

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

**PATCHAM**

**BH2007/04278**

**14 Brangwyn Way Brighton**

Demolition of garage and erection of two storey side extension to north elevation and addition of 1st floor over front porch (partial revision of BH2002/00628/FP).

**Applicant:** Emma Pook

**Officer:** Karen Tipper 293335

**Approved on 21/04/08 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) 02.02A**

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

**3) 03.02A**

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 and Hove Local Plan.*

**4) UNI**

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

*Reason: 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.*

**BH2008/00244**

**1 Warmdene Road Brighton**

Conservatory at rear of property.

**Applicant:** Mr Colin Allen

**Officer:** Chris Swain 292178

**Approved on 02/05/08 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) 03.02A**

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 and Hove Local Plan.*

**BH2008/00378**

**1 Warmdene Way Brighton**

1 no. new bungalow and demolition of existing garage.

**Applicant:** Mr R Walters

**Officer:** Ray Hill 292323

**Refused on 02/05/08 DELEGATED**

**1) UNI**

The proposed development by virtue of its location and poor standard of pedestrian and vehicular access, would result in increased risk to the users of Warmdene Way and Warmdene Road, contrary to policies TR1, TR7, TR8 and TR14 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed development contains an excessive number of car parking spaces which would encourage the use of cars at the expense of more sustainable means of travel and, as such is contrary to Planning Policy Guidance 13: Transport, policies TR1 and TR19 of the Brighton & Hove Local Plan and SPGBH4: Parking Standards

**BH2008/00416**

**31A Warmdene Road Brighton**

Proposed first floor extension to north elevation.

**Applicant:** Mr James Boys

**Officer:** Karen Tipper 293335

**Approved on 25/04/08 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) 02.01A**

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

Report from:

17/04/2008 to: 07/05/2008

*character of the area, and for this reason would wish to control any future development to comply with QD14 and QD27 of the Brighton and Hove Local Plan.*

**3) 02.02A**

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

**4) 02.03A**

The en-suite bathroom window within the West elevation shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

**5) 03.02A**

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 and Hove Local Plan.*

**BH2008/00527**

**7 Overhill Drive Brighton**

Proposed loft conversion including rear dormer.

**Applicant:** Mr Alcock

**Officer:** Louise Kent 292198

**Approved on 23/04/08 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) 02.02A**

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

**3) 03.02A**

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 and Hove Local Plan.*

**4) 05.03**

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

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

### **BH2008/00719**

#### **Land adjacent to 44 Rotherfield Crescent Brighton**

Construction of a two-storey, three-bedroom detached house on garden land adjoining 44 Rotherfield Crescent.

**Applicant:** Mrs Jane Rowland

**Officer:** Chris Elphick 293990

**Approved on 21/04/08 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) 02.01A**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no extension, enlargement or other alteration of the building(s) 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 or to the character of the area, and for this reason would wish to control any future development to comply with QD14 and QD27 of the Brighton and Hove Local Plan.*

#### **3) 02.04A**

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

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

#### **4) 02.05A**

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 all times.

*Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policies SU2 and QD27 of the Brighton and Hove Local Plan*

#### **5) 04.02A**

Report from:

17/04/2008 to: 07/05/2008

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

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

**6) 06.03A**

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

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

**7) UNI**

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building on the site of 44 Rotherfield Crescent, Brighton.

*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.*

**8) UNI**

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

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

**9) UNI**

No development shall commence until there has been submitted to and approved 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 the development.

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD15, QD16 and QD17 of the Brighton & Hove Local Plan and SPD06.*

**10) UNI**

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

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*Reason: To ensure that the proposed development does not put undue pressure on existing on-street car parking in the city and to comply with policies HO7 and SU15 of the Brighton & Hove Local Plan.*

**11) 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 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 QD15, QD16 and QD17 of the Brighton & Hove Local Plan and SPD06.*

**12) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no window, dormer window or rooflight other than those indicated in the approved plans shall be constructed without further written 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.*

**BH2008/00798**

**7 Kenmure Avenue Brighton**

Single storey rear extension (retrospective).

**Applicant:** Mr Steve McEwan

**Officer:** Sonia Kanwar 292359

**Approved on 23/04/08 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) 02.02A**

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

**3) 03.02A**

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 and Hove Local Plan.*

**BH2008/00851**

**56 Braybon Avenue Brighton**

Single storey rear extension.

**Applicant:** Mr Reah

**Officer:** Sonia Kanwar 292359

**Approved on 23/04/08 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) 02.02A**

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

**3) 02.07A**

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 and Hove Local Plan.*

**4) 03.02A**

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 and Hove Local Plan.*

**BH2008/00859**

**25 Sunnydale Avenue Brighton**

Two storey rear extension.

**Applicant:** Mr R Salvage

**Officer:** Sonia Kanwar 292359

**Refused on 28/04/08 DELEGATED**

**1) UNI**

The proposed extension, by reason of its design, scale and bulk would result in an incongruent and dominant extension that would have an overbearing impact on the neighbouring properties, contrary to Brighton and Hove Local Plan policies QD1, QD2, QD14 and QD27.

**BH2008/00944**

**19 Braeside Avenue Brighton**

Certificate of Lawfulness for the erection of ground floor extension.

**Applicant:** Mr Todd Slaughter

**Officer:** Karen Tipper 293335

**Approved on 07/05/08 DELEGATED**

**PRESTON PARK**

**BH2007/04356**

**7 York Villas Brighton**

Demolition of garage and erection of side extension.

**Applicant:** Mr J Lynn-Evans

**Officer:** Nicola France 292211

**Refused on 25/04/08 DELEGATED**

**1) UNI**

The proposed extension, by reason of its design, size, siting and massing, in particular the roof and fenestration design, results in an extension that is out of character with the existing building and would appear incongruous within the streetscene. As such the proposal would adversely impact on the character and appearance of the existing building and the surrounding area, contrary to policies QD2 and QD14 of the Brighton and Hove Local Plan.

**BH2007/04461**

**78 Preston Drove Brighton**

Conversion of existing house to 1 self-contained flat and 1 maisonette.

**Applicant:** Ms T Allum

**Officer:** Kate Brocklebank 292175

**Approved on 28/04/08 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) 02.06A**

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 works shall be carried out in full as approved prior to occupation 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 policies SU2 and QD27 of the Brighton and Hove Local Plan.*

**3) 02.07A**

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 and Hove Local Plan.*

**4) 04.02A**

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

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

**5) 05.04**

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, in accordance with policy SU2 of the Brighton & Hove Local Plan.*

**6) 06.02A**

The development hereby permitted shall not be commenced until details of secure cycle parking facilities 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 the private car and to comply with policy TR14 of the Brighton and Hove Local Plan.*

**BH2007/04525**

**3 Ashford Road Brighton**

Demolition of existing single storey extension at rear. Replace with single storey extension to rear and side of property.

**Applicant:** Mrs Kate Helmer

**Officer:** Nicola France 292211

**Approved on 25/04/08 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) 02.02A**

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

**3) 03.02A**

Report from:

17/04/2008 to: 07/05/2008

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 and Hove Local Plan.*

**BH2007/04539**

**17 Preston Road Brighton**

Rear extension to ground floor shop and extension at first floor to form additional two-bedroom flat

**Applicant:** Mr Kamber Koluman

**Officer:** Karen Tipper 293335

**Refused on 18/04/08 DELEGATED**

**1) UNI**

Cumulatively the proposal, by virtue of design, size, density and impact on neighbouring amenity represents an unsuitable overdevelopment of the site. As such the proposal is contrary to policies QD1, QD2, QD3, QD27 and HO4 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposal, by virtue of its proximity to neighbouring properties, increase in depth and increase in windows in the south eastern elevation would result in an over-bearing impact, loss of privacy, direct overlooking and potential noise disturbance for occupants of neighbouring properties. As such the proposal is contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

By virtue of the information submitted the applicant has failed to demonstrate how the new dwellings would meet level 3 of Code for Sustainable Homes, contrary to policy SU2 of the Brighton & Hove Local Plan.

**4) UNI4**

By virtue of the information submitted the applicant has failed to demonstrate that the minimization and reuse of construction and demolition waste has been sought in an effective manner, contrary to policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document Construction and Demolition Waste (SPD03).

**5) UNI5**

The applicant has failed to demonstrate that the proposed development would be capable of providing secure and covered cycle storage on site, contrary to policy TR14 of the Brighton & Hove Local Plan.

**BH2008/00024**

**19 Stanford Avenue Brighton**

Replacement of rear external staircase.

**Applicant:** Spiritual Assembly of the Bahais of B & H

**Officer:** Louise Kent 292198

**Approved on 28/04/08 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*

Report from:

17/04/2008 to: 07/05/2008

## **2) 03.02A**

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 and Hove Local Plan.*

## **BH2008/00030**

### **96 Waldegrave Road Brighton**

Roof conversion including new rooflight and dormer window.

**Applicant:** Juan Baeza

**Officer:** Nicola France 292211

**Approved on 21/04/08 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) 13.05A**

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 and Hove Local Plan.*

## **3) UNI**

The dormer window frame shall be painted softwood and the dormer cheeks and roof shall be clad in lead.

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

## **BH2008/00217**

### **North Lodge Highcroft Villas Brighton**

Erection of 3 no. apartments, 2 no. beds and 1 no. bed.

**Applicant:** Mr Ian Fardell

**Officer:** Gemma Barnes 292265

**Refused on 24/04/08 DELEGATED**

## **1) UNI**

The applicant has failed to demonstrate that the proposal would fully comply with Lifetime Home Standards contrary to policy HO13 of the Brighton and Hove Local Plan.

## **2) UNI**

The proposed internal layout of the development, by virtue of the creation of all bathrooms with no natural light or ventilation, represents an energy inefficient form of development. Furthermore the applicant has failed to demonstrate that the proposal will incorporate sustainability measures to make efficient use of energy, water and materials and as such the proposal is contrary to policy SU2 of the Brighton and Hove Local Plan.

## **3) UNI**

Report from:

17/04/2008 to: 07/05/2008

By virtue of the information submitted the applicant has failed to demonstrate that the minimization and reuse of construction industry waste has been sought in an effective manner, contrary to policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document Construction and Demolition Waste (SPD03).

**4) UNI**

Cumulatively the proposal, by virtue of design, height, poor standard of sustainability, inadequate internal layout, lack of amenity space and lack of external refuse and recycling storage areas represents an unsuitable, overdevelopment of the site. As such the proposal is contrary to policies QD1, QD2, QD3, QD27, HO4, HO5, HO13 and SU2 of the Brighton and Hove Local Plan.

**5) UNI**

The applicant has failed to demonstrate that the proposed height, scale, footprint and width of the building is acceptable in relation to the adjoining terrace. Furthermore, the detailed design of the proposed building by virtue of the roof design, floor to ceiling heights and ground floor fenestration fails to relate sympathetically to the adjoining terrace. Cumulatively the proposal fails to enhance the positive qualities of the group of properties to which it will be attached. As such the proposal would represent a visually inappropriate and unacceptable development on this site, which would harm the character and appearance of the streetscene. The proposal is therefore contrary to policies QD1, QD2 and QD5 of the Brighton and Hove Local Plan.

**6) UNI**

The proposed rear projection by virtue of its height and relationship with the main roof results in a crude and unsympathetic design element. The rear projection would appear bulky and overly dominant on the rear elevation which would harm the character and appearance of the host building and the adjoining terrace. As such the proposal is contrary to policies QD1 and QD2 of the Brighton and Hove Local Plan.

**7) UNI**

The plans submitted do not show any external amenity space for the 2no. family sized units or for the 1no. one bedroom unit. No area has been identified for external refuse or recycling storage facilities for any of the units. Consequently the proposal represents a substandard level of accommodation which is contrary to policies HO5, QD27 and SU2 of the Brighton and Hove Local Plan.

**BH2008/00542**

**Flat 2 9 Highcroft Villas Brighton**

Replacement UPVC windows and doors (retrospective).

**Applicant:** Ms J Mudde

**Officer:** Sonia Kanwar 292359

**Approved - no conditions on 22/04/08 DELEGATED**

**BH2008/00573**

**105 Edburton Avenue Brighton**

Loft conversion and installation of rooflights to front and rear elevations.

**Applicant:** Mrs Patricia Simcox

**Officer:** Karen Tipper 293335

**Approved on 22/04/08 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) 13.02A**

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 and Hove Local Plan.*

**3) 13.05A**

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 and Hove Local Plan.*

**BH2008/00794**

**46 Florence Road Brighton**

Proposed single-storey extension to rear garden area to provide hydrotherapy pool.

**Applicant:** Ms Domenique Carpenter

**Officer:** Chris Elphick 293990

**Approved on 02/05/08 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) 02.07A**

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 and Hove Local Plan.*

**3) 13.01A**

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

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

**4) UNI**

Prior to the commencement of works, a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration shall be submitted to and approved by the Local Planning Authority, and the use of the approved extension shall not be commenced until such approved scheme has been implemented to the satisfaction of the Local Planning Authority.

*Reason: In order to protect neighbours amenities and in accordance with policies SU9, SU10 and QD27 of the Brighton and Hove Local Plan.*

## **REGENCY**

### **BH2007/01889**

#### **121-122 Western Road Brighton**

Replacement of existing windows to front elevation with folding glazed doors, new apron blinds, replacement side door (part-retrospective).

**Applicant:** Mr Chris Bloomfield

**Officer:** Jonathan Puplett 292525

**Approved on 23/04/08 PLANNING APPLICATIONS SUB-COMMITTEE**

#### **1) UNI**

The folding doors to the southern elevation and the side door to the east elevation hereby approved shall not be open after 22.30 on any night.

*Reason: In the interests of the amenities of surrounding occupiers, in compliance with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

#### **2) UNI**

The new doors and fanlight frame shall be painted timber; details of the colour of paint to be used shall be submitted to and agreed in writing by the Local Planning Authority.

*Reason: To ensure a satisfactory appearance to the development, and to comply with policies HE6, TR7 of the Brighton and Hove Local Plan and SPD02 (shop front design).*

#### **3) UNI**

Notwithstanding the details of the apron blinds shown in the approved drawings, further details shall be submitted to and approved in writing by the Local Planning Authority. The details should show a revised design with supports set above 2.4 metres in height from street level. Details of the materials of construction (including a sample of the blind material), and drawings to 1:20 scale showing the blinds and their side arms shall also be submitted. The scheme shall be implemented in accordance with the approved details and thereafter permanently retained as such.

*Reason: To ensure a satisfactory appearance to the development, to protect the amenity of users of the adjoining pavement, and to comply with policies HE6, TR7 of the Brighton and Hove Local Plan and SPD02 (shop front design).*

### **BH2007/02417**

#### **55 Preston Street Brighton**

Change of use of the basement and ground floors from A1 (cafe) to A5 (hot food take-away) and installation of ventilation ducting to rear.

**Applicant:** Silvia Burgio

**Officer:** Jonathan Puplett 292525

**Approved on 18/04/08 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**

The premises shall not be in use except between the hours of 11.00 and 23.00 Sunday to Thursday, and 11.00 and 23.30 Friday to Saturday.

