsmore

**Officer:** Christopher Wright 292097

**Approved on 22/07/10 DELEGATED**

**BH2010/02079**

**63 Holland Road Hove**

Application for Approval of Details Reserved by Condition 2 of application BH2007/02699.

**Applicant:** Mr Dan Fox

**Officer:** Clare Simpson 292454

**Approved on 29/07/10 DELEGATED**

**CENTRAL HOVE**

**BH2010/00362**

**1-2 Victoria Terrace Hove**

Change of Use of ground floor Car Showrooms to 2 no.1 bedroom flats and 2 no. Professional A2 Units.

**Applicant:** Mr J Regan

**Officer:** Christopher Wright 292097

**Refused on 09/08/10 DELEGATED**

**1) UNI**

The proposed development is not acceptable due to the poor layout of each flat created by the awkward internal wall shapes and inadequate circulation space for future occupants. As such the standard of accommodation is considered below the level reasonably expected by the local planning authority and would not provide a satisfactory standard of living accommodation for future residents, to the detriment of amenity. The development is therefore contrary to policies HO13 and QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed sub-division of the ground floor is unacceptable due to position and the design of the internal walls to be inserted in order to create separate sleeping areas, which would intrude across the rear doorway openings, and appear awkwardly aligned with the rear wall sections. The resulting rooms would not be of an appropriate shape and would have a negative impact on architectural features such as ceiling cornices, to the detriment of the character of the listed building. As such the proposal does not comply with the requirements of policy HE1 of the Brighton & Hove Local Plan.

**BH2010/00363**

**1-2 Victoria Terrace Hove**

Internal alterations to ground floor layout to form 2 No. 1 bedroom flats and 2 No. Professional A2 Units.

**Applicant:** Mr J Regan

**Officer:** Christopher Wright 292097

**Refused on 06/08/10 DELEGATED**

**1) UNI**

The proposed sub-division of the lower ground floor is unacceptable due to the position and the design of the internal walls to be inserted in order to create separate sleeping areas, which would intrude across the rear doorway openings, and appear awkwardly aligned with the rear wall sections. The resulting rooms would not be of an appropriate shape and would have a negative impact on architectural features such as ceiling cornices. Furthermore insufficient information has been submitted in order to fully assess the impact of the works upon the historic features and character of the listed building. As such the proposal does not comply with the requirements of policy HE1 of the Brighton & Hove Local Plan.

**BH2010/01120**

**11 The Drive Hove**

Removal of fire escape.

**Applicant:** 11 The Drive (Hove) Ltd

**Officer:** Christopher Wright 292097

**Approved on 26/07/10 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 a method statement for the works of repair to the building, following removal of the external fire escape, has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved method statement.

*Reason: As insufficient information has been submitted, to ensure the preservation and enhancement of the character and appearance of the conservation area and to comply with policy HE6 of the Brighton & Hove Local Plan.*

**BH2010/01175**

**13 Norton Road Hove**

Application for approval of details reserved by conditions 1, 2, 3, 4 and 5 of application BH2010/00395

**Applicant:** HR Investments (South East)

**Officer:** Guy Everest 293334

**Approved on 28/07/10 DELEGATED**

**BH2010/01222**

**Flat 4 21 Third Avenue Hove**

Replacement UPVC windows and patio door to second floor dormers.

**Applicant:** Ms M Crease

**Officer:** Wayne Nee 292132

**Approved on 23/07/10 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.*

**BH2010/01272**

**17 Third Avenue Hove**

Erection of wrought iron railing/fence approx 1.4 Metres high incorporating wrought iron gates approx 1.5 metres high to front elevation.

**Applicant:** Miss C R Henson

**Officer:** Charlotte Hughes 292321

**Approved on 09/08/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 railings hereby permitted shall be painted black within one month of installation, unless otherwise agreed in writing, and shall be maintained as such thereafter.

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

## **3) UNI**

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

*Reason: As insufficient information has been submitted to ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.*

### **BH2010/01313**

#### **29B Medina Villas Hove**

Replacement of one side of rear bay window with door.

**Applicant:** Ms Victoria Maestrani

**Officer:** Mark Thomas 292336

**Approved on 09/08/10 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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**

2. The new timber door hereby approved shall be painted in white gloss and retained as such.

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

### **BH2010/01342**

#### **119 Church Road Hove**

Change of Use from Restaurant and Cafe (A3) to a Drinking Establishment (A4) and associated external alterations (Part Retrospective).

**Applicant:** Mr Amir Zahedian

**Officer:** Adrian Smith 01273 290478

**Approved on 23/07/10 PLANNING COMMITTEE**

#### **1) UNI**

The use hereby permitted shall not be open to customers except between the hours of 10.00 and 23.30 on Mondays to Saturdays and between 12.00 and 23.00 on Sundays and Bank or Public Holidays.

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

## **2) UNI**

The use of the rear garden area hereby permitted shall not be open to customers or staff except between the hours of 10.00 and 22.00 daily and all external activity shall cease at this time.

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

### **3) UNI**

Public access to the site, including for all deliveries and collections, is to be made at all times from the commercial frontage of the building in Church Road.

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

### **4) UNI**

No amplified music or musical equipment shall be played at any time within the rear garden area hereby permitted.

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

### **5) UNI**

All doors and windows to the rear of the property shall be closed at all times between the hours of 22.00 and 08.00.

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

### **6) UNI**

Within three months of the date of this permission, unless otherwise agreed in writing, the covered seating area within the rear garden shall be reduced to match the approved drawings.

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

### **7) UNI**

Within three months of the date of this permission, unless otherwise agreed in writing, the wall to the external staircase shall be rendered. The render 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 policies HE1 and HE6 of the Brighton & Hove Local Plan.*

### **8) UNI**

Within three months of the date of this permission, unless otherwise agreed in writing, the unauthorised UPVC window shall be replaced by a timber sliding sash. The window 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 policies HE1, HE3 and HE6 of the Brighton & Hove Local Plan.*

### **9) UNI**

Within three months of the date of this permission, unless otherwise agreed in writing, full details of the railings including 1:20 scale sample elevations, 1:1 scale profiles, and tread details have been submitted to and approved in writing by the Local Planning Authority. Within three months of the agreed details, unless otherwise agreed in writing, 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.*

### **10) UNI**

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 policies HE1 and HE6 of the Brighton & Hove Local Plan.

### **11) UNI**

The basement shall remain ancillary to the main use of the bar and remain as ancillary space thereafter.

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

**12) UNI**

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

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

**BH2010/01343**

**119 Church Road Hove**

Replacement basement window, railings and wall to external basement stairs, and internal alterations to facilitate new seating areas and TV brackets (Part Retrospective).

**Applicant:** Mr Amir Zahedian

**Officer:** Adrian Smith 01273 290478

**Approved on 23/07/10 PLANNING COMMITTEE**

**1) UNI**

Within three months of the date of this permission, unless otherwise agreed in writing, the wall to the external staircase shall be rendered. The render 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 policies HE1 and HE6 of the Brighton & Hove Local Plan.*

**2) UNI**

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**

Within three months of the date of this permission, unless otherwise agreed in writing, full details of the railings including 1:20 scale sample elevations, 1:1 scale profiles, and tread details have been submitted to and approved in writing by the Local Planning Authority. Within three months of the agreed details, unless otherwise agreed in writing, 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**

Within three months of the date of this permission, unless otherwise agreed in writing, the unauthorised UPVC window shall be replaced by a timber sliding sash. The window 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 policies HE1, HE3 and HE6 of the Brighton & Hove Local Plan.*

**BH2010/01692**

**Flat 2 142 Church Road Hove**

Installation of three pane rooflight to front elevation (retrospective)

**Applicant:** Peemark Ltd

**Officer:** Jason Hawkes 292153

**Approved on 30/07/10 DELEGATED**

## **BH2010/01705**

### **7 Hove Street Hove**

Certificate of Lawfulness for proposed erection of single storey rear extension and loft conversion with rooflights to front, side and rear.

**Applicant:** Mr Ross Paterson

**Officer:** Christopher Wright 292097

**Refused on 23/07/10 DELEGATED**

#### **1) UNI**

The proposed replacement window to the upper floor of the building on the north facing flank elevation does not benefit from deemed consent under Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) because it would not be obscure glazed and as an opening window, the opening part of the window would be less than 1.7m in height above the floor of the staircase risers in the room in which the window would be installed.

#### **2) UNI2**

The proposed rooflights in the side roof slope of the building do not benefit from deemed consent under Class C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) because they would not be obscure glazed and as fully opening rooflights, the opening part of the rooflights would be less than 1.7m in height above the floor of the rooms in which the rooflights would be installed.

## **BH2010/01812**

### **57 St Aubyns Hove**

Certificate of Lawfulness for Proposed alterations to combine 2no. flats into a 1no. maisonette.

**Applicant:** Mrs Victoria Reeves

**Officer:** Christopher Wright 292097

**Approved on 02/08/10 DELEGATED**

## **GOLDSMID**

## **BH2010/01268**

### **27 York Avenue Hove**

Demolition of existing garage and erection of two storey side extension at lower ground and ground floor levels. Two storey rear extension. Alterations to roof including rear dormer and associated works and alterations.

**Applicant:** Mr Ray Richards

**Officer:** Mark Thomas 292336

**Approved on 23/07/10 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) BH02.09**

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

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

### **3) BH03.03**

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

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

### **4) UNI**

Obscure glazing, from floor level to eaves height, of the rear balcony hereby permitted shall be installed behind the balustrading to the north and south balcony walls 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**

No development shall take place until details of the green wall and roof and a five year maintenance programme have been submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall be implemented within three months of completion of the extension 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 Policy SU2 of the Brighton & Hove Local Plan.*

### **6) UNI**

The window to the south side facing dormer cheek, shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

## **BH2010/01296**

### **12 Livingstone Road Hove**

Erection of single storey extension to rear.