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

## **3) UNI**

No development shall take place 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. Works shall be carried out in strict accordance to the approved details prior to the commencement of the use hereby approved, and retained as such thereafter.

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

## **4) UNI**

No development shall take place until a scheme for the sound insulation of odour control equipment referred to in the condition set out above has been submitted to and approved in writing by the Local planning Authority. Works shall be carried out in strict accordance to the approved details prior to the commencement of the use hereby approved, and retained as such thereafter.

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

## **5) UNI**

A scheme for the housing / finish of the rear ducting hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The housing / finish shall be carried out in accordance with the agreed details to match the colours of the existing building and be maintained as such thereafter.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD14 and HE6 of the Brighton and Hove Local Plan.*

## **BH2007/02518**

### **12 Meeting House Lane Brighton**

Conversion and extension of existing 1st, 2nd and 3rd floor residential unit to form 5 flats and 1 retail unit at ground floor levels.

**Applicant:** Mr Windlelm Ltd

**Officer:** Guy Everest 293334

**Approved on 07/05/08 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) 14.06A**

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.

Report from:

17/04/2008 to: 07/05/2008

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

**3) 14.11A**

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

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

**4) 14.12A**

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

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

**5) 15.02A**

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

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

**6) UNI**

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

*Reason: To ensure that the proposed development does not put undue pressure on existing on-street car parking in the city and to comply with policies QD28, HO7 and SU15 of the Brighton & Hove Local Plan.*

**7) UNI**

The development hereby permitted shall not be commenced until details of sustainability measures to be incorporated in the conversion of the existing building at 12 Meeting House Lane 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, in accordance with policy SU2 of the Brighton & Hove Local Plan.*

**8) UNI**

Report from:

17/04/2008 to: 07/05/2008



The development hereby permitted shall not be commenced until details of measures to ensure that the rear extension, comprising a ground floor retail unit and two dwellings, achieves a "very Good" or "Excellent" BREEAM rating have 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.

*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.*

#### **9) UNI**

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

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1, QD2, QD14, HE1 and HE6 of the Brighton & Hove Local Plan.*

#### **10) UNI**

Notwithstanding the approved plans no development shall commence until further details demonstrating the incorporation of lifetime home standards within the rear extension (flats 3 & 4) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

*Reason: To ensure 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.*

#### **11) UNI**

No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the rear extension and glazed link 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, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.*

#### **12) UNI**

The external finishes of the alterations to 12 Meeting House Lane 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.*

#### **13) UNI**

All new windows to the existing building at 12 Meeting House Lane shall be painted softwood, double hung vertical sliding sashes with joinery details to match originals, where existing, and shall be retained as such.

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

### **BH2007/03358**

### **2 Clifton Road Brighton**

17/04/2008 to: 07/05/2008

Report from:

Proposed single storey rear extension.

**Applicant:** Mr & Mrs Adams

**Officer:** Jonathan Puplett 292525

**Approved on 28/04/08 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 submitted details, works shall be carried out in strict accordance with the following requirements

a) The new rear window shall be a single glazed painted timber vertical sliding sash with no trickle vents and with concealed sash boxes recessed within the reveals and shall match exactly the original sash windows, including their frame and glazing bar dimensions and subcills.

b) The new French doors shall be single glazed in painted timber with no trickle vents and with ogee mouldings inset around the panelling on the inside and its frame and glazing bar mouldings shall match exactly those of the original sash windows and under-window panelling and shall have a masonry cill or step.

c) The widened opening between the kitchen and the new breakfast room area shall have timber linings and architraves to match the originals in the house.

d) The visible external flint facing of the utility room that is to be converted into a breakfast area shall be retained and shall not be rendered over or painted, and the Voltex tanking shall be confined to the surfaces below ground level.

e) The existing brick paviers in the basement shall be salvaged and relaid and any new paviers required to make up the numbers shall match exactly the existing ones.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14, HE1, and HE4 of the Brighton & Hove Local Plan.*

**3) UNI**

Notwithstanding the submitted details, no development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in full in accordance with the agreed details, and maintained as such thereafter.

a) A 1:20 scale elevation and 1:1 scale joinery sectional profiles of the new sash window and 1:1 scale joinery sectional profiles of the new French doors and their frames, and 1:1 scale joinery sectional profiles of the lanternlight frame.

b) details of the doorstep to the new French doors and the brick dressings, cills, arches and cills of the new windows to the breakfast area, including 1:5 elevations and sections.

c) details and samples of the new paviers, step, cill and bricks and coping bricks.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14, HE1, and HE4 of the Brighton & Hove Local Plan.*

**BH2007/03370**

**2 Clifton Road Brighton**

Proposed single storey rear extension.

**Applicant:** Mr & Mrs Adams

**Officer:** Jonathan Puplett 292525

Report from:

17/04/2008 to: 07/05/2008

**Approved on 01/05/08 DELEGATED**

**1) 01.05AA**

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

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

**2) UNI**

2. Notwithstanding the submitted details, works shall be carried out in strict accordance with the following requirements

a) The new rear window shall be a single glazed painted timber vertical sliding sash with no trickle vents and with concealed sash boxes recessed within the reveals and shall match exactly the original sash windows, including their frame and glazing bar dimensions and subcills.

b) The new French doors shall be single glazed in painted timber with no trickle vents and with ogee mouldings inset around the panelling on the inside and its frame and glazing bar mouldings shall match exactly those of the original sash windows and under-window panelling and shall have a masonry cill or step.

c) The widened opening between the kitchen and the new breakfast room area shall have timber linings and architraves to match the originals in the house.

d) The visible external flint facing of the utility room that is to be converted into a breakfast area shall be retained and shall not be rendered over or painted, and the Voltex tanking shall be confined to the surfaces below ground level.

e) The existing brick paviers in the basement shall be salvaged and relaid and any new paviers required to make up the numbers shall match exactly the existing ones.

*Reason: To ensure a satisfactory appearance to the development and to comply with policy HE1 and HE4 of the Brighton & Hove Local Plan.*

**3) UNI**

3. Notwithstanding the submitted details, no development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in full in accordance with the agreed details, and maintained as such thereafter.

a) A 1:20 scale elevation and 1:1 scale joinery sectional profiles of the new sash window and 1:1 scale joinery sectional profiles of the new French doors and their frames, and 1:1 scale joinery sectional profiles of the lanternlight frame.

b) details of the doorstep to the new French doors and the brick dressings, cills, arches and cills of the new windows to the breakfast area, including 1:5 elevations and sections.

c) details and samples of the new paviers, step, cill and bricks and coping bricks.

*Reason: To ensure a satisfactory appearance to the development and to comply with policy HE1 and HE4 of the Brighton & Hove Local Plan.*

**BH2007/04409**

**104 Western Road Brighton**

Replacement of existing shopfront.

**Applicant:** Mr Pascal Madjoudj

**Officer:** Jonathan Puplett 292525

**Approved on 02/05/08 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**

Unless otherwise agreed in writing, notwithstanding the joinery sections shown on drawings Nos. P.02 Rev. C, P.03 Rev. A, 1:1 joinery sections of the proposed shopfront, and 1:1 section through the cornice and concealed trough light above the fascia, shall be submitted to and approved in writing by the local planning authority. Works shall be carried out in strict accordance with the approved details and retained as such thereafter.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies HE6, QD2, and QD10 of the Brighton and Hove Local Plan.*

**3) UNI**

Notwithstanding the submitted details, works shall be carried out in strict accordance with the following requirements:

- a) The toplights above the transom of the shopfront windows and sliding doors shall be fixed and not openable.
- b) The ceiling level behind the shopfront window shall not drop below the level of the top of the shopfront for a distance of 400mm from the front of the shop.
- c) The bottom edge of the fascia shall not come below the level of the pilaster corbels of the building.

*Reason: For the avoidance of doubt, to ensure a satisfactory appearance to the development and to comply with policies HE6, QD2, and QD10 of the Brighton and Hove Local Plan.*

**BH2008/00040**

**194 Western Road Brighton**

Illuminated fascia sign.

**Applicant:** British Bookshops & Stationers Plc

**Officer:** Awot Tesfai 292211

**Approved on 21/04/08 DELEGATED**

**1) 10.01**

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

*Reason: To accord with regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.*

**2) 10.02**

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

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

**3) 10.03**

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

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

**4) 10.04**

Report from:

17/04/2008 to: 07/05/2008

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

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

**5) 10.05**

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

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

**6) 10.06**

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

No advertisement shall be sited or displayed so as to-

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

**7) UNI**

For the avoidance of doubt, the signage hereby granted consent shall be illuminated only by means of fluorescent trough lights on an unlit background depicted on the drawing number 07-1077- 1 rev A, close to the top of the fascia.

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

**BH2008/00121**

**The Grand Hotel Kings Road Brighton**

Proposed rooftop alterations to rear blocks and refurbishment of 6th, 7th and 8th floor bedroom accommodation (phase 1).

**Applicant:** De Vere Hotels No3 Ltd

**Officer:** Guy Everest 293334

**Approved on 21/04/08 DECISION ON APPEAL**

**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) 05.03**

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

Report from:

17/04/2008 to: 07/05/2008

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

### **3) UNI**

The following details shall be submitted to and approved in writing by the Local Planning Authority before works commence:

- i) 1:1 sample elevations and sections, and 1:1 joinery sectional profiles of all new windows and external doors;
- ii) 1:20 elevational details of the new spiral stairs and 1:5 scale elevations of proposed new balustrading;
- iii) details of the timber screen to the rooftop balcony areas;
- iv) details of the lantern rooflights;
- v) samples of the roofing slates.

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

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

### **4) UNI**

No structures or furniture including trellises, umbrellas, planters, patio heaters, pergolas, or trees and shrubs and other plants that rise above the top of the surrounding parapet walls of the building shall be placed on the rooftop terrace.

*Reason: So as to preserve the roofline of the building and maintain the character of the conservation area and setting of the listed building in accordance with policies HE1, HE4 and HE6 of the Brighton and Hove Local Plan.*

### **5) UNI**

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

*Reason: To preserve the character and appearance of the listed building and wider Regency Square conservation area and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

### **6) UNI**

All existing surface mounted pipework and electrical and telecommunications cabling shall be removed and all new and replacement electrical and telecommunications cabling and pipework shall be concealed and shall not be surface mounted without the prior written approval of 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.*

## **BH2008/00122**

### **The Grand Hotel Kings Road Brighton**

Listed building consent for rooftop alterations to rear blocks and refurbishment of 6th, 7th and 8th floor bedroom accommodation (phase 1).

**Applicant:** De Vere Hotels No3 Ltd

**Officer:** Guy Everest 293334

**Approved on 21/04/08 DELEGATED**

**1) 01.05AA**

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

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

## **2) UNI**

2. The following details shall be submitted to and approved in writing by the Local Planning Authority before works commence:

i) 1:1 sample elevations and sections, and 1:1 joinery sectional profiles, of all new joinery work including all types of new windows and doors including their internal panelling, shutters and architraves, staircases and their balustrading and handrails, skirting boards, dado rails and picture rails;

ii) full details, including 1:5 scale sample plans / elevations and 1:1 sectional profiles of any new decorative plasterwork, including cornices, ceiling roses, bracketed arches and other features;

iii) the method of fire protection of the walls, floors, ceilings and doors, including 1:5 sections through walls and ceilings, and smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes that may be required to meet fire regulations;

iv) the method of sound and thermal insulation of the floors and walls, including 1:5 sections through walls and ceilings;

v) details of the new ceiling levels in the rooms and corridors, including a 1:5 scale section;

vi) details of the location and appearance of the heating and cooling and air conditioning equipment in the rooms and corridors;

vii) 1:20 elevational details of the new spiral stairs and 1:5 scale elevations of the new balustrading in front of the windows;

viii) details of the timber screen to the rooftop balcony areas;

ix) details of the lantern rooflights;

x) samples of the roofing slates.

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

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

## **3) UNI**

No structures or furniture including trellises, umbrellas, planters, patio heaters, pergolas, or trees and shrubs and other plants that rise above the top of the surrounding parapet walls of the building shall be placed on the rooftop terrace.

*Reason: So as to preserve the roofline and setting of the listed building in accordance with policies HE1 & HE4 of the Brighton and Hove Local Plan.*

## **4) UNI**

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

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

## **5) UNI**

All existing surface mounted pipework and electrical and telecommunications cabling shall be removed and all new and replacement electrical and

telecommunications cabling and pipework shall be concealed and shall not be surface mounted without the prior written approval of 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.*

#### **6) UNI**

The blocking-up redundant internal door openings shall be carried out in brickwork and lime mortar to match the existing masonry work, and new brickwork shall be keyed into the existing.

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

### **BH2008/00184**

#### **The De Vere Grand Hotel Kings Road Brighton**

Proposed extension of hotel to provide 41 new guest rooms; leisure facilities and ancillary accommodation; the creation of a glazed bridge link including a passenger lift; alterations to the roofs of the rear accommodation blocks to accommodate plant and the creation of an internal landscaped courtyard.

**Applicant:** De Vere Hotels No. 3 Limited

**Officer:** Guy Everest 293334

**Approved on 23/04/08 PLANNING APPLICATIONS SUB-COMMITTEE**

#### **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) 05.03**

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

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

#### **3) 15.02A**

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

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

Report from:

17/04/2008 to: 07/05/2008



#### **4) UNI**

The following details shall be submitted to and approved in writing by the Local Planning Authority before works commence:

- i) sample elevations and sections at 1:20 scale of the new Cannon Place extension's features including bays, windows, doors, louvres, trellises, parapets, balustrades, copings, brises soleil, the entrance canopy, signs, curtain walling and all other features;
- ii) sample elevations and sections at 1:20 scale of the glazed link extension;
- ii) sectional profiles at 1:1 scale of new external window and door frames;
- iii) sectional profiles at 1:1 scale of all external decorative render, brick and stone mouldings;
- iv) details and samples of materials and colours;
- v) the landscaping scheme for the courtyard, including 1:50 scale plans and elevations;

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

#### **5) UNI**

No development shall commence until a structural survey and method statement demonstrating how the structural stability of the retained Hobden's Baths building will be maintained during and after construction works has been submitted to and approved in writing by the Local Planning Authority. The survey and statement shall include details of the structural support required for the additional storeys and the works shall be carried out in accordance with the agreed details.

*Reason: In order to preserve the structural integrity of the listed Hobden's Baths building, which is of historic importance, and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

#### **6) UNI**

No structures or furniture including trellises, umbrellas, planters, patio heaters, pergolas, or trees and shrubs and other plants that rise above the top of the surrounding parapet walls of the building shall be placed on the rooftop terrace.

*Reason: So as to preserve the roofline of the building and maintain the character of the conservation area and setting of the listed building in accordance with policies HE1, HE3 and HE6 of the Brighton & Hove Local Plan.*

#### **7) UNI**

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

*Reason: To ensure that the development does not put undue pressure on existing on-street car parking in the city and to comply with policy TR1 of the Brighton & Hove Local Plan.*

#### **8) UNI**

No development shall take place until details of a scheme to provide public art has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Report from:

17/04/2008 to: 07/05/2008

*Reason: To ensure that the development contributes towards the provision of new public art in accordance with policy QD6 of the Brighton & Hove Local Plan.*

**9) UNI**

The results of any geotechnical investigations undertaken on the site as part of the hereby approved works shall be submitted to the Local Planning Authority.