**Applicant:** Ms Jan Irvine

**Officer:** Adrian Smith 01273 290478

**Approved on 30/07/10 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.*

## **BH2010/01540**

### **Davigdor Infant School Somerhill Road Hove**

Extension to existing temporary consents BH2008/02655 and BH2008/02169 for two classroom units until April 2011.

**Applicant:** Brighton & Hove City Council

**Officer:** Jason Hawkes 292153

**Approved on 06/08/10 DELEGATED**

### **1) UNI**

The south facing windows shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

### **2) UNI**

The temporary classrooms shall be removed and the land restored to its former condition on or before 30 April 2011 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

*Reason: The buildings hereby approved are not considered suitable as a permanent form of development to safeguard residential amenity and to comply with policy QD27 of the Brighton & Hove Local Plan.*

### **BH2010/01578**

#### **Flat 36 Drive Lodge 68 - 70 The Drive Hove**

Replacement white uPVC windows and doors

**Applicant:** Mr Graham Fuller

**Officer:** Christopher Wright 292097

**Approved on 02/08/10 DELEGATED**

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

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

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

### **BH2010/01766**

#### **Retail Unit 2 Peacock Industrial Estate Davigdor Road Hove**

Display of 5no. internally illuminated fascia signs and 4no. non-illuminated directional estate signs.

**Applicant:** Staples

**Officer:** Wayne Nee 292132

**Split Decision on 02/08/10 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.*

#### **1) UNI**

Policy QD12 of the Brighton & Hove Local Plan states that advertisements and signs should be sensitively designed and located, and should contribute to the visual amenity of the area. Supplementary Planning Document 7 on Advertisements also outlines the Council's approach to advertisements. The proposed internally illuminated category signs (Sign D) would represent an unsympathetic addition and an excessive proliferation of advertising and illumination, which would result in a cluttered appearance to the detriment of the visual amenity of the recipient building and the wider street scene. The signs are therefore contrary to the above policy and supplementary planning document.

### **BH2010/01826**

#### **10 Ranelagh Villas Hove**

Erection of single storey rear extension with pitched roof and 4no. rooflights.

**Applicant:** Mr Paul Court

**Officer:** Adrian Smith 01273 290478

**Approved on 10/08/10 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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 east side elevation of the extension hereby permitted shall be obscure glazed and non-opening, 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.*

#### **BH2010/01847**

##### **71 Denmark Villas Hove**

Roof conversion incorporating rear dormer with front and rear rooflights.

**Applicant:** Mr Farzin Kamtarin

**Officer:** Charlotte Hughes 292321

**Approved on 06/08/10 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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.*

#### **BH2010/01908**

##### **Flat 24 Gainsborough House 4 - 6 Eaton Gardens Hove**

Replacement aluminium/uPVC windows with white uPVC and replacement white uPVC door.

**Applicant:** Mr Keith Hatton

**Officer:** Mark Thomas 292336

**Approved on 11/08/10 DELEGATED**

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

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

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

### **HANGLETON & KNOLL**

#### **BH2010/01068**

##### **88 Applesham Avenue Hove**

Erection of single storey side and rear extension with raised decking.

**Applicant:** Mr & Mrs Elliott

**Officer:** Wayne Nee 292132

**Approved on 11/08/10 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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.*

**BH2010/01273**

**80 West Way Hove**

Erection of two storey rear extension and extension to integral garage at front elevation.

**Applicant:** Mr Russell Markham

**Officer:** Mark Thomas 292336

**Approved on 27/07/10 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.*

**BH2010/01289**

**Goldstone Junior School Laburnum Avenue Hove**

Erection of ground and first floor extensions with increased roof ridge height and temporary classroom to South to create additional school facilities. Creation of new play areas, alteration to parking and associated works.

**Applicant:** Brighton & Hove City Council

**Officer:** Adrian Smith 01273 290478

**Approved on 22/07/10 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 hard surfaces hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site.

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

**3) UNI**

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

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

**4) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no development shall commence until a scheme to improve the provision for sustainable transport modes and improve road safety in the roads around the school, including pedestrian improvement works to the front of the school

vehicular entrances, the junction of Laburnum Avenue and Elm Drive, and to the junction of Rowan Avenue and May Tree Walk, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works have been carried out in strict accordance with the approved measures and thereafter retained as such.

*Reason: To ensure that the proposed development provides for the demand for travel it creates and does not increase the danger to pedestrians walking to and from the site and to comply with policies TR1, TR7, TR8 and SU15 of the Brighton & Hove Local Plan.*

#### **5) UNI**

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with the scheme contained within the arboricultural report submitted with the application. 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.*

#### **6) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of works, a presence/absence amphibian survey to establish whether Great Crested Newt is present within the vicinity of the site shall be carried out in accordance with advice contained within the submitted Ecological assessment and the findings shall be submitted for approval by the Local Planning Authority. Should evidence be found that the Great Crested Newt is present within the vicinity of the site, details of mitigation works shall be submitted to and approved in writing by the Local Planning Authority and no works shall commence until approval is granted thereafter.

*Reason: To safeguard the protection of the Great Crested Newt as a European protected species and to comply with policy QD18 of the Brighton & Hove Local Plan.*

#### **7) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, within three months of the date of completion of the development the temporary classroom hereby permitted shall be removed from the site and the land returned to its former condition.