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

**10) UNI**

A Travel Plan shall be submitted to the Local Planning Authority within three months of the first occupation of the new guest rooms and leisure facility. The Travel Plan shall be agreed in writing by the Local Planning Authority and include a package of measures, proportionate to the scale of the approved development, aimed at promoting sustainable travel choices and reducing reliance on the car. It shall also set out arrangements for provisions of disabled parking for employees. The measures shall be implemented within a time frame as agreed with the Local Planning Authority and should be subject to annual review.

*Reason: In order to promote sustainable choices and to reduce reliance on the private car to comply with policies SU2, TR1 and TR4 of the Brighton and Hove Local Plan.*

**11) UNI**

No development shall commence until further details of the rooftop solar panels have been submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, size and design of the panels and the works shall be carried out in accordance with the agreed details.

*Reason: So as to preserve the roofline of the building and maintain the character of the conservation area and setting of the listed building in accordance with policies HE1, HE3 and HE6 of the Brighton and Hove Local Plan.*

**12) UNI**

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

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

**13) UNI**

Prior to the commencement of development, details of measures to ensure that the development achieves a "Very Good" or "Excellent" BREEAM rating shall be 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 is sustainable and makes efficient use of energy, water and materials in accordance with policy SU2 of the Brighton & Hove Local Plan.*

**BH2008/00185**

**The De Vere Grand Hotel Kings Road Brighton**

Listed building consent for proposed extension of hotel to provide 41 new guest rooms; leisure facilities and ancillary accommodation; the creation of a glazed bridge link including a passenger lift; alterations to the roofs of the rear accommodation blocks to accommodate plant and the creation of an internal landscaped courtyard.

**Applicant:** De Vere Hotels No. 3 Limited

Report from:

17/04/2008 to: 07/05/2008

**Officer:** Guy Everest 293334

**Approved on 28/04/08 PLANNING APPLICATIONS SUB-COMMITTEE**

**1) 01.05AA**

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

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

**2) UNI**

The following details shall be submitted to and approved in writing by the Local Planning Authority before works commence:

i) sample elevations and sections at 1:20 scale of the new Cannon Place extension's features including bays, windows, doors, louvres, trellises, parapets, balustrades, copings, brises soleil, the entrance canopy, signs, curtain walling and all other features;

ii) sample elevations and sections at 1:20 scale of the glazed link extension;

ii) sectional profiles at 1:1 scale of new external window and door frames;

iii) sectional profiles at 1:1 scale of all external decorative render, brick and stone mouldings;

iv) details and samples of materials and colours;

v) the landscaping scheme for the courtyard, including 1:50 scale plans and elevations;

vi) details of the extent of stripping and demolition work within the Hobden's Baths rear building;

vii) details of new door openings, which shall comprise symmetrical / equal doors, between the main central staircase and glazed link extension.

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 HE1 of the Brighton & Hove Local Plan.*

**3) UNI**

No development shall commence until a structural survey and method statement demonstrating how the structural stability of the retained Hobden's Baths building will be maintained during and after construction works has been submitted to and approved in writing by the Local Planning Authority. The survey and statement shall include details of the structural support required for the additional storeys and the works shall be carried out in accordance with the agreed details.

*Reason: In order to preserve the structural integrity of the listed Hobden's Baths building, which is of historic importance, and to comply with policy HE1 of the Brighton & Hove Local Plan.*

**4) UNI**

No structures or furniture including trellises, umbrellas, planters, patio heaters, pergolas, or trees and shrubs and other plants that rise above the top of the surrounding parapet walls of the building shall be placed on the rooftop terrace.

*Reason: So as to preserve the roofline of the building and maintain the setting of the listed building in accordance with policies HE1 and HE3 of the Brighton & Hove Local Plan.*

**5) UNI**

No development shall commence until further details of the rooftop solar panels have been submitted to and approved in writing by the Local Planning Authority.

Report from:

17/04/2008 to: 07/05/2008

The details shall include the siting, size and design of the panels and the works shall be carried out in accordance with the agreed details.

*Reason: So as to preserve the roofline of the building and maintain the character of the conservation area and setting of the listed building in accordance with policies HE1 and HE3 of the Brighton & Hove Local Plan.*

**6) UNI**

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

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

**BH2008/00263**

**Heist 57 West Street Brighton**

New smoking terrace to rear of building (retrospective).

**Applicant:** Warrick Armsby-Ward

**Officer:** Jason Hawkes 292153

**Refused on 17/04/08 DELEGATED**

**1) UNI**

Policy HE6 relates to development within a conservation area and states that proposals within a conservation area should preserve or enhance the character and appearance of the area. Having regard to the inappropriate design, materials and excessive size of the smoking shelter, the structure appears as an incongruous and unsympathetic feature detrimental to the appearance of the building, which fails to preserve the character and appearance of the conservation area. The proposal is therefore contrary to policy QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

**BH2008/00401**

**Phoenix House 32 West Street Brighton**

Proposed enlargement of fourth floor to occupy area of existing flat roof to provide additional office (B1) floorspace.

**Applicant:** Mr Jorge Frutuoso

**Officer:** Guy Everest 293334

**Approved on 24/04/08 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) 03.01A**

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

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

**3) 05.03**

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

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

#### **4) 05.04**

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, in accordance with policy SU2 of the Brighton & Hove Local Plan.*

#### **5) UNI**

A Travel Plan shall be submitted to the Local Planning Authority within three months of the first occupation of the new office accommodation. The Travel Plan shall be agreed in writing by the Local Planning Authority and include a package of measures, proportionate to the scale of the approved development, aimed at promoting sustainable travel choices and reducing reliance on the car. The measures shall be implemented within a time frame as agreed with the Local Planning Authority and should be subject to annual review.

*Reason: In order to promote sustainable choices and to reduce reliance on the private car to comply with policies SU2, TR1 and TR4 of the Brighton and Hove Local Plan.*

### **BH2008/00451**

#### **55 - 56 East Street Brighton**

Non-illuminated fascia and projecting signs and gold lettering to glazing. (Retrospective).

**Applicant:** C/O Agent

**Officer:** Jonathan Puplett 292525

**Approved on 22/04/08 DELEGATED**

#### **1) 10.02**

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

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

#### **2) 10.03**

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

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

#### **3) 10.04**

Report from:

17/04/2008 to: 07/05/2008

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

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

**4) 10.05**

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

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

**5) 10.06**

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

No advertisement shall be sited or displayed so as to-

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

**BH2008/00490**

**7 Clifton Hill Brighton**

Alterations to driveway access and garden. Conversion of window into doors onto new balcony (part retrospective).

**Applicant:** Mr Jeff Howard & Mr Edward Lepper

**Officer:** Wayne Nee 292132

**Refused on 28/04/08 DELEGATED**

**1) UNI**

Policy HE6 states that proposals within the setting of a conservation area should preserve or enhance the character or appearance of the area, policy QD14 states that planning permission will only be granted if the proposed development is well designed and detailed, and 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. By removing the gate and pier to widen the driveway access, the proposed development would result in the loss of the original boundary enclosure and would have an adverse effect on the appearance of the host property and the street scene, including the wider Montpelier and Clifton Hill Conservation Area. The scheme is therefore contrary to policies HE1, HE6 and QD14

**2) UNI2**

Policy HE6 states that proposals within the setting of a conservation area should show a consistently high standard of design and detailing, and use materials which are sympathetic to the surrounding area. The proposed design of the French doors and the glass and stainless steel balustrading does not respect the original features

Report from:

17/04/2008 to: 07/05/2008

of this 19th Century building and would have further effect on the appearance of the host property and the street scene, including the wider Montpelier and Clifton Hill Conservation Area. The scheme is therefore contrary to policy HE1.

**BH2008/00493**

**7 Clifton Hill Brighton**

External alterations to driveway access and garden. Conversion of window into doors onto new balcony. Internal alterations, including alterations to staircase and doors (part retrospective).

**Applicant:** Mr Jeff Howard & Mr Edward Lepper

**Officer:** Wayne Nee 292132

**Refused on 28/04/08 DELEGATED**

**1) UNI**

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. By removing the gate and pier to widen the driveway access, the proposed development would result in the loss of the original boundary enclosure and would have an adverse effect on the architectural character of the listed building. The scheme is therefore contrary to policy HE1.

**2) UNI2**

The proposed design of the French doors, glass and stainless steel balustrading, and the built-in seating on the proposed wall does not respect the original features of this 19th Century building and would have further effect on the architectural character of the listed building. The scheme is therefore contrary to policy HE1.

**3) UNI3**

Insufficient information has been submitted with the application to demonstrate that the proposed design and materials for the alterations to the staircase and main entrance hall door are suitable additions. The applicant has failed to demonstrate that the proposed works would match the original design or would be appropriate for this listed building. The scheme is therefore contrary to policy HE1.

**4) UNI4**

The alterations to the kitchen units and the removal of the door and part of the wall in between the kitchen and utility room would result in a loss of the original plan form and footprint of the building and would therefore not be a suitable addition to the listed building. The scheme is therefore contrary to policy HE1 and SPGBH 11.

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

**BH2006/03707**

**101 North Road Brighton**

Change of use from A1 (shops) to A4 (drinking establishment)

**Applicant:** Zelgrain Ltd

**Officer:** Jason Kaye 293990

**Refused on 25/04/08 PLANNING APPLICATIONS SUB-COMMITTEE**

**1) UNI**

The change of use of the unit is likely to result in a development having a significant adverse impact on local amenity. This is contrary to the objectives of policies QD27, SU10 and SU9 of the Brighton & Hove Local Plan.

**BH2007/03821**

**Land to rear of 56 Roundhill Crescent Brighton**

Conversion of garage building to three-bedroom sustainable house (part retrospective).

**Applicant:** Leo Horsfield

**Officer:** Gemma Barnes 292265

**Approved on 17/04/08 DELEGATED**

**1) 02.02A**

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

**2) 02.06A**

Within one month of the date of this permission a scheme for the storage of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full as approved prior to occupation 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 policies SU2 and QD27 of the Brighton and Hove Local Plan.*

**3) 02.07A**

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 and Hove Local Plan.*

**4) 04.02A**

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

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

**5) 05.04**

Within one month of the date of this permission 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.

*Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development, in accordance with policy SU2 of the Brighton & Hove Local Plan.*

**6) 06.01A**

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

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17/04/2008 to: 07/05/2008



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

**7) 06.02A**

Within one month of the date of this permission details of secure cycle parking facilities shall be 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 the private car and to comply with policy TR14 of the Brighton and Hove Local Plan.*

**8) 13.01A**

Within one month of the date of this permission samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted shall be 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 and Hove Local Plan.*

**9) 13.05A**

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 and Hove Local Plan.*

**10) 13.06A**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no extension, enlargement or other alteration of the building(s) 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 or to the character of the area, and for this reason would wish to control any future development proposals to comply with policy HE6 of the Brighton and Hove Local Plan.*

**11) B04.01**

Within one month of the date of this permission details of 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 shall be submitted to the Local Planning Authority for approval.

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with QD16 of the Brighton & Hove Local Plan.*

**12) B04.02**

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion

Report from:

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.*

### **13) UNI**

Notwithstanding the approved plans, the pedestrian access from the car parking space down to the dwelling shall be via a ramped access constructed to a standard satisfactory to the Local Planning Authority. Details of the ramped access shall be submitted and approved in writing by the Local Planning Authority within one month of the date of this permission. The ramp shall be implemented prior to first occupation of the dwelling hereby approved.

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

### **14) UNI**

Within one month of the date of this permission full details of existing and proposed ground levels within the site and on land adjoining the site by means of spot heights and cross-sections; proposed siting and finished floor levels of all buildings and structures have been submitted to and approved in writing by the Local Planning Authority. All levels shall be in metric units and related to Ordnance Survey Datum. The development shall thereafter be built in accordance with the agreed details.

*Reason: In order to enable the Local Planning Authority to control the height of the proposed dwelling in relation to the neighbouring properties and to comply with policy QD27 of the Brighton & Hove Local Plan.*

### **15) UNI**

The roof of the dwelling hereby approved shall be a 'green roof'. Within one month of the date of this permission a detailed methodology for the construction and aftercare of the green roof shall be submitted for approval in writing by the Local Planning Authority. The roof shall be implemented in strict accordance with the approved details prior to the first occupation of the dwelling hereby approved.

*Reason: In order to ensure the satisfactory construction of the green roof which will enhance the appearance of the development and wider conservation area, and to comply with policies QD1 and HE6 of the Brighton and Hove Local Plan.*

### **16) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no additional area of hard standing for the purposes of vehicle parking, beyond that shown on the plans hereby approved shall be laid out within the curtilage of the dwelling hereby approved without Planning Permission obtained from the Local Planning Authority.

*Reason: The Local Planning Authority considers that further development could lead to an excess of parking provision on this site which would be contrary to PPG13, policies TR1 and TR19 of the Brighton and Hove Local Plan and Supplementary Planning Guidance on Parking Standards (SPGBH4).*

**BH2007/04166**

**Brighton Museum and Art Gallery Church Street Brighton**

Construction of internal stud wall and door.

**Applicant:** Jan Cadge

**Officer:** Karen Tipper 293335

**Approved Secretary of State on 07/05/08 GOVERNMENT OF THE SOUTH EAST**

**1) 01.05AA**

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

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

**BH2007/04609**

**Regent House Princes Place Brighton**

Change of use of ground floor and basement from residential flats (class C305) and ancillary storage to restaurant (class A3). Alterations to front and side elevations.

**Applicant:** Baron Homes Corporation Ltd

**Officer:** Gemma Barnes 292265

**Refused on 28/04/08 DELEGATED**

**1) UNI**

The proposal would result in the loss of four self contained residential units. Based on the information submitted it would appear that none of the units are classified as unfit for human habitation, all units benefit from adequate access, the change of use is not required to preserve the building and the proposal would not result in any provision of affordable housing. As such the proposal is contrary to policy HO8 of the Brighton and Hove Local Plan which seeks to resist the loss of residential accommodation. Notwithstanding the planning history for this site, there are no material considerations to warrant the loss of four self contained dwellings which are fit for purpose as an exception to policy HO8 of the Brighton and Hove Local Plan.

**2) UNI**

Development proposals for changes of use are required to provide secure cycle storage facilities for staff and customers in accordance with policy TR14. A restaurant of this size would be required to provide cycle storage for two bikes. No cycle storage areas have been indicated on the plans and as such the proposal is contrary to policy TR14 of the Brighton and Hove Local Plan.

**3) UNI**

The applicant has failed to demonstrate that the proposed restaurant use will not have an unacceptable adverse impact upon the residential amenity of the occupiers of the flats located on the upper floors of this building by way of noise pollution. As such the proposal is contrary to policies SU10, SR12 and QD27 of the Brighton and Hove Local Plan.

**4) UNI**

The proposed change of use to a large restaurant will increase the use of energy and water on site. No information has been submitted to demonstrate how the proposed change of use will make efficient use of energy or water resources. Furthermore, no information has been submitted to demonstrate how construction waste will be minimised as part of the physical alterations required to convert the building into restaurant use. As such, based on the information submitted the

applicant has failed to satisfactorily address policies SU2 and SU13 of the Brighton and Hove Local Plan.

**BH2007/04623**

**95 Trafalgar Street Brighton**

Installation of automated teller machine - Retrospective

**Applicant:** Bank Machine Ltd

**Officer:** Nicola France 292211

**Refused on 28/04/08 DELEGATED**

**1) UNI**

The retrospective application to install an ATM is inappropriate by reason of its design, materials and position on the shopfront and is considered to be a worsenment of the situation that exists at present. The application, therefore, constitutes an inappropriate development of the site, offering no architectural merit to the overall design, and results in being detrimental to the wider conservation area, contrary to policies QD5, QD10, SR4 and HE6 of the Brighton and Hove Local Plan and Supplementary Planning Document 02 Shopfront Design.

**BH2008/00386**

**36 Kemp Street Brighton**

Replacement of existing timber door and timber framed windows on front elevation with UPVc door and windows.

**Applicant:** Carl Benett

**Officer:** Chris Swain 292178

**Refused on 23/04/08 DELEGATED**

**1) UNI**

The proposed replacement windows and front door, by reason of their materials and their design would be detrimental to the appearance and character of the property, the street scene and the wider North Laine conservation area and are contrary to policies QD1, QD2, QD14 and HE6 of the Brighton and Hove Local Plan.

**BH2008/00459**

**73A Vere Road Brighton**

Rear extension of existing shower-room to form new bathroom, new double doors to existing living room, block up kitchen door and timber decking terrace area.

**Applicant:** Mr P Rose

**Officer:** Chris Swain 292178

**Approved on 23/04/08 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) 02.02A**

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

Report from:

17/04/2008 to: 07/05/2008

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

**3) 02.07A**

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 and Hove Local Plan.*

**4) 03.02A**

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 and Hove Local Plan.*

**BH2008/00469**

**1 Bath Street Brighton**

Erection of two storey extension to rear, new spiral staircase to rear and associated improvements to windows and front garden.

**Applicant:** Mr Terry Squires

**Officer:** Gemma Barnes 292265

**Approved on 23/04/08 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) 02.07A**

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 and Hove Local Plan.*

**3) 05.03**

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

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

**4) 13.02A**

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

Report from:

17/04/2008 to: 07/05/2008

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

**5) 13.03A**

Notwithstanding the approved plans all new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

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

**6) UNI**

The external staircase and landing area shall be used to provide access to the garden from the first floor flat only. The landing area shall not be used as a roof terrace, balcony 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 and Hove Local Plan.*

**BH2008/00501**

**25 Baker Street Brighton**

Change of use from a shop (A1) to health services (D1).

**Applicant:** Miss Sally Watkins

**Officer:** Gemma Barnes 292265

**Approved on 25/04/08 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) 02.06A**

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 works shall be carried out in full as approved prior to occupation 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 policies SU2 and QD27 of the Brighton and Hove Local Plan.*

**3) 06.02A**

The development hereby permitted shall not be commenced until details of secure cycle parking facilities 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 the private car and to comply with policy TR14 of the Brighton and Hove Local Plan.*

**4) B03.01**

The premises shall not be open or in use except between the hours of 10:00 and 19:00 hours on Mondays to Sunday inclusive, in accordance with policies SU9 and QD27.

*Reason: To safeguard the amenities of the locality.*

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## **5) UNI**

Notwithstanding the provisions of the Town and County Planning (Use Classes) Order 2005 or any amendment thereto, this unit shall be used as health clinic/treatment room only and for no other purpose in the D1 use class.

*Reason: To allow the Local Planning Authority to control any subsequent change of use of the premises in the interests of protecting neighbouring amenity and to comply with policies SU10 and QD27 of the Brighton and Hove Local Plan.*

### **BH2008/00675**

#### **8B Buckingham Place Brighton**

Conversion of existing ground floor two-bedroom flat into two one-bedroom self-contained flats.

**Applicant:** Mr G Wayne

**Officer:** Gemma Barnes 292265

**Refused on 28/04/08 DELEGATED**

#### **1) UNI**

The proposal is contrary to policy HO9 of the Brighton and Hove Local Plan, which seeks to retain small family dwellings and which only permits the conversion into two or more residential units of a dwelling with an original floor area of more than 115m sqm or with four or more bedrooms as originally built. The policy also requires one of the units to be suitable for family occupation. The internal floor area of the flat subject of this application equates to approximately 80sqm. Consequently this property is not of sufficient size to be considered suitable for further subdivision and as such the principle of the development is unacceptable. Furthermore, a family sized unit would not be retained.

#### **2) UNI2**

The applicant has confirmed that the ground floor flat has no external amenity space. As such the proposed additional unit will not have the benefit of any external amenity space and the plans do not identify an area for cycle storage or refuse and recycling facilities. Whilst the existing situation for occupiers of the ground floor flat is beyond the control of the local planning authority, it is not considered appropriate to intensify the use of this site by allowing an additional residential dwelling that will not benefit from satisfactory amenities. By virtue of the lack of external amenity space, cycle storage and refuse and recycling facilities the proposed additional unit would result in a substandard level of accommodation. Cumulatively the proposal, represents an unsuitable form of development which would result in an over intensive use of the property. As such the proposal is contrary to policies QD3, HO4, HO5, HO9, SU2 and TR14 of the Brighton and Hove Local Plan.

### **BH2008/00786**

#### **7 West Hill Street Brighton**

Single storey extension to rear. Conservation style roof light to front. Dormer to rear.

**Applicant:** Paul & Carol Allen

**Officer:** Chris Swain 292178

**Approved on 28/04/08 DELEGATED**

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

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

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

**2) 02.02A**

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

**3) 13.05A**

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 and Hove Local Plan.*

**BH2008/00952**

**St. Pauls C Of E School St Nicholas Road Brighton**

Replacement of existing single glazed steel windows and external doors with new double glazed UPVC windows and external doors.

**Applicant:** The Governors

**Officer:** Chris Swain 292178

**Approved on 06/05/08 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*

**WITHDEAN**

**BH2007/03360**

**Beech Mount 328 Dyke Road Brighton**

Erection of single storey rear extension, first floor dormer to Northern elevation, conversion of integral garage to habitable room, and erection of detached garage to front of property.

**Applicant:** Dr & Mrs S Plant

**Officer:** Guy Everest 293334

**Approved on 28/04/08 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) 03.02A**

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 and Hove Local Plan.*

**3) UNI**

The first floor dormer window to the northern elevation shall not be glazed otherwise than with obscured glass and shall be fixed shut, and shall thereafter permanently retained as such.

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

**4) UNI**

No alterations relating to the front boundary wall shall commence until details of the entrance gate have been submitted to and approved in writing by the Local Planning Authority. The alterations shall be completed in accordance with the agreed details.

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

**BH2007/03790**

**2 The Parade Valley Drive Brighton**

Change of use from retail (Class A1) to hot food takeaway (Class A5) including the installation of a ventilation flue to the rear, new shopfront and rear store (Retrospective).

**Applicant:** Miss C Edebali

**Officer:** Jason Hawkes 292153

**Approved on 28/04/08 DELEGATED**

**1) UNI**

The premises shall not be open or in use except between the hours of 11.00am and 9pm on any day.

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

**2) UNI**

The ventilation flue shall be used in accordance with the Acoustic Report submitted to the Local Planning Authority on 12th December 2007.

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

**BH2007/04205**

**68 Peacock Lane Brighton**

Construction of first floor extension with new roof and rear single-storey extension to allow conversion from a bungalow to a two-storey dwelling house (revised terrace layout).

**Applicant:** Mr & Mrs Clark

**Officer:** Jason Hawkes 292153

**Refused on 23/04/08 PLANNING APPLICATIONS SUB-COMMITTEE**

**1) UNI**

The development by reason of its design, scale and arrangement would detract from the character and appearance of the existing house. It would in addition have an adverse impact on the amenities of the neighbouring properties through overlooking

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and loss of light. The proposal is therefore contrary to policies QD1, QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2008/00008**

**80 Reigate Road Brighton**

Demolition of sunroom and erection of 2 storey rear extension

**Applicant:** Alex Gale

**Officer:** Jonathan Puplett 292525

**Approved on 23/04/08 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) 03.02A**

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 and Hove Local Plan.*

**3) 05.03**

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

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

**BH2008/00077**

**323 Dyke Road Hove**

Demolition of existing single storey extension and garage to allow the creation of a new two storey extension.

**Applicant:** Mr Mike Thomas

**Officer:** Guy Everest 293334

**Approved on 28/04/08 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) 03.02A**

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 and Hove Local Plan.*

**3) UNI**

No development shall take place until details of boundary screening to protect the amenity of no. 321 Dyke Road Avenue has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and be maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

**4) UNI**

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

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

**BH2008/00312**

**16 Hazeldene Meads Brighton**

Demolition of existing garage and construction of two storey detached dwelling.

**Applicant:** Mr Graham Bull

**Officer:** Jason Hawkes 292153

**Refused on 28/04/08 DELEGATED**

**1) UNI**

Policies QD1, QD2, and QD3 of the Brighton and Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy HO4 states that residential development will be permitted at higher density where it can be demonstrated that the proposal exhibits a high standard of design. The proposed dwelling by virtue of its excessive scale in this relatively small plot is considered to be an overdevelopment of the site which fails to respect the constraints of the site and its relationship to surrounding residential properties. The substantial loss of front garden as well as the design of the proposed dwelling with a glazed balustrade is also out of character with the uniform appearance of the houses and street scene. The proposal therefore results in an incongruous and cramped form of development with inadequate spacing between dwellings. The proposal is therefore contrary to the above policies.

**2) UNI2**

Policy HO13 of the Brighton & Hove Local Plan states that planning permission will only be granted for new residential development that are built to a lifetime homes standard whereby they can be adapted to meet the needs of people with disabilities without major structural alterations. Planning Advice Note 03: Accessible Housing and Lifetime Homes also outlines the Council's requirements for lifetime homes. The proposed first floor bathroom is of inadequate size to allow adequate provision

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for a wheelchair user and no space has been identified for a future vertical lift. The scheme is therefore contrary to the above policy and advice note.

### **3) UNI3**

Policy SU2 of the Brighton & Hove Local Plan requires all proposals to demonstrate a high standard of efficiency in the use of energy, water and materials. Insufficient information has been submitted with the application to demonstrate how this requirement has been met throughout the scheme. The proposal is therefore contrary to the above policy.

### **BH2008/00666**

#### **34 Robertson Road Brighton**

Insertion of new window and addition of soil and vent pipe on front elevation. Enlargement of one window on existing rear extension. Rooflights on front and rear roof pitches.

**Applicant:** Mr Richard Little

**Officer:** Jason Hawkes 292153

**Approved on 22/04/08 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*

### **BH2008/00734**

#### **12 Bramble Rise Brighton**

Certificate of Lawfulness for the proposed development of a loft conversion with rear dormer.

**Applicant:** Mrs M Judge

**Officer:** Wayne Nee 292132

**Approved on 22/04/08 DELEGATED**

### **BH2008/00779**

#### **2 Glen Rise Close Westdene Brighton**

Alterations and extensions including two storey side extension, first floor rear extension, new front lobby extension and rear conservatory (following part demolition of existing).

**Applicant:** Mr & Mrs Bouhassane

**Officer:** Awot Tesfai 292211

**Approved on 28/04/08 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) 03.02A**

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 and Hove Local Plan.*

**BH2008/00954**

**59 Bramble Rise Brighton**

Demolition of existing garage and erection of two storey side extension and new front porch.

**Applicant:** Mr S Love

**Officer:** Jonathan Puplett 292525

**Approved on 06/05/08 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) 03.02A**

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 and Hove Local Plan.*

**3) 05.03**

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

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

**4) UNI**

The side (west) facing glazed door and first floor bedroom window shall not be glazed otherwise than with obscured glass. The glazing of the window and door shall thereafter be permanently retained as such.

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

**EAST BRIGHTON**

**BH2008/00152**

**Whitehawk Football Club East Brighton Park Wilson Avenue Brighton**

Proposed extension to changing rooms.

**Applicant:** Wally Sweetman

**Officer:** Gemma Barnes 292265

**Approved on 02/05/08 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) 03.02A**

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 and Hove Local Plan.*

**BH2008/00660**

**Flat 4 16 Chesham Place Brighton**

Insertion of two conservation roof lights to rear roof slope. Insertion of glazing in existing front hatch and alterations to internal layout.

**Applicant:** Mrs Jessica Cina

**Officer:** Chris Swain 292178

**Approved on 22/04/08 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) 14.10A**

The rooflights hereby approved shall be of 'conservation style' fitted flush with the adjoining roof surface to the satisfaction of the Local Planning Authority with slim section metal frames.

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

**3) 14.12A**

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

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

**4) UNI**

Prior to commencement of works, 1:20 elevations and a 1:1 section of the proposed additional vent on the front elevation shall be submitted to and approved by the Local Planning Authority in writing and the works shall be carried out and completed fully in accordance with these details and maintained as such thereafter.

*Reason: As insufficient information has been provided and to comply with policy HE1 of the Brighton and Hove Local Plan.*

**BH2008/00661**

**Flat 4 16 Chesham Place Brighton**

Insertion of two conservation roof lights to rear roof slope. Insertion of glazing in existing front hatch and alterations to internal layout.

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**Applicant:** Mrs Jessica Cina  
**Officer:** Chris Swain 292178  
**Approved on 22/04/08 DELEGATED**

**1) 01.05AA**

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

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

**2) 14.10A**

The rooflights hereby approved shall be of 'conservation style' fitted flush with the adjoining roof surface to the satisfaction of the Local Planning Authority with slim section metal frames.

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

**3) 14.12A**

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

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

**4) UNI**

Prior to commencement of works, 1:20 elevations of the proposed staircase and glass screen and 1:1 section through the glass screen shall be submitted to and approved by the Local Planning Authority in writing and the works shall be carried out and completed fully in accordance with these details and maintained as such thereafter.

*Reason: As insufficient information has been provided and to comply with policy HE1 of the Brighton and Hove Local Plan.*

**5) UNI**

Prior to commencement of works, 1:20 elevations and a 1:1 section of the proposed additional vent on the front elevation shall be submitted to and approved by the Local Planning Authority in writing and the works shall be carried out and completed fully in accordance with these details and maintained as such thereafter.

*Reason: As insufficient information has been provided and to comply with policy HE1 of the Brighton and Hove Local Plan.*

**BH2008/00702**

**20 Sweda Court Chesham Street Brighton**

Upgrade existing window at front of property with double glazed UPVC window.

**Applicant:** Deidre Coogan  
**Officer:** Chris Swain 292178  
**Approved on 18/04/08 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*

**BH2008/00906**

**14 Eaton Place Brighton**

New door and windows to rear elevation allowing access to a new raised deck and steps down to garden.