*Reason: The temporary classroom hereby approved is not considered suitable as a permanent form of development to safeguard the appearance of the site and to comply with policies QD1 of the Brighton & Hove Local Plan.*

#### **8) 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 recycling following the expansion of the school facilities and to comply with policy QD27 of the Brighton & Hove Local Plan.*

#### **9) UNI**

The development hereby permitted shall not be occupied until the additional parking and disabled parking bays detailed on drawing no. 013 have been fully implemented and made available for use, and these areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

*Reason: To ensure that satisfactory facilities for the parking of vehicles are provided and to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan.*

**10) UNI**

At least six months prior to the first occupation of the development hereby approved a 'School Travel Plan' (a document setting out a package of measures tailored to meet the needs of the site and aimed at promoting sustainable travel choices and reduce reliance on private motor vehicles including students, visitors, staff, deliveries, servicing, parking management and other uses of the site) for the development shall be submitted to the Local Planning Authority. The school travel plan shall be approved in writing by the Local Planning Authority prior to the first occupation of the development and shall be implemented as approved thereafter and shall be subject to annual review in accordance with details submitted to and approved in writing by the Local Planning Authority.

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

**11) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until the sustainability measures detailed within the application have been fully implemented, and these measures shall thereafter be retained for use at all times.

*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.*

**12) UNI**

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

**13) UNI**

No development shall commence until a scheme for the access and storage of construction vehicles, materials and waste within the site has been submitted to and approved in writing by the Local Planning Authority. The facilities shall be retained until the completion of the development.

*Reason: To ensure that construction vehicles, materials and waste do not impact on highway safety, to protect the amenities of adjacent occupiers and to comply with policies TR7, SU13 and QD27 of the Brighton & Hove Local Plan.*

**BH2010/01315**

**9 Sylvester Way Hove**

Erection of bin storage to front and construction of boundary walls to rear (Part Retrospective).

**Applicant:** Mr Hilmi Ramadan

**Officer:** Clare Simpson 292454

**Approved on 23/07/10 DELEGATED**

**1) UNI**

The external finishes of the store 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.*

**BH2010/01364**

**46 Holmes Avenue Hove**

Certificate of Lawfulness for a Proposed partial demolition of existing rear extension and erection of new single storey rear extension incorporating flat roof and rooflight.

**Applicant:** Irene Kelly

**Officer:** Mark Thomas 292336

**Refused on 27/07/10 DELEGATED**

**BH2010/01709**

**59 Lark Hill Hove**

Demolition of existing UPVC conservatory and erection of new UPVC conservatory to the rear.

**Applicant:** Mr & Mrs Aiton

**Officer:** Mark Thomas 292336

**Refused on 26/07/10 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. The proposed development represents an inappropriately sized and positioned addition to the rear of the recipient property. The proposed development would result in unacceptable harm to the character and appearance of the recipient building and the wider area. The proposal is therefore contrary to the above policy and guidance.

**BH2010/01789**

**1 The Down Hove**

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2009/02985.

**Applicant:** Mrs S Dimitri

**Officer:** Steven Lewis 290480

**Approved on 30/07/10 DELEGATED**

**BH2010/02061**

**154 Poplar Avenue Hove**

Non Material Amendment to BH2010/00433 to change a Juliet window for a casement window.

**Applicant:** Mr P Bridges

**Officer:** Jason Hawkes 292153

**Approved on 30/07/10 DELEGATED**

**NORTH PORTSLADE**

**BH2010/01752**

**1 New Barn Cottages Foredown Road Portslade Brighton**

Erection of temporary mobile home for a period of 12 months.

**Applicant:** Mr A R Uridge

**Officer:** Charlotte Hughes 292321

**Approved on 28/07/10 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 mobile home hereby permitted shall be removed and the land restored to its former condition on or before 29th July 2011, unless otherwise agreed in writing by the Local Planning Authority.

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

## **BH2010/01890**

### **1 Oakdene Rise Portslade**

New pitched roof to flat roofed extension to create additional living accommodation.

**Applicant:** Mr Marlow

**Officer:** Jason Hawkes 292153

**Approved on 09/08/10 DELEGATED**

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

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

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

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

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

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

### **3) UNI**

The two proposed roof lights in the west facing roof slope shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such, unless otherwise agreed with the local planning authority in writing.

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

## **SOUTH PORTSLADE**

## **BH2010/01182**

### **Land to rear of 43-45 Norway Street Portslade**

Construction of 2no two bedroom semi detached houses.

**Applicant:** MT Paramount

**Officer:** Guy Everest 293334

**Approved on 23/07/10 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) BH02.01**

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

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

## **3) BH03.01**

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

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

## **4) 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.*

## **5) BH05.02**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Building Research Establishment issued Final Code Certificate confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 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) BH05.10**

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

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

## **7) BH06.03**

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made

available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

#### **8) BH08.01**

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

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

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

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

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

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

#### **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**

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 or rooflight other than those expressly authorised by this permission shall be carried out at first or second floor level to the rear elevation of the hereby approved houses 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.*

#### **12) UNI**

Notwithstanding the submitted details no development shall commence until details of how lifetime home standards will be incorporated in the hereby approved units have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details.

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

### **BH2010/01311**

#### **Portslade Hand Carwash Camden Street Portslade Brighton**

Application for Continued Use of premises as car wash and valet service.

**Applicant:** Mr Artan Bika

**Officer:** Jason Hawkes 292153

**Approved on 29/07/10 DELEGATED**

#### **1) UNI**

The use of the premises as a hand car and valet service hereby permitted shall cease by the 31st July 2012 and the use shall revert back to a B2 (general industrial) use.

*Reason: To retain the long term use of the premises for long term employment purposes in accordance with policy EM6 of the Brighton & Hove Local Plan.*

#### **2) UNI**

All vehicles that are washed shall be cleaned using jet washes only.

*Reason: To conserve the amount of water used to wash cars in accordance with policy SU2, SU4 and SU5 of the Brighton & Hove Local Plan.*

#### **3) UNI**

The premises shall not be open or in use except between the hours of 8am and 9pm on Monday to Saturday and 9am and 9pm on Sundays and Bank Holidays.

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

### **BH2010/01912**

#### **Top Flat 5 Gardener Street Portslade**

Replacement of timber windows and door with uPVC

**Applicant:** Mr Alan Ross

**Officer:** Wayne Nee 292132

**Approved on 09/08/10 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration 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**

### **BH2010/00802**

#### **16 Tongdean Road Hove**

Demolition of existing bungalow and erection of new dwelling house.

**Applicant:** Mr & Mrs Stefan Oberholzer

**Officer:** Charlotte Hughes 292321

**Approved on 04/08/10 DELEGATED**

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

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

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

#### **2) BH02.07**

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

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

#### **3) BH04.01A**

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

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

#### **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 &*

**6) BH06.02**

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

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

**7) BH12.01**

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

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

**8) UNI**

No development shall commence until fences for the protection of the existing lawns/shrubs/trees have been erected in accordance with the Arboricultural Method Statement submitted on the 20th May 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.

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

**9) UNI**

The height of the building hereby approved in relation to the adjoining properties shall be constructed in strict compliance with contextual drawing no.21C submitted on the 19th July 2010.

*Reason: For the avoidance of doubt to ensure a satisfactory appearance to the property, to safeguard the amenity of residents of neighbouring properties, and to comply with policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.*

**BH2010/00803**

**16 Tongdean Road Hove**

Demolition of existing single storey dwelling

**Applicant:** Mr & Mrs Stefan Oberholzer

**Officer:** Charlotte Hughes 292321

**Approved on 04/08/10 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.*

**BH2010/01112**

**48 Hill Brow Hove**

Erection of first floor front extension and new front porch.

**Applicant:** Mr Simon Lemcke

**Officer:** Wayne Nee 292132

**Refused on 30/07/10 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 first floor extension, by virtue of its bulk, height, and projection, would represent an oppressive and overbearing structure that would result in an increased sense of enclosure, a loss of daylight, and significant overshadowing to the detriment of the amenities of residents at no. 50 Hill Brow. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2010/01143**

**The British Engineerium The Droveaway Hove**

Application for approval of details reserved by conditions 6 and 8 of application BH2007/03105

**Applicant:** The British Engineerium Ltd

**Officer:** Guy Everest 293334

**Approved on 05/08/10 DELEGATED**

**BH2010/01145**

**The British Engineerium The Droveaway Hove**

Application for approval of details reserved by conditions 5 and 7 of application BH2007/03099

**Applicant:** The British Engineerium Ltd

**Officer:** Guy Everest 293334

**Approved on 05/08/10 DELEGATED**

**BH2010/01423**

**53 Hill Brow Hove**

Application for approval of details reserved by conditions 4, 5, 7, 8, 9, 10, 11, and 12 of application BH2007/04259

**Applicant:** Silver Homes

**Officer:** Clare Simpson 292454

**Approved on 30/07/10 DELEGATED**

**BH2010/01424**

**61 Dyke Road Avenue Hove**

Conversion of garage into a habitable room and erection of a double garage.

**Applicant:** Ms L Cosgrave

**Officer:** Guy Everest 293334

**Approved on 30/07/10 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.*

**BH2010/01499**

**41 Hill Brow Hove**

Erection of first floor extension incorporating raising of ridge height and associated works.

**Applicant:** Mrs T Groves

**Officer:** Wayne Nee 292132

**Approved on 04/08/10 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The proposed first floor windows to both sides of the extended dwelling hereby approved shall not be glazed otherwise than with obscured glass and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The windows shall thereafter be permanently retained as such.

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

**BH2010/01554**

**95 Shirley Drive Hove**

Erection of two storey rear extension.

**Applicant:** Mr Terry Hersey

**Officer:** Mark Thomas 292336

**Approved on 04/08/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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.*

**BH2010/01573**

**20 Benett Drive Hove**

Roof extension including hip to barn end, rooflights and dormer to front elevation and single storey side extension.