**Applicant:** Ms Rosalind Southcott

**Officer:** Sonia Kanwar 292359

**Refused on 28/04/08 DELEGATED**

**1) UNI**

The proposed decking, balustrade and steps to the garden are considered to result in a detrimental impact on the architectural and historic character and appearance of the building, and additionally have an overbearing impact on the setting of the listed buildings in Eaton Place, thereby adversely affecting the setting of the listed building and the East Cliff Conservation Area. The scheme is therefore contrary to policies QD1, HE1, HE3 and HE6 of the Brighton & Hove Local Plan and to the Council's Supplementary Planning Guidance Note SPGBH13: Listed Buildings - General Advice.

**BH2008/00913**

**14 Eaton Place Brighton**

Internal alterations, new door and windows to rear elevation allowing access to a new raised deck and steps down to garden.

**Applicant:** Ms Rosalind Southcott

**Officer:** Sonia Kanwar 292359

**Refused on 28/04/08 DELEGATED**

**1) UNI**

Policy HE1 of the Brighton and Hove Local Plan states that alterations to a listed building will only be permitted where the proposal would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building. Policy HE3 states that development will not be permitted where it would have an adverse impact upon the setting of a listed building. The proposed decking, balustrade and steps to the garden are considered to result in a detrimental impact on the architectural and historic character and appearance of the building, and additionally adversely affect the setting of the listed building. The scheme is therefore contrary to policy HE1 and HE3 of the Brighton & Hove Local Plan and to the Council's Supplementary Planning Guidance Note SPGBH13: Listed Buildings - General Advice.

**HANOVER & ELM GROVE**

**BH2008/00206**

**42 Brading Road Brighton**

Change of use from ground floor office to two bedroom flat with associated external alterations and demolition of rear garage.

**Applicant:** Mr Taylor

**Officer:** Katherine Rawlins 292232

**Refused on 22/04/08 DELEGATED**

**1) UNI**



The proposed change of use would result in the loss of valuable employment space and the applicant has failed to demonstrate that the unit is genuinely redundant or that there are other starter units available in the neighbourhood at a comparable rental. The proposal is considered to be contrary to Policies E5 and E6 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and Policies EM5 and EM6 of the Brighton and Hove Local Plan.

**BH2008/00520**

**17 - 19 Brading Road Brighton**

Replacement of timber framed windows with UPVc windows at front and rear and to side elevations of rear projection.

**Applicant:** Mark Leach

**Officer:** Chris Swain 292178

**Refused on 21/04/08 DELEGATED**

**1) UNI**

The proposed windows, by reason of their design, subdivision, glazing bars, proportions and method of opening, would form a visually inappropriate alteration to the building and adversely affect the character and appearance of the streetscene and as such are contrary to policies QD2 and QD14 of the Brighton and Hove Local Plan.

**BH2008/00536**

**20 Hanover Crescent Brighton**

Relocation of existing boiler from lower ground floor to first floor, including new flue outlet.

**Applicant:** Mrs P Smith

**Officer:** Sonia Kanwar 292359

**Approved on 17/04/08 DELEGATED**

**1) 01.05AA**

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

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

**2) UNI**

Before the development commences a colour scheme for the flue should be submitted to and approved in writing by the Local Planning Authority. The scheme should be implemented in accordance with the approved details and retained as such thereafter.

*Reason: So as to ensure the preservation and enhancement of the Listed Building in accordance with policies HE1 and HE4 of the Brighton and Hove Local Plan.*

**BH2008/00711**

**1 Arnold Street Brighton**

Removal of lean-to conservatory and construction of a single storey flat roof rear extension.

**Applicant:** Mrs Chantel

**Officer:** Karen Tipper 293335

**Approved on 01/05/08 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) 03.02A**

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 and Hove Local Plan.*

**BH2008/00795**

**47 Islingword Road Brighton**

Reinstatement of existing basement pavement windows and new in-pavement light wells.

**Applicant:** Ms B.E.N Birtwell

**Officer:** Karen Tipper 293335

**Approved on 22/04/08 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) 03.02A**

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 and Hove Local Plan.*

**BH2008/00854**

**102 Islingword Road Brighton**

First floor rear extension over existing, rear dormer and rear roof terrace.

**Applicant:** Mr & Mrs S Cambers

**Officer:** Sonia Kanwar 292359

**Refused on 25/04/08 DELEGATED**

**1) UNI**

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

**2) UNI2**

Due to the position and height of the rear terrace in close proximity to the adjacent properties, the proposal results in a significant loss of privacy and overlooking of the neighbouring properties and gardens. The terrace due to its position, size and use

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will also result in a significant noise disturbance on adjacent properties. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan.

### **3) UN13**

The proposed first floor extension, by virtue of its siting, size and massing would result in the proposal having an overbearing impact on adjacent properties, and would result in a loss of outlook and a heightened sense of enclosure. As such the proposal would adversely impact on the residential amenities of adjacent properties and is contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan.

## **HOLLINGBURY & STANMER**

### **BH2006/02966**

#### **Stanmer House Stanmer Park Brighton**

Proposed alterations to cellar and external alterations to means of escape hatch.

**Applicant:** Cherrywood Investments

**Officer:** Rachael Hobman 292175

**Approved on 22/04/08 DELEGATED**

#### **1) 01.05AA**

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

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

#### **2) 14.01A**

No works shall take place until samples of the materials (including colour of render, paintwork or colourwash, sample of hand painted balustrade, paint colour, brick samples for the stairs and restoration of brick vaulted cellars, timber hatch and fire doors) to be used in the construction of the external surfaces of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

#### **3) 14.06A**

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 and Hove Local Plan.*

#### **4) 14.07A**

No development shall take place until a schedule of all features to be removed, moved, replaced or reinstated has been agreed with the Local Planning Authority in writing. Replacement/reinstatement features must match exactly the original in materials and detail. Photographs/drawings/sections recording the features to be replicated must be submitted along with 1:1 scale drawings of proposed items for prior approval by the Local Planning Authority.

*Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and in accordance with policy HE1 and HE4 of the Brighton and Hove Local Plan.*

**5) 14.12A**

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

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

**6) 14.14A**

The smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes shall be located in unobtrusive positions in the corners of rooms and their electrical cabling systems shall not be surface mounted but concealed within the floors, ceilings and walls, except where otherwise approved, and the walls, floors and ceilings made good to the satisfaction of the Local Planning Authority.

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

**7) UNI**

Notwithstanding the detail of the drawings hereby approved, constructional details and finishes of the new lobby at the foot of the existing brick staircase, at a scale of 1:20, shall be submitted to and approved in writing by the Local Planning Authority. The works shall proceed in accordance with the details as approved.

*Reason: To ensure an acceptable design is achieved that is appropriate for the character and appearance of the house and to ensure the satisfactory preservation of the listed building and to comply with policy HE1 of the Brighton and Hove Local Plan.*

**8) UNI**

Notwithstanding the detail of the drawings hereby approved, detailed drawings of the new timber fire doors, at a scale of 1:20, shall be submitted to and approved in writing by the Local Planning Authority. The works shall proceed in accordance with the details as approved.

*Reason: To ensure an acceptable design is achieved that is appropriate for the character and appearance of the house and to ensure the satisfactory preservation of the listed building and to comply with policy HE1 of the Brighton and Hove Local Plan.*

**9) UNI**

Notwithstanding the detail of the drawings hereby approved, drawings at a scale of 1:20 providing details of upgrading the existing timber door (d6) and repositioning of the door to open inwards shall be submitted to and approved in writing by the Local Planning Authority. The works shall proceed in accordance with the details as approved and shall be retained as such thereafter.

*Reason: To ensure an acceptable design is achieved that is appropriate for the character and appearance of the house and to ensure the satisfactory preservation of the listed building and to comply with policy HE1 of the Brighton and Hove Local Plan.*

**BH2007/03722**

**University of Sussex Arts B Lewes Road Brighton**

Listed building consent for external stair lift for disabled access.

**Applicant:** Rob French

**Officer:** Louise Kent 292198

**Approved on 22/04/08 DELEGATED**

**1) 01.05AA**

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

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

**2) UNI**

The existing entrance doors shall be reused in the new position. 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**

No works shall take place until colour samples of the materials to be used in the stairlift and associated rails hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

**BH2007/04389**

**128 Hollingdean Terrace Brighton**

Loft conversion with one rooflight to front, four rooflights to rear and dormer to side elevation.

**Applicant:** Mr T Whittington

**Officer:** Nicola France 292211

**Refused on 21/04/08 DELEGATED**

**1) UNI**

The proposed side dormer window would have a detrimental impact on the character and appearance of the dwelling and surrounding streetscape by creating a loss of symmetry in roof design and with the adjoining property (130 Hollingdean Terrace) contrary to policy QD14 of the Brighton and Hove Local Plan and Supplementary Planning Guidance Note 1 Roof Alterations and Extensions.

**BH2007/04636**

**19 Hawkhurst Road Brighton**

Reserved matters application for the erection of a detached two storey

**Applicant:** Mr Hills

**Officer:** Jason Kaye 293990

**Refused on 25/04/08 DELEGATED**

**1) UNI**

The proposed development, by reason of its design, orientation and siting would fail to provide a suitable standard of design and appearance for new development, would relate very poorly to neighbouring development, fails to respect the Hawkhurst

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Road building line and would result in a prominent and incongruous appearance within the streetscene, which would be detrimental to the character of the local area, contrary to Brighton and Hove Local Plan policies QD1, QD2 and QD3.

**2) UNI2**

The proposed development, by reason of its orientation, fenestration, internal layout and proximity to No. 3 Nanson Road, would cause significant overlooking to the garden of No. 3 Nanson Road and, as such, is contrary to policy QD27 of the Brighton and Hove Local Plan.

**BH2008/00427**

**3 Coldean Lane Brighton**

Certificate of Lawfulness for proposed demolition of existing shed and construction of new annexe to rear of house.

**Applicant:** Mrs Val Nash

**Officer:** Gemma Barnes 292265

**Approved on 23/04/08 DELEGATED**

**BH2008/00676**

**Sussex House Lewes Road Falmer**

Replacement balcony window with aluminum double glazed door & windows.

**Applicant:** Mr Rob French

**Officer:** Louise Kent 292198

**Approved on 23/04/08 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) 03.02A**

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 and Hove Local Plan.*

**MOULSECOOMB & BEVENDEAN**

**BH2008/00085**

**36 Coombe Road Brighton**

Conversion of existing shop and first floor flat to single dwelling.

**Applicant:** Mr Calvin James

**Officer:** Chris Elphick 293990

**Approved on 18/04/08 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) 02.06A**

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 works shall be carried out in full as approved prior to occupation 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 policies SU2 and QD27 of the Brighton and Hove Local Plan.*

**3) 03.02A**

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 and Hove Local Plan.*

**4) 06.03A**

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

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

**5) UNI**

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details. Reason: To ensure that the proposed development does not put undue pressure on existing on-street car parking in the city and to comply with policies HO7 and SU15 of the Brighton & Hove Local Plan.

**6) UNI**

Prior to the first occupation of the house hereby approved, the first floor front windows shall be replaced by timber sliding sash windows in accordance with the details shown on drawing DPA-01 Revision 01 submitted on 4 January 2008. The windows shall be retained as such thereafter. Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

**BH2008/00657**

**6 Jevington Drive Brighton**

Single storey side extension and extended raised terrace to rear.

**Applicant:** Mr Darren Redman

**Officer:** Louise Kent 292198

**Refused on 21/04/08 DELEGATED**

**1) UNI**

The full-width raised decking area at the rear would cause increased overlooking and loss of privacy to the surrounding occupiers, harming the residential amenity of

the area. The proposal is therefore contrary to policy QD27 of the Brighton and Hove Local Plan.

**BH2008/00740**

**7 Belle Vue Cottages Brighton**

Certificate of Lawfulness for proposed dormer roof extension to rear and two rooflights to front roofslope.

**Applicant:** Delford Reid

**Officer:** Sonia Kanwar 292359

**Approved on 21/04/08 DELEGATED**

**BH2008/00852**

**32 Hillside Brighton**

Single storey extension to rear.

**Applicant:** Mr Toby Hamilton

**Officer:** Chris Swain 292178

**Refused on 02/05/08 DELEGATED**

**1) UNI**

The length, siting, height and design of the proposal would, by reason of loss of light and outlook, overshadowing and its overbearing impact, adversely impact on the residential amenity currently enjoyed by the adjoining property No.30 Hillside, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**QUEEN'S PARK**

**BH2007/01575**

**102 Marine Parade Brighton**

Conversion of existing four-storey (plus basement) house into 5 flats (4 two-bedroom units and 1 one-bedroom unit), including construction of new mansard roof accommodation at fourth floor level, replacing existing roof. Construction of bin/cycle store on front amenity area.

**Applicant:** Mr & Mrs K McClymont

**Officer:** Rachael Hobman 292175

**Refused on 28/04/08 DELEGATED**

**1) UNI**

The proposed development, by reason of the principle of the proposed roof extension and the size, massing, design and detailing of the proposed roof extension, would be detrimental to the architectural and historic character and appearance of the listed building and would disrupt the historic roofline of the building and the roofscape of the trio of listed buildings and would fail to preserve or enhance the character of the East Cliff Conservation Area contrary to policies QD1, QD2, QD3, QD14, HE1, HE3 and HE6 of the Brighton and Hove Local Plan and Supplementary planning guidance notes SPGBH1, SPGBH11 and SPGBH13 and Planning Policy Guidance 15 - Planning and the Historic Environment.

**2) UNI**

The proposed development fails to provide adequate provision for secure cycle parking at ground floor level in accordance with the Council's standard, and is therefore considered to be inconsistent with the aim to encourage alternative means of travel, contrary to policies TR1 and TR14 of the Brighton & Hove Local Plan.

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### **3) UNI**

The applicant has failed to demonstrate that the proposal would incorporate adequate measures to reduce the use of raw materials, water and energy and as such would be likely to result in excessive use of these limited resources. This would be contrary to policy SU2 of the Brighton & Hove Local Plan.

### **4) UNI**

The application has failed to demonstrate detail of construction waste minimisation measures and is therefore considered to be contrary to policy SU13 of the Brighton & Hove Local Plan and SPD03: Construction and Demolition Waste.

### **5) UNI**

The proposed refuse and cycle storage enclosure, by reason of bulky and incongruous appearance, would be detrimental to the appearance of the formal garden area and consequently to the setting of the listed building, contrary to Brighton and Hove Local Plan policies QD2, HE3 and HE6.

### **6) UNI**

The application fails to provide provision for the storage of recyclables, contrary to policies QD27 and SU2 of the Brighton & Hove Local Plan and PAN05 Design Guidance for the Storage and Collection of Recyclable Materials and Waste.

### **7) UNI**

The proposed development, by reason of additional stopping, turning and reversing traffic arising from the development and additional demand for on-street car parking and displacement of existing resident car parking, would be detrimental to highway safety and neighbouring amenity, contrary to Brighton and Hove Local Plan policies TR1, TR7, TR19 and QD27.