**Applicant:** Mr Thomas O'Connor

**Officer:** Adrian Smith 01273 290478

**Approved on 02/08/10 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no rooflights other than those expressly authorised by this permission shall be constructed in the east or west side roof planes of the development hereby permitted without planning permission obtained from the Local Planning Authority.

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

**BH2010/01698**

**35 Tredcroft Road Hove**

Construction of an external swimming pool within rear garden. (Part Retrospective).

**Applicant:** Mr Mark Harper

**Officer:** Guy Everest 293334

**Approved - no conditions on 29/07/10 DELEGATED**

**BH2010/01733**

**7 Dyke Road Avenue Hove**

Alterations to first floor sloping roof above front porch to form shower room.

**Applicant:** Mr Jim Trainor

**Officer:** Mark Thomas 292336

**Approved on 02/08/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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.*

**BH2010/01745**

**41 Benett Drive Hove**

Removal of existing roof and erection of extensions at ground, first and second floor levels creating additional storey, with rooflights to north, west and east elevations.

**Applicant:** Mr K Abodi

**Officer:** Charlotte Hughes 292321

**Approved on 26/07/10 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 height of the building hereby approved in relation to the adjoining properties shall be constructed in strict compliance with contextual drawing no. 413/03 submitted on the 2nd June 2010.

*Reason: For the avoidance of doubt to ensure a satisfactory appearance to the property, to safeguard the amenity of residents of neighbouring properties, and to comply with policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.*

**BH2010/01756**

**36 Cobton Drive Hove**

Certificate of lawfulness for proposed loft conversion including hip to barn end roof extension with window to side and dormers to rear.

**Applicant:** Mr Chris Harrop

**Officer:** Mark Thomas 292336

**Approved on 26/07/10 DELEGATED**

**BH2010/01770**

**335 Dyke Road Hove**

Erection of single storey extension and detached garage to front elevation. New pitched roof to side over existing flat roof.

**Applicant:** Mr M Davies

**Officer:** Adrian Smith 01273 290478

**Refused on 02/08/10 SECRETARY OF STATE**

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed detached garage, by virtue of its forward position adjacent to an exposed front boundary, represents an excessively large and visually dominant addition to the

site, thereby harming the appearance of the property and the wider street scene, contrary to the above policy.

**BH2010/01772**

**335 Dyke Road Hove**

Certificate of lawfulness for proposed single storey extension to rear.

**Applicant:** Mr M Davies

**Officer:** Mark Thomas 292336

**Approved on 27/07/10 DELEGATED**

**BH2010/01774**

**The Drove Way Hove Park Hove**

Application for Approval of Details Reserved by Condition 2,3,4,5 and 6 of application BH2010/00279.

**Applicant:** EDF Energy Networks (SPN) Plc

**Officer:** Paul Earp 292193

**Approved on 09/08/10 DELEGATED**

**BH2010/01836**

**Land at rear of 112 Shirley Drive Hove**

Application for Approval of Details Reserved by Condition 3 and 9 of application BH2007/03195.

**Applicant:** R & A Enterprises

**Officer:** Charlotte Hughes 292321

**Approved on 04/08/10 DELEGATED**

**BH2010/01853**

**47 Hill Brow Hove**

Demolition of rear conservatory and erection of single storey rear extension.

**Applicant:** Mr & Mrs Alan Davis

**Officer:** Clare Simpson 292454

**Approved on 02/08/10 DELEGATED**

**1) BH01.01**

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

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

**BH2010/01857**

**112 Shirley Drive Hove**

Extension of existing property including extensions to the first floor and two storey front and rear extensions.

**Applicant:** Mr Andrew Needham & Mr Neil Bradstock

**Officer:** Charlotte Hughes 292321

**Approved on 06/08/10 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.03**

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

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

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

**3) BH03.02**

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

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

**4) BH05.10**

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

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

**5) BH11.01**

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

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

**6) BH11.02**

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

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

**BH2010/01868**

**20 Amherst Crescent Hove**

Erection of single storey front extension.

**Applicant:** Mr & Mrs J Hardy

**Officer:** Steven Lewis 290480

**Approved on 06/08/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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.*

## **BH2010/01910**

### **87 Woodland Avenue Hove**

Installation of rooflights to South slope.

**Applicant:** Mr Nick Attrell

**Officer:** Mark Thomas 292336

**Refused on 09/08/10 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. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposed rooflights are not proportioned or positioned well in relation to fenestration to the elevation below; further it is considered that the proposal to install two rooflights to the side roofslope would result in a visually cluttered roof slope which would be prominent on the street scene. The use of 'cabrio' style units would further worsen the visual impact of the proposed development due to the increased prominence when the units are opened. The proposal would result in significant harm to the character and appearance of the recipient property and the wider street scene and is therefore contrary to the above policy and guidance.

## **WESTBOURNE**

## **BH2009/02986**

### **149-151 Kingsway Hove**

Demolition of existing semi-detached houses and construction of a five storey building with flat roof, comprising of 3no self contained flats, basement parking and cycle store.