### **8) UNI**

The applicant has failed to demonstrate that the proposal would make adequate provision for travel demand arising from the proposed flats and as such the proposal is contrary to policies TR1 and HO7 of the Brighton and Hove Local Plan.

## **BH2007/01576**

### **102 Marine Parade Brighton**

Internal and external alterations, with mansard roof extension to enable conversion of house into 5 flats. Construction of bin/cycle store on front amenity area.

**Applicant:** Mr & Mrs McClymont

**Officer:** Rachael Hobman 292175

### **Refused on 22/04/08 DELEGATED**

#### **1) UNI**

The proposed development, by reason of the principle of the proposed roof extension and the size, massing, design and detailing of the proposed roof extension, and the bulk and incongruent positioning of the proposed cycle and refuse store, would be detrimental to the architectural and historic character and appearance of the listed building and would disrupt the historic roofline of the building of the trio of listed buildings. The proposed development would fail to preserve or enhance the character of the listed building or the setting of those adjoining and as such is contrary to policies HE1 and HE3 of the Brighton and Hove Local Plan and Supplementary planning guidance notes SPGBH1, SPGBH11 and SPGBH13 and Planning Policy Guidance 15 - Planning and the Historic Environment.

#### **2) UNI2**

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The proposed development would harm the historical and architectural form and character of the Listed Building by removing original internal features and altering the historic building form and layout contrary to policy HE1 of the Brighton and Hove Local Plan and Supplementary planning guidance notes SPGBH11 and SPGBH13.

**BH2007/02805**

**50 Grand Parade Brighton**

Demolition of existing garage and rear extension, construction of new 4 storey rear extension and the conversion of part of the 1st, 2<sup>nd</sup> and 3rd floor levels from offices (B1) to 3 no. one-bedroom flats.

**Applicant:** N. Enever

**Officer:** Ray Hill 292323

**Refused on 06/05/08 DELEGATED**

**1) UNI**

The proposal, by reason of its height, scale and depth, represents an unsympathetic and excessive extension to the existing building, overdevelopment of the site and, as such, is contrary to policies QD1, QD2, QD3 and QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposal constitutes an overdevelopment of the site which would be detrimental to the amenities enjoyed by the occupiers of the adjoining residential property at No. 49 Grand Parade, by reason of loss of privacy, and, as such, the proposal is contrary to policy QD27 of the Brighton and Hove Local Plan.

**3) UNI3**

The proposal constitutes an overdevelopment of the site which would provide an unsatisfactory standard of accommodation for the future occupiers of the proposed flats by virtue of lack of private amenity space, poor outlook and lack of privacy contrary to policies QD3, QD14, QD27, HO4 and HO5 of the Brighton and Hove Local Plan.

**4) UNI4**

The proposed development, by virtue of its failure to incorporate a mix of dwelling types and sizes that reflects and responds to Brighton and Hove's housing needs, would be contrary to Policy HO3 of the Brighton & Hove Local Plan which seeks to ensure that new residential development incorporates a mix of dwelling types and sizes that reflects and responds to Brighton and Hove's housing needs.

**5) UNI5**

The applicant has failed to demonstrate that the proposal would incorporate adequate measures to reduce the use of raw materials, water, and energy and as such the proposal would be likely to make excessive use of these limited resources contrary to Policy SU2 of the Brighton & Hove Local Plan.

**BH2007/04316**

**Flat 4 96 St James Street**

Installation of gas central heating.

**Applicant:** Marina Palmer

**Officer:** Sonia Kanwar 292359

**Approved on 25/04/08 DELEGATED**

**1) 01.05AA**

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

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

**2) UNI**

Prior to the commencement of works, details of the exact route of the pipe work, with reference to the locations on the walls, should be submitted to and approved in writing by the Local Planning Authority. Details could include photographs and/or measured drawings.

*Reason: As insufficient details have been provided, to preserve the character of the listed building and comply with policy HE1 of the BH Local Plan.*

**BH2007/04410**

**19-21 Montague Place Brighton**

Change of use of ground floor of 19-21 and first floors of 19 from veterinary practice to 3x studio flats and 1x 2 bedroom maisonette. External alterations including increase in height of wall to College Street elevation, new external staircase, new windows, blocking up of redundant openings, new gate access on College Street and removal of parts of existing ground floor to form patios.

**Applicant:** Mr Tony Cowie

**Officer:** Gemma Barnes 292265

**Approved on 22/04/08 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) 02.04A**

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

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

**3) 02.06A**

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 works shall be carried out in full as approved prior to occupation 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 policies SU2 and QD27 of the Brighton and Hove Local Plan.*

**4) 04.02A**

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

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

**5) 05.04**

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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.

*Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development, in accordance with policy SU2 of the Brighton & Hove Local Plan.*

**6) 06.02A**

The development hereby permitted shall not be commenced until details of secure cycle parking facilities 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 the private car and to comply with policy TR14 of the Brighton and Hove Local Plan.*

**7) 08.01**

No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until there have 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;
- (b) A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and
- (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.

The development hereby permitted shall not be occupied or brought into use until verification has been submitted to the Local Planning Authority by the agreed competent person that any remediation scheme has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority). 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 approved remediation scheme.

*Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution and in accordance with policy SU11 of the Brighton and Hove Local Plan.*

**8) 13.02A**

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 and Hove Local Plan.*

Report from:

17/04/2008 to: 07/05/2008

**9) 13.04A**

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

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

**10) 13.05A**

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 and Hove Local Plan.*

**11) UNI**

All new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents. The window dimensions shall match exactly those at No.21 Montague Place. The windows shall be installed prior to occupation of the development hereby approved and shall be retained thereafter.

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

**12) UNI**

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

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

**13) UNI**

All new doors shall be timber and of the same design and detailing as the ground floor front door at No.21 Montague Place. The doors shall be thereafter retained as such.

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

**BH2007/04589**

**1 Royal Crescent Brighton**

Enlarged patio door and rooflight at rear.

**Applicant:** R Dupere

**Officer:** Kate Brocklebank 292175

**Approved on 28/04/08 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) 14.02A**

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

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

Report from:

17/04/2008 to: 07/05/2008

**3) 14.06A**

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 and Hove Local Plan.*

**4) 14.13A**

All existing doors are to be retained, except where indicated on the drawings hereby approved. All new doors shall be of timber construction with recessed panels, and details of those on the ground floor to the 'family room' and kitchen from the hallway shall be submitted to and approved by the Local Planning Authority within 3 months of the date of this permission. Any fireproofing to doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

**5) UNI**

All joinery shall be painted softwood.

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

**6) UNI**

The rooflight hereby approved shall be painted softwood and shall be retained as such.

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

**BH2007/04690**

**Flat 8 86 Marine Parade Brighton**

Internal alterations to form ensuite and reposition internal walls including new entrance door.

**Applicant:** Mrs C harrington/Mr M Maskell

**Officer:** Louise Kent 292198

**Approved on 02/05/08 DECISION ON APPEAL**

**1) 01.05AA**

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

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

**2) 14.02A**

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

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

**3) 14.06A**

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.

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17/04/2008 to: 07/05/2008

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

**4) 14.12A**

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

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

**5) 14.13A**

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

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

**BH2008/00547**

**New Steine Gardens Brighton**

Installation of bronze figurative sculpture of two human torsos mounted on a plinth.

**Applicant:** Simon Burgess

**Officer:** Steve Lewis 292321

**Approved on 25/04/08 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**

The statue and plinth shall not exceed a total of 4m in height and the plinth shall not exceed 1.2m in width.

*Reason: In the interests of conformity to the approved planning permission and to ensure the character and appearance of the conservation area is maintained.*

*According with policies QD1 and HE6 of the Brighton and Hove Local Plan.*

**3) UNI**

The development hereby permitted shall not be commenced until details of crime prevention measures to be incorporated into the scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be resistant to graffiti, vandalism, theft and antisocial behaviour. The development shall be carried out in strict accordance with the approved details.

*Reason: To ensure that measures to make the development less susceptible to vandalism and the area to antisocial behaviour are included in the development, in accordance with policies QD1, QD15, QD27 and HE6 of the Brighton & Hove Local Plan.*

**4) UNI**

Report from:

17/04/2008 to: 07/05/2008

No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme for landscaping of the site adjacent to the development hereby approved, which shall include planting of the development, and details of any to be retained, together with measures for their protection in the course of development.

*Reason: To ensure a satisfactory scheme of landscaping, in the interests of the visual amenity of the area and to accord with policies QD15 and QD16 of the Brighton and Hove Local Plan.*

**5) 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 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.

*Reason: To ensure implementation of a satisfactory scheme of landscaping, in the interests of the visual amenity of the area and to accord with policies QD1 and QD15 of the Brighton and Hove Local Plan.*

**6) UNI**

Prior to the commencement of development, a scheme for:

- (i) hard landscaping; and
- (ii) lighting

associated with the statue shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

*Reason: To ensure a satisfactory appearance and completion to the development, to preserve the character and appearance of the East Cliff conservation area, in accordance with policies QD1, QD15, QD25 and HE6 of the Brighton and Hove Local Plan.*

**BH2008/00731**

**142A Queens Park Road Brighton**

Replacement uPVC windows and uPVC back door to basement flat.

**Applicant:** Miss Katherine Barnes

**Officer:** Louise Kent 292198

**Refused on 23/04/08 DELEGATED**

**1) UNI**

The proposed replacement uPVC windows to the front elevation, by virtue of their materials and appearance, including the method of opening of the windows, would be detrimental to the appearance of the property and fail to preserve or enhance the character or appearance of the Preston Park Conservation Area, contrary to policy HE6 and Qd14 of the Brighton & Hove Local Plan.

**BH2008/00752**

**Unit 9 Freshfield Industrial Estate Stevenson Road Brighton**

New and replacement signage (non-illuminated) (resubmission of BH2007/04408).

**Applicant:** Mr Paul Richards

**Officer:** Sonia Kanwar 292359

Report from:

17/04/2008 to: 07/05/2008



**Approved on 18/04/08 DELEGATED**

**1) 10.01**

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

*Reason: To accord with regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.*

**2) 10.02**

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

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

**3) 10.03**

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

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

**4) 10.04**

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

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

**5) 10.05**

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

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

**6) 10.06**

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

No advertisement shall be sited or displayed so as to-

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

**BH2008/00915**

**69 Marine Parade Brighton**

Insertion of two conservation style roof lights to mansard roof to rear elevation.

**Applicant:** Mr Jasper Middleton

**Officer:** Chris Swain 292178

**Approved on 02/05/08 DELEGATED**

Report from:

17/04/2008 to: 07/05/2008

**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) 14.12A**

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

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

**3) UNI**

Notwithstanding the rooflight specification details stated on drawing PL/04 the rooflights should be cast iron, black painted, flush fitting type with a central glazing bar. Prior to the commencement of works details of the rooflights should be submitted to and approved by the Local Planning Authority in writing and the works shall be carried out and completed fully in accordance with these details and maintained as such thereafter.

*Reason: To safeguard the appearance of the building and to comply with policies QD1, QD2, HE1 and HE6 of the Brighton and Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).*

**BH2008/00917**

**69 Marine Parade Brighton**

Insertion of two conservation style rooflights to mansard roof to rear elevation.

**Applicant:** Mr Jasper Middleton

**Officer:** Chris Swain 292178

**Approved on 02/05/08 DELEGATED**

**1) 01.05AA**

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

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

**2) 14.12A**

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

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

**3) UNI**

Notwithstanding the rooflight specification details stated on drawing PL/04 the rooflights should be cast iron, black painted, flush fitting type with a central glazing bar. Prior to the commencement of works details of the rooflights should be submitted to and approved by the Local Planning Authority in writing and the works shall be carried out and completed fully in accordance with these details and maintained as such thereafter.

*Reason: To safeguard the appearance of this listed building and to comply with policy HE1 of the Brighton and Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).*

## **ROTTINGDEAN COASTAL**

### **BH2007/03448**

#### **Sandmere Founthill Road Brighton**

Proposed side and rear extension comprising two additional storeys over existing ground floor.

**Applicant:** Mr M Oakley

**Officer:** Liz Holt 291709

**Refused on 28/04/08 DELEGATED**

#### **1) UNI**

The proposed side extension, by virtue of its design, height, massing, materials and relationship with the roof of the existing host property, would result in an awkward, visually intrusive and bulky addition which is unsympathetic to the design of the existing dwelling. As such the extension would have an adverse impact on the character and appearance of the existing dwelling and the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton and Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

### **BH2007/04076**

#### **46 Sussex Square Brighton**

Listed Building Consent for removal of rear lower ground floor external doors and side lights, including window and internal stair. Reinstatement of floors and sidelights, plus new adjacent door.

**Applicant:** Mr Mark Harper & Mr Hari Singh Virk

**Officer:** Liz Holt 291709

**Approved on 28/04/08 DELEGATED**

#### **1) 01.05AA**

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

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

#### **2) 14.02A**

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

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

#### **3) 14.05A**

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

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

Report from:

17/04/2008 to: 07/05/2008

**4) 14.12A**

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

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

**5) 14.13A**

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

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

**BH2007/04157**

**36 Roedean Crescent Brighton**

Two storey rear extension, roof extension and general refurbishment.

**Applicant:** Mr & Mrs Foreman

**Officer:** Liz Holt 291709

**Approved on 28/04/08 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) 02.02A**

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

**3) 05.03**

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

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

**4) UNI**

The solid first floor balcony side screens shall be fully implemented in accordance with the approved scheme prior to the use of the elevated amenity area and shall be retained and maintained thereafter.

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

**5) UNI**

The first floor en-suite windows on the east elevation shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

*Reason: To safeguard the privacy of the occupiers of No. 38 Roedean Crescent and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**BH2007/04613**

**113 Dean Court Road Rottingdean**

Roof extension, insertion of front and rear dormers.

**Applicant:** Mr K L Gest

**Officer:** Sonia Kanwar 292359

**Approved on 07/05/08 PLANNING APPLICATIONS SUB-COMMITTEE**

**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) 02.02A**

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

**3) 03.02A**

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 and Hove Local Plan.*

**BH2008/00171**

**51 Chichester Drive West Saltdean Brighton**

Replacement of existing conservatory at rear with single storey extension.

**Applicant:** Mr Mark Buss

**Officer:** Chris Swain 292178

**Approved on 18/04/08 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) 02.02A**

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

**3) 03.02A**

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 and Hove Local Plan.*

**4) 05.03**

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

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

**BH2008/00357**

**Flat 1 1 Arundel Terrace Brighton**

Alterations to existing flat including re-positioning of front door and gas meters and re-paving of front courtyard area.

**Applicant:** Rodger Barton

**Officer:** Nicola France 292211

**Approved on 21/04/08 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) 14.02A**

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

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

**3) 14.06A**

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 and Hove Local Plan.*

**4) 14.12A**

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

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

**5) UNI**

The doors hereby approved as shown on drawing numbered 0108/01 shall consist of timber frames and retained as such thereafter.

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

**6) UNI**

Unless agreed in writing with the Local Planning Authority, the brick to be used for the front courtyard shall consist of Rudgwick: Air Paviers 50mm, 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.*

**7) UNI**

The entrance door hereby approved shall be of timber construction 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.*

**BH2008/00544**

**33 Falmer Road Brighton**

Rear extension to roof with two dormers and rear conservatory.

**Applicant:** Mr A Gaudiere

**Officer:** Chris Swain 292178

**Approved on 01/05/08 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) 03.02A**

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 and Hove Local Plan.*

**BH2008/00630**

**58 Lenham Avenue Saltdean**

Single storey extension at rear with roof terrace.

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**Applicant:** Mr Graham Caddock

**Officer:** Nicola France 292211

**Approved on 02/05/08 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) 02.07A**

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 and Hove Local Plan.*

**3) 03.02A**

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 and Hove Local Plan.*

**4) UNI**

The existing boundary hedge adjoining Nos. 56 and 60 Lenham Avenue shall be protected during the construction works and retained for the purposes of screening and maintained thereafter. Should the head become diseased or sections of it die, the required areas will be replanted as necessary.

*Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14, QD16 and QD27 of the Brighton and Hove Local Plan.*

**BH2008/00662**

**Zizzi 7 The Waterfront Brighton Marina Brighton**

2 no. internally illuminated signs to shopfront, 1 no. internally illuminated projecting sign, 1 no. externally illuminated vertical sign, 1 no. internally illuminated free-standing menu box (retrospective).

**Applicant:** Mr Gordon Lee-Fisher

**Officer:** Sonia Kanwar 292359

**Approved on 07/05/08 DELEGATED**

**1) 10.01**

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

*Reason: To accord with regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.*

**2) 10.02**

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

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



**3) 10.03**

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

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

**4) 10.04**

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

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

**5) 10.05**

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

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

**6) 10.06**

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

No advertisement shall be sited or displayed so as to-

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

**7) 10.07A**

The illumination of the advertisement shall be non-intermittent.

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

**BH2008/00751**

**250 Eastern Road Brighton**

Certificate of Lawfulness for the use of the property as a single dwelling.

**Applicant:** Mr John Messinger

**Officer:** Chris Elphick 293990

**Refused on 25/04/08 DELEGATED**

**BH2008/00797**

**114 Lustrells Vale Saltdean**

First floor rear extension including balcony.

**Applicant:** Mr Kenneth Stagles

**Officer:** Sonia Kanwar 292359

**Refused on 29/04/08 DELEGATED**

### **1) UNI**

The proposed extension, by virtue of its siting, design, size and massing would result in the proposal appearing overbearing and would result in loss of light and outlook to neighbouring properties, in particular No.116 Lustrells Vale and a heightened sense of enclosure. As such the proposal would adversely impact the residential amenity at this property and is contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan.

### **2) UNI**

The proposed extension, by virtue of its design, siting, size and massing would form an incongruous and unsympathetic feature resulting in an overextended appearance of the building which would be detrimental to the character and appearance of the existing building and the visual amenities of neighbouring properties. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton and Hove Local Plan.

### **BH2008/00834**

#### **98 Longhill Road Brighton**

Construction of first floor accommodation and ground floor extension at front (resubmission).

**Applicant:** Next Investment Properties Ltd

**Officer:** Karen Tipper 293335

**Refused on 02/05/08 DELEGATED**

### **1) UNI**

The proposed additional first floor, by reason of its design, size, scale and awkward roof form, in particular the proposed front extension, would be prominent within the streetscene and would adversely affect the character and appearance of the property and the surrounding streetscene contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1 on Roof Alterations and Extensions (SPGBH1).

## **WOODINGDEAN**

### **BH2007/04046**

#### **3 Rudyard Road and land behind 31 and 33 The Ridgway Brighton**

Demolition of 3 Rudyard Road and erection of two 3-bedroom houses. Erection of one 4-bedroom bungalow and detached double garage at rear of 31 and 33 The Ridgway with vehicle access to Rudyard Road.

**Applicant:** Jason Raynsford

**Officer:** Steve Lewis 292321

**Refused on 29/04/08 DELEGATED**

### **1) UNI**

The proposal is an overdevelopment of the site which is not considered to emphasise or enhance the positive qualities of the character and appearance of the neighbourhood by reason of the bungalow's excessive footprint, scale, siting, part backland location and overall increase in density within the site. This is contrary to policies QD1, QD2, QD3 of the Brighton and Hove Local Plan.

### **2) UNI**

The proposed development contains an excessive number of car parking spaces, which would encourage the use of cars at the expense of more sustainable means of travel and, as such is contrary to Planning Policy Guidance 13: Transport, policies

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TR1 and TR19 of the Brighton and Hove Local Plan and SPGBH4: Parking standards.

**3) UNI**

The applicant has failed to demonstrate that the windows on the eastern facing elevation of the proposed bungalow would receive adequate daylight and outlook and as such the proposal is contrary to policies QD27 and SU2 of the Brighton & Hove Local Plan.

**4) UNI**

The amenity space provision for the proposed bungalow is outside of the application site as defined on plan numbered B/OS/1 and as such the proposal is contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

**5) UNI**

The applicant has failed to demonstrate that the proposal would achieve an Echomes rating of 'Very Good' or higher or a Code for Sustainable Homes rating of Level 3 or higher, and as such the proposal is contrary to policy SU2 of the Brighton & Hove Local Plan.

**BH2007/04475**

**1 Ravenswood Drive Brighton**

Construction of side extensions to north and south.

**Applicant:** Mr S. Cahalane

**Officer:** Nicola France 292211

**Refused on 02/05/08 DELEGATED**

**1) UNI**

The proposed lounge extension on the south facing elevation by reason of its siting, length and design, would result in an incongruous addition to the existing building which would adversely impact on the character and appearance of the existing building, the adjacent buildings and the streetscene. As such, the proposal is contrary to policies QD1, QD2 and QD14 of the Brighton and Hove Local Plan.

**2) UNI2**

The proposed utility extension on the north facing elevation, by reason of its siting, height and design, would adversely impact on the residential amenity of the adjoining property, No. 3 Ravenswood, by reason of loss of light, aspect and overbearing impact, and as such is contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan.

**BH2008/00443**

**Land Rear of 87 Cowley Drive Brighton**

Outline application for a detached dwelling.

**Applicant:** Mr D Barnett

**Officer:** Gemma Barnes 292265

**Refused on 02/05/08 DELEGATED**

**1) UNI**

The Applicant has failed to demonstrate that the site can adequately support a dwelling, that the proposal would reflect the positive qualities of the key neighbourhood principles of the area and would reflect the spacing characteristics of the neighbourhood. As such the applicant has also failed to demonstrate that the proposal would not result in overdevelopment of the site and would not have a detrimental impact on the streetscene and the character and appearance of the

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surrounding area. As such the proposal is contrary to policies QD1, QD2, QD3 and HO4 of the Brighton and Hove Local Plan.

**2) UNI2**

The Applicant has failed to demonstrate that adequate private outdoor amenity areas of sufficient sizes can be provided for the existing dwelling No.87 Cowley Drive, and the proposed dwelling. As such it is considered that the proposal would adversely impact on the residential amenity and levels of private outdoor space currently enjoyed by occupiers of No.87 Cowley Drive, and would be detrimental to the residential amenity of future occupiers of the proposed dwelling, contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

**BH2008/00586**

**12 Kevin Gardens Brighton**

Proposed conservatory to rear of property.

**Applicant:** Mr D Choudrie

**Officer:** Chris Swain 292178

**Approved on 02/05/08 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) 02.02A**

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

**3) 02.03A**

The windows on the south facing elevation 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 and Hove Local Plan.*

**4) 03.02A**

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 and Hove Local Plan.*

**BH2008/00593**

**12 Warren Rise Brighton**

Demolition of existing bungalow and outbuildings with construction of two new detached houses with garage and widening of existing crossover.

**Applicant:** Mr Richard Ickeringill

**Officer:** Gemma Barnes 292265

## **Refused on 06/05/08 DELEGATED**

### **1) UNI**

Cumulatively the proposal, by virtue of siting, relationship between each of the proposed dwellings, inadequate amenity space and lack of cycle storage facilities represents an unsuitable and cramped overdevelopment of the site. As such the proposal is contrary to policies QD1, QD2, QD3, QD27, HO4 and HO5 of the Brighton and Hove Local Plan.

### **2) UNI2**

The proposal by virtue of the siting of Houses 1 & 2 and their relationship to one another would result in an unacceptable outlook from the bedroom of House 1, in that the only outlook would be to the blank elevation of House 2 with a distance of only 2.0m between the window and the elevation of House 2. Furthermore, the only outlook from bedroom 3 of House 1 would be via a narrow window in the side elevation, due to the fact that the primary windows in the rear elevation would be obscure glazed. The applicant has failed to demonstrate that the proposal would not lead to a loss of amenity for future occupiers of House 1 contrary to policy QD27 of the Brighton and Hove Local Plan.

### **3) UNI3**

The proposed external amenity space for both properties would comprise relatively small rear gardens. Both properties would be largely reliant upon the front gardens to provide useable external amenity space. Furthermore the front garden for House 1 would be dominated by the provision of 2 vehicle parking spaces. The resultant provision of amenity space would be insufficient provision for large family sized dwellings and would be out of keeping with this suburban locality where predominantly neighbouring properties benefit from substantial plots with generous gardens. Consequently the applicant has failed to demonstrate that there is sufficient private usable outside amenity space for each unit of accommodation appropriate to the scale and character of the development individually and appropriate to other development in this area. As such the development is contrary to policies QD27 and HO5 of the Brighton and Hove Local Plan.

### **4) UNI4**

The applicant has failed to demonstrate that each dwelling will benefit from covered and secure cycle storage facilities contrary to policy TR14 of the Brighton and Hove Local Plan.

### **5) UNI5**

Policy SU2 requires all new residential development to provide refuse and recycling storage facilities. No facilities have been identified on the plans submitted. As such the proposal is contrary to policy SU2.

### **6) UNI6**

The proposed window in the rear elevation of House 1 intended to serve bedroom 3 would provide an unacceptable level of overlooking into the habitable windows of the neighbouring property no.10 Warren Rise. This could not be overcome by obscure glazing the windows and there would be an opportunity for overlooking when the windows were open. Consequently the applicant has failed to demonstrate that the proposed dwellings would not lead to a loss of amenity for occupiers of neighbouring properties. As such the proposal is contrary to policy QD27 of the Brighton and Hove Local Plan.

### **7) UNI7**

Report from:

17/04/2008 to: 07/05/2008

The applicant has failed to demonstrate that the minimization and reuse of construction industry waste has been sought in an effective manner, contrary to policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document Construction and Demolition Waste (SPD03).

**BH2008/00645**

**Sussex & Nuffield Hospital Warren Road Brighton**

Proposed new 1200mm high tubular steel bowtop fence.

**Applicant:** Mr Phillip Dolphin

**Officer:** Sonia Kanwar 292359

**Approved on 22/04/08 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**

The fence hereby approved shall be constructed of tubular steel and painted black and shall be retained so 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.*

**BRUNSWICK AND ADELAIDE**

**BH2007/02699**

**63 Holland Road Hove**

Demolition of existing building.

**Applicant:** Michael Norman Antiques

**Officer:** Nicola Hurley 292114

**Approved on 07/05/08 DELEGATED**

**1) 01.04AA**

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) 13.07A**

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 is commenced in accordance with a scheme for which Planning Permission has been granted within a period of 6 months following commencement of demolition.

*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 and Hove Local Plan.*

**BH2007/04331**

**35 Brunswick Place Hove**

Removal of Condition 7 of BH2007/01458 to remove obligation to enter into a S106 Agreement to ensure residents of the development are not eligible for parking permits and requiring a scheme for sustainable transport & infrastructure.

**Applicant:** Mr Howard Alexander

**Officer:** Guy Everest 293334

**Approved on 21/04/08 DELEGATED**

**1) UNI**

No development shall take place until details of arrangements to ensure the development shall remain genuinely car free at all times have been submitted to and agreed in writing by the Local Planning Authority. The agreed measures shall be implemented before any of the units are first occupied unless otherwise agreed in writing with the Local Planning Authority.

*Reason: To ensure that the proposed development does not place undue pressure on existing on-street car parking and provides for the travel demands it creates to comply with policies TR1 and HO7 of the Brighton & Hove Local Plan.*

**BH2008/00358**

**Third Floor Front Flat 17 Brunswick Square Hove**

Internal alterations to combine existing one bedroom studio flat with an existing larger flat to create a two bedroom flat.

**Applicant:** Mr Michael Jackson

**Officer:** Jason Hawkes 292153

**Approved on 17/04/08 DELEGATED**

**1) 01.05AA**

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

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

**2) 14.11A**

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

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

**BH2008/00749**

**Upper Flat 3 Lansdowne Place Hove**

Removal of existing mono-pitch roof to rear to form a new roof terrace, with frosted glass balustrade. Also includes the relocation of existing water closet and utility room.

**Applicant:** Mr & Mrs Callaghan

**Officer:** Stephen Ssejjemba 292336

**Refused on 06/05/08 DELEGATED**

**1) UNI**

The property is a Grade II Listed Building and the site lies within Brunswick Town Conservation Area. Policy HE1 of Brighton and Hove Local Plan requires proposals

involving amongst others, the alteration and extension of a listed building to only be permitted where; the proposal would not have any adverse effect on the architectural and historic character or appearance of the building and respects the scale, design, materials and finishes of the existing building (s), and preserves its historic fabric. In addition, Policy HE6 of Brighton and Hove Local Plan requires development to preserve and enhance the character and appearance of the conservation area. The design of the proposed balcony or terrace relying on excessive balustrade including high glass is considered inappropriate due to the effect on the proportions of the structure and the addition of contrasting materials which would make the development unduly prominent and would spoil the appearance and integrity of the property and appear as an unsympathetic out of character addition, resulting in significant harm to the original integrity of the parent property and entire terrace, contrary to the above.

## **2) UNI2**

Policy QD27 of the Brighton and Hove Local Plan seeks the protection of amenity in way of ensuring that all new development would not result in significant noise disturbance or loss of privacy, outlook, daylight or sunlight to neighbouring properties. The proposed balcony or terrace would be detrimental to the amenities of occupiers of adjoining properties, by reason of loss privacy plus overlooking due to its wide range of view and positioning on an already prominent rear projection , and potential to create an undue level of noise and disturbance to neighbouring occupiers, and would thereby conflict with policy QD27.

### **BH2008/00947**

#### **24 Palmeira Square Hove**

Relocation of security light (resubmission of refused application BH2007/04325).

**Applicant:** Mrs Susan Hunter

**Officer:** Wayne Nee 292132

**Approved on 07/05/08 DELEGATED**

#### **1) 01.05AA**

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

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

#### **2) UNI**

The security light and cables shall be painted to match the parent building

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

### **BH2008/01015**

#### **Upper Flat 3 Lansdowne Place Hove**

Removal of existing mono-pitch roof to rear of the building to form a new roof terrace with frosted glass balustrade around the perimeter and internal alterations.