**Applicant:** Stranmede Ltd

**Officer:** Clare Simpson 292454

**Refused on 05/08/10 DELEGATED**

#### **1) UNI**

The proposed building by virtue of it's utilitarian design, height, profile, footprint and bland elevational treatments, would result in a poor design which would fail to respect the context of its setting. The building would visually dominate the existing buildings to the east and west and fail to contribute to a cohesive street scene for this section of the Kingsway. The proposal would harm the character and appearance of the surrounding area to the detriment of the Pembroke and Princes Conservation Area and contrary to policies QD1, QD2, and HE6 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed development by reason of its height, layout and scale would result in an unacceptable outlook, significant overbearing effect and increased sense of enclosure to neighbouring properties, to the detriment of the living conditions of

adjoining occupiers. In addition occupiers in 147 Kingsway would experience a loss of privacy. The proposal would therefore be contrary to planning policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

**BH2010/00813**

**53A New Church Road, Hove**

Demolition of existing bungalow and erection of new two storey dwelling house.

**Applicant:** Mrs Philippa Stephen-Martin

**Officer:** Paul Earp 292193

**Approved on 27/07/10 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) BH02.01**

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

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

**3) 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) BH02.05**

The door and adjacent window, upper ground floor, north elevation, shall not be glazed otherwise than with obscured glass and fixed, 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) 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) 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.*

### **7) 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.*

### **8) 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.*

### **9) BH05.08A**

No development shall take place until a written Waste Minimisation Statement, in accordance with Supplementary Planning Document 03: Construction and Demolition Waste, 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 to landfill is reduced and to comply with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

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

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

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

### **11) 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.*

## **12) 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.*

## **13) 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.*

## **14) UNI**

Access to the flat roofs shall be for maintenance only. The roofs shall not be used as a roof garden, terrace or amenity area.

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

## **15) UNI**

The property shall not be occupied until details of the car parking area have been submitted to and approved in writing by the Planning Authority. The area shall thereafter be retained for that parking use.

*Reason: In order to provide a satisfactory level of parking to comply with policy TR1 of the Brighton & Hove Local Plan.*

## **16) UNI**

The development hereby permitted shall not commence until full details of site and finished floor levels and height of the development in relation to surrounding buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in strict accordance with the agreed detail.

*Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD14 and QD 27 of the Brighton & Hove Local Plan.*

## **17) UNI**

No development shall take place until details of the green roof and a five year maintenance programme have been submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the building 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 Policy SU2 of the Brighton & Hove Local Plan.*

## **18) UNI**

No development shall take place until details of the solar thermal panels have been submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the building 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 Policy SU2 of the Brighton & Hove Local Plan.*

**19) UNI**

Notwithstanding the approved floor plans, the development hereby permitted shall not commence until revised floorplans incorporating lifetime home standards have been submitted and agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the agreed details and retained thereafter.

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

**20) UNI**

No works shall take place until full details of the proposed sun slats 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, and to safeguard the residential amenities of the occupiers of the adjacent property and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**21) UNI**

The existing vegetation shown on the approved plans shall be retained at all times along the north and west boundaries.

*Reason: To ensure that an adequate screen is provided between the application site and neighbouring properties to protect neighbouring amenity and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.*

**22) UNI**

The property shall not be occupied until the west boundary wall is raised to 2.2m in height. The wall shall thereafter be maintained at this height.

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

**BH2010/01173**

**11 Westbourne Street Hove**

Conversion of house to form 2no. flats and 1no. maisonette and dormer to rear.

**Applicant:** Miss Joe French

**Officer:** Mark Thomas 292336

**Refused on 30/07/10 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. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). Policy HO9 requires residential conversions to provide at least one unit which is suitable for family accommodation and has a minimum of two bedrooms. The proposed dormer window is inappropriately sized representing an overly bulky addition to the rear roofslope, and features inappropriately large areas of tile hung cladding, contrary to guidance contained within SPGBH1. Further, the provision of a unit of family accommodation can not be achieved without the provision of increased floor space provided by the proposed dormer. The proposal is therefore contrary to the above policy and guidance.

**2) UNI2**

The applicant has failed to demonstrate how provision for adequate cycle and refuse/recycling storage, to provide for the needs of occupiers, can be achieved.

As such the proposal is contrary to planning policies TR14 and SU2 of the Brighton & Hove Local Plan.

**BH2010/01345**

**36 Sackville Gardens Hove**

Certificate of Lawfulness for proposed loft conversion incorporating replacement and additional rear rooflights, front and side rooflights and relocation of soil vent pipe from front to rear.

**Applicant:** Mr Steven Carter

**Officer:** Mark Thomas 292336

**Refused on 26/07/10 DELEGATED**

**1) UNI**

The proposed development is not permitted under Schedule 2, Part 1, Class C of the Town & Country Planning (General Permitted Development) Order 1995, as amended. It has not been demonstrated that the proposed front rooflight does not protrude more than 150 millimetres beyond the plane of the original roof when measured from the perpendicular with the external surface of the original roof, and thereby fails to comply with criterion C.1 (a) of Class C of said Order. Further, the side facing rooflight is not obscure glazed, and thereby fails to comply with condition C.2 (a) of Class C of said Order.