**Applicant:** Mrs & Mrs O'Callaghan

**Officer:** Stephen Ssejjemba 292336

**Refused on 06/05/08 DELEGATED**

#### **1) UNI**

The property is a Grade II Listed Building and the site lies within Brunswick Town Conservation Area. Policy HE1 of Brighton and Hove Local Plan requires proposals

Report from:

17/04/2008 to: 07/05/2008



involving amongst others, the alteration and extension of a listed building to only be permitted where; the proposal would not have any adverse effect on the architectural and historic character or appearance of the building and respects the scale, design, materials and finishes of the existing building (s), and preserves its historic fabric. The proposed development is unacceptable by reason of the proposed removal of the original rear mono-pitch roof to create a balcony or roof terrace of excessive balustrade including high glass in an inappropriate way due to the effect on the proportions of the structure and the addition of contrasting materials, making the development unduly prominent. It would thereby spoil the appearance and integrity of the property and appear as an unsympathetic out of character addition, resulting in significant harm to the original integrity of the parent property and entire terrace, contrary to the above policy.

## **CENTRAL HOVE**

### **BH2008/00320**

#### **Kings House Grand Avenue Hove**

Erection of 20m high, free standing helical type wind turbine, on grassed area West of Kings House at south end of Grand Avenue (resubmission of withdrawn application BH2007/02050).

**Applicant:** Ms Catherine Vaughan

**Officer:** Clare Simpson 292454

#### **Refused on 23/04/08 PLANNING APPLICATIONS SUB-COMMITTEE**

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

The proposed wind turbine by reason of its scale, location and arrangement are considered to have an adverse impact on the setting of the listed building and views into an out of the conservation area. The proposal is therefore contrary to the objectives of policies QD4, HE6 and HE1 of the Brighton & Hove Local Plan.

##### **2) UNI2**

The proposed wind turbine by reason of its scale, location and arrangement are considered to have an adverse impact on the amenities of nearby residents. The scheme is not considered to be energy efficient. The proposal is therefore contrary to policies QD27 and SU10 of the Brighton and Hove Local Plan.

### **BH2008/00321**

#### **Kings House Grand Avenue Hove**

Erection of six 1.8m diameter wind turbines on plant room roof of the 1970's extension of Kings House. (Resubmission of withdrawn application BH2007/02048).

**Applicant:** Ms Catherine Vaughan

**Officer:** Clare Simpson 292454

#### **Refused on 23/04/08 PLANNING APPLICATIONS SUB-COMMITTEE**

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

The proposed wind turbine by reason of their scale, location and arrangement are considered to have an adverse impact on the listed building and views into and out of the conservation area. The proposal is therefore contrary to the objectives of policies HE6 and HE1 of the Brighton & Hove Local Plan.

**BH2008/00322**

**Kings House Grand Avenue Hove**

Erection of six 1.8M diameter wind turbines on plant room roof of the 1970's extension of Kings House (resubmission of withdrawn application BH2007/02049)

**Applicant:** Ms Catherine Vaughan

**Officer:** Clare Simpson 292454

**Refused on 23/04/08 PLANNING APPLICATIONS SUB-COMMITTEE**

**1) UNI**

The proposed wind turbines by reason of their scale, location and arrangement are considered to have an adverse impact on the setting of the listed building and views into an out of the conservation area. The proposal is therefore contrary to the objectives of policies QD4, HE6 and HE1 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed wind turbines by reason of their scale, location and arrangement are considered to have an adverse impact on the amenities of nearby residents. The scheme is not considered to be energy efficient. The proposal is therefore contrary to policies QD27 and SU10 of the Brighton and Hove Local Plan.

**BH2008/00582**

**Flat 5 4 St Aubyns Gardens Hove**

Replacement of front doors and window with UPVC.

**Applicant:** Mr Joe Whiting

**Officer:** Stephen Ssejjemba 292336

**Refused on 01/05/08 DELEGATED**

**1) UNI**

The site lies within the Old Hove Conservation Area. Policy HE6 of Brighton and Hove Local Plan relates to development in conservation areas and states that all development should preserve and enhance the character and appearance of the area. Furthermore, policy QD14 of the local plan requires all development to use material sympathetic to the parent building. The proposed use of uPVC material together with window fenestration pattern differing from the original sash windows would be at variance with the majority of windows and doors below on the parent property and adjacent traditional properties in the surrounding conservation area, resulting in significant harm to the character and appearance of the building and the conservation area, contrary to policies HE6 and QD14 of Brighton and Hove Local Plan.

**BH2008/00938**

**149-155 Church Road Hove**

Proposed removal of existing fascia, windows and stall riser from front and side, installation of new single-pane windows.

**Applicant:** Barclays Bank Plc

**Officer:** Clare Simpson 292454

**Approved on 01/05/08 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*

**BH2008/00951**

**149-155 Church Road Hove**

Proposed 3 no. illuminated fascia signs and 1 no. illuminated projecting sign.

**Applicant:** Barclays Bank Plc

**Officer:** Clare Simpson 292454

**Approved on 01/05/08 DELEGATED**

**1) 10.01**

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

*Reason: To accord with regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.*

**2) 10.02**

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

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

**3) 10.03**

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

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

**4) 10.04**

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

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

**5) 10.05**

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

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

**6) 10.07A**

The illumination of the advertisement shall be non-intermittent.

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

**GOLDSMID**

**BH2007/04478**

**Unit B Peacock Industrial Estate Davigdor Road Hove**

Certificate of lawfulness for proposed warehousing and storage use. Proposals to include the provision of an ancillary and 'de minimis' trade counter area.

**Applicant:** Howdens Joinery Properties

Report from:

17/04/2008 to: 07/05/2008

**Officer:** Guy Everest 293334  
**Approved on 28/04/08 DELEGATED**

**BH2007/04685**

**The Wardley Hotel 10 Somerhill Avenue Hove**

Rear extension to northern elevation over four floors (basement, ground, first and second), together with additional accommodation at roof level, to allow increased provision of 15 bedrooms (total of 40). New dining room accommodation and lift shaft.

**Applicant:** Mr Kasim Najafi  
**Officer:** Sue Dubberley 292097  
**Approved on 02/05/08 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) 02.03A**

The north facing bedroom windows at second and third floors 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 and Hove Local Plan.*

**3) 03.02A**

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 and Hove Local Plan.*

**4) 05.02A**

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

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

**5) 05.04**

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, in accordance with policy SU2 of the Brighton & Hove Local Plan.*

Report from:

17/04/2008 to: 07/05/2008

**6) B03.03**

A scheme for the fitting of odour control equipment to the building shall be submitted to the Local Planning Authority and no development shall commence until a scheme is approved by the Local Planning Authority. The use of the premises shall not commence until all odour control equipment works have been carried out to the satisfaction of the Local Planning Authority. The odour control equipment shall be maintained thereafter to the satisfaction of the Local Planning Authority.

*Reason: In the interest of the amenity of adjoining and nearby occupiers and to secure compliance with policy QD27 of the Brighton and Hove Local Plan.*

**7) B03.04**

A scheme for the sound insulation of odour control equipment referred to in the condition set out above shall be submitted to the Local Planning Authority and no development shall commence until all sound insulation works have been carried out to the satisfaction of the Local Planning Authority. The sound insulation works shall be maintained thereafter to the satisfaction of the Local Planning Authority.

*Reason: In the interest of the amenity of adjoining and nearby occupiers and to secure compliance with policy QD27 of the Brighton and Hove Local Plan.*

**8) B03.10**

A scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration shall be submitted to and approved by the Local Planning Authority. The use of the premises shall not commence until all specified works have been carried out to the satisfaction of the Local Planning Authority.

*Reason: In the interest of the amenity of adjoining and nearby occupiers and to secure compliance with policy QD27 of the Brighton and Hove Local Plan.*

**9) UNI**

Details of any external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The lighting installation shall comply with the recommendations of the Institution of Lighting Engineers (ILE) "Guidance Notes for the Reduction of Light Pollution" (dated 2005) for zone E, or similar guidance recognised by the council. A certificate of compliance signed by a competent person (such as a member of the Institution of Lighting Engineers) shall be submitted with the details. The approved installation shall be maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to a variation.

*Reason: In the interest of the amenity of adjoining and nearby occupiers and to secure compliance with policy QD27 of the Brighton and Hove Local Plan.*

**10) UNI**

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

*Reason: To ensure that the proposed development does not put undue pressure on existing on-street car parking in the city and to comply with policies HO7 and SU15 of the Brighton & Hove Local Plan.*

Report from:

17/04/2008 to: 07/05/2008

**BH2008/00278**

**Tudor Grange 13 The Upper Drive Hove**

Demolition of existing house and erection of no. 7 self contained flats.

**Applicant:** Mrs Linda Harmer-Strange

**Officer:** Paul Earp 292193

**Approved on 07/05/08 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) 02.06A**

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 works shall be carried out in full as approved prior to occupation 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 policies SU2 and QD27 of the Brighton and Hove Local Plan.*

**3) 03.01A**

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

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

**4) 05.01A**

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

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

**5) 05.03**

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

*Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, policy SU13 of*

Report from:

17/04/2008 to: 07/05/2008

*the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

**6) 06.02A**

The development hereby permitted shall not be commenced until details of secure cycle parking facilities 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 the private car and to comply with policy TR14 of the Brighton and Hove Local Plan.*

**7) B04.01**

No development shall take place until there has been submitted to and approved 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 in accordance with policy QD16 of the Brighton & Hove Local Plan.*

**8) B04.02**

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 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 in accordance with policy QD16 of the Brighton & Hove Local Plan.*

**9) B04.03**

The development shall not be commenced until fences for the protection of trees to be retained have been erected to a specification and in positions to be agreed by the Local Planning Authority. These fences shall be maintained in good repair 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 and in accordance with policy QD16 of the Brighton & Hove Local Plan.*

**10) UNI**

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

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

**11) UNI**

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

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

**12) UNI**

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

*Reason: To ensure that the proposed development does not put undue pressure on existing on-street car parking in the city and to comply with policies HO7 and SU15 of the Brighton & Hove Local Plan.*

**13) UNI**

Details of the solar panels and facilities to enable the reuse of grey-water shall be submitted to and approved by the Local Planning Authority before works commence. The panels shall be installed and maintained as approved thereafter.

*Reason: To ensure satisfactory provision of solar gain and to comply policy SU2 of the Brighton & Hove Local Plan.*

**14) UNI**

Notwithstanding the approved floor plans, the development hereby permitted shall not commence until details of sustainability measures shown on the approved plans 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, in particular securing natural light and ventilation to the main bathrooms and en suite bathroom areas. The development shall be carried out in strict accordance with the approved details.

*Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development, in accordance with policy SU2 of the Brighton & Hove Local Plan.*

**15) UNI**

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

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



**BH2008/00450**

**Flat 9 Steyning Court Eaton Gardens Hove**

Replacement of existing windows at front and side with UPVC.

**Applicant:** Mr Ian Warburton

**Officer:** Stephen Ssejjemba 292336

**Refused on 23/04/08 DELEGATED**

**1) UNI**

The site lies within The Willett Estate Conservation Area. Policy HE6 of Brighton and Hove Local Plan relates to development in conservation area and states that all development should preserve and enhance the character and appearance of the area. Furthermore, policy QD14 of Brighton and Hove Local Plan relates to all development and states that all development should be well designed and use material sympathetic to the parent building. There is inconsistency in the opening mechanism of the proposed Lounge window as shown on the submitted product survey sheet as well as on the scaled drawings. Irrespective of this, the design of part of the proposed Lounge and bedroom windows relying on bottom hungs in views of the street, would appear at variance and incongruous with the majority of flats on the block, resulting in unsympathetic replacement and causing significant harm to the original integrity of the parent building as well as The Willett Estate Conservation Area. The proposed development would thereby be contrary to the above policies.

**BH2008/00730**

**63 Wilbury Crescent Hove**

Proposed replacement roof to rear of dwelling with 2 roof lights.

**Applicant:** Mrs N Jasper

**Officer:** Jonathan Puplett 292525

**Approved on 22/04/08 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) 03.02A**

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 and Hove Local Plan.*

**BH2008/00918**

**104 Addison Road Hove**

Certificate of lawfulness for the proposed development of a loft conversion, including 2 no. rear dormers and 2 no. front rooflights.

**Applicant:** Mr Andrew Gill

**Officer:** Wayne Nee 292132

**Approved on 02/05/08 DELEGATED**

## **HANGLETON & KNOLL**

### **BH2007/03619**

#### **Barclays Bank 218 Hangleton Road Hove**

2 x fascia and 1 x projecting sign to be internally illuminated.

**Applicant:** Barclays Bank Plc

**Officer:** Awot Tesfai 292211

**Approved on 02/05/08 DELEGATED**

#### **1) 10.01**

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

*Reason: To accord with regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.*

#### **2) 10.02**

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

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

#### **3) 10.03**

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

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

#### **4) 10.04**

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

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

#### **5) 10.05**

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

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

#### **6) 10.06**

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

No advertisement shall be sited or displayed so as to-

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

Report from:

17/04/2008 to: 07/05/2008

**BH2008/00594**

**100 Boundary Road Hove**

Proposed rear extension to ground floor, two new rear dormer windows and two new rooflights to front elevation along with sub-division of existing shop to form two shop units. (Re-submission of BH2007/01733).

**Applicant:** Mr Enterprise Unlimited

**Officer:** Clare Simpson 292454

**Refused on 01/05/08 DELEGATED**

**1) UNI**

The proposal to create an additional unit in the roofspace is considered an overdevelopment of the roofspace. The restricted height of the second floor accommodation results in a small amount of useable floor space. The proposed unit appears cramped with minimal natural light and natural ventilation and very poor outlook. The accommodation is therefore considered below the standard that the council would reasonably expect and contrary to policies HO3, HO4 and QD27 of the Brighton and Hove Local Plan.

**BH2008/00805**

**25 Summerdale Road Hove**

Conservatory to rear elevation.

**Applicant:** Mr S Hill

**Officer:** Jonathan Puplett 292525

**Approved on 24/04/08 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**

The windows / glazed panels to both sides (east and west facing) of the conservatory hereby approved shall not be glazed otherwise than with obscured glass and shall be thereafter permanently retained as such.

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

**BH2008/00848**

**104 Hallyburton Road Hove**

Extend existing single storey front to 2 storeys, creating a new room in the increased roof space (resubmission).

**Applicant:** Mr Scott Theobald

**Officer:** Jonathan Puplett 292525

**Approved on 01/05/08 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) 05.03**

Report from:

17/04/2008 to: 07/05/2008

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

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

### **3) UNI**

Unless otherwise agreed in writing, the east-facing side of the dwelling shall be of a white painted render finish to match the proposed finish to the front of the dwelling, and shall be retained as such thereafter.

*Reason: For the avoidance of doubt, in accordance with details of materials submitted, and to comply with policies QD1, QD2, and QD14 of the Brighton and Hove Local Plan.*

### **BH2008/00865**

#### **20 Burwash Road Hove**

Certificate of lawfulness for proposed roof extension to form a rear dormer and a full gable end.

**Applicant:** Mr Abdul Khaliq

**Officer:** Stephen Ssejjemba 292336

**Approved on 06/05/08 DELEGATED**

### **BH2008/00922**

#### **32 Holmes Avenue Hove**

Room in roof with rear