**BH2010/01594**

**9 Westbourne Gardens Hove**

Replacement white uPVC windows and doors.

**Applicant:** Mrs Janet Deane

**Officer:** Mark Thomas 292336

**Approved on 27/07/10 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.*

**BH2010/01723**

**21 Walsingham Road Hove**

Erection of single storey rear extension.

**Applicant:** Mr M Cullen

**Officer:** Charlotte Hughes 292321

**Approved on 26/07/10 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**

**BH2010/01237**

**32 Boundary Road Hove**

Demolition of existing rear store and erection of single storey rear extension to form a 2 bedroom flat.

**Applicant:** H R Investment Ltd

**Officer:** Guy Everest 293334

**Approved on 05/08/10 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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) BH05.01A**

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

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

A completed pre-assessment estimator will not be acceptable.

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

### **4) BH05.02A**

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

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

### **5) UNI**

The development hereby approved shall not be occupied until the refuse / recycling and cycle 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 TR14 and QD27 of the Brighton & Hove Local Plan.*

## **BH2010/01378**

### **Hove Lagoon Kingsway Hove**

Installation of two cable wakeboarding systems.

**Applicant:** Lagoon Watersports Ltd

**Officer:** Steven Lewis 290480

**Approved on 30/07/10 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 Wakeboarding Equipment shall be used between the hours of 08:00 and 22:00 and not at any other time.

*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.*

### **BH2010/01395**

#### **Saxon Court 321 Kingsway Hove**

Replacement of all existing timber windows and doors to east elevation and southern element of west elevation with UPVC windows and doors.

**Applicant:** Retirement Security Ltd

**Officer:** Wayne Nee 292132

**Approved on 02/08/10 DELEGATED**

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

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

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

### **BH2010/01541**

#### **48 Portland Villas Hove**

Certificate of Lawfulness for a proposed single storey extension to rear.

**Applicant:** Mrs Rona Prentice

**Officer:** Wayne Nee 292132

**Refused on 11/08/10 DELEGATED**

### **1) UNI**

The proposed extension would extend beyond the rear wall of the original dwellinghouse by more than 3 metres. The development is therefore not permitted under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

Informatives:

1. This decision is based on drawing nos. PV48PRO/02 and PV48PRO/04 submitted on 21 May 2010, and drawing nos. PV48PRO/01 and PV48PRO/03 submitted on 16 June 2010.

### **BH2010/01708**

#### **1 Amesbury Crescent Hove**

Certificate of Lawfulness for a Proposed loft conversion incorporating side and rear dormers and installation of rooflights.

**Applicant:** Mr I & Mrs H Kirby

**Officer:** Mark Thomas 292336

**Approved on 23/07/10 DELEGATED**

### **BH2010/01746**

#### **37 Marmion Road Hove**

Certificate of Lawfulness for the Proposed development of erection of a single storey rear extension and a loft conversion incorporating rear dormer and rooflights.

**Applicant:** Mr Amon Al-Arari

**Officer:** Mark Thomas 292336

## **Refused on 26/07/10 DELEGATED**

### **1) UNI**

The proposed single storey rear extension is not permitted under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995, as amended, in that the materials used in the exterior work of the proposed extension have not been demonstrated to be of similar appearance to the existing dwellinghouse, and thereby fails to comply with Condition A.2 (a) of Class A of said Order.

### **2) UNI2**

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; the materials used in the exterior work of the proposed dormer have not been demonstrated to be of similar appearance to the existing dwellinghouse, and thereby fails to comply with Conditions B.2 (a) and B.2 (b) of Class B of said Order.

### **3) UNI3**

The proposed rooflights are not permitted under Schedule 2, Part 1, Class C of the Town & Country Planning (General Permitted Development) Order 1995, as amended, in that it has not been demonstrated that the proposed rooflights would not protrude less than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof; and thereby fails to comply with Criterion C.1 (a) of Class C of said Order.

## **BH2010/01823**

### **4 Cranley Court Aldrington Close Hove**

Replacement windows with UPVC.

**Applicant:** Mrs M Perham

**Officer:** Mark Thomas 292336

### **Approved on 06/08/10 DELEGATED**

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

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

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

## **BH2010/01934**

### **52 Roman Road Hove**

Erection of single storey rear and side extension.

**Applicant:** Mr Patrick Standing

**Officer:** Mark Thomas 292336

### **Approved on 06/08/10 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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*

**Withdrawn Applications**

**BH2010/00735**

**Garden Flat 278 New Church Road Hove**

Replacement of wooden patio doors and wooden sash window with white UPVC double glazed.

**Applicant:** Ms Rosemary Laurence

**Officer:** Rachel McDonald 292177

**WITHDRAWN ON 04/08/10**

**BH2010/01978**

**9 Saxon Road Hove**

Erection of single storey side extension and two storey rear extension. Loft conversion incorporating front rooflights, rear dormer and hip to gable extension to southern and northern roof slopes.

**Applicant:** Mr Henry Stach

**Officer:** Mark Thomas 292336

**WITHDRAWN ON 09/08/10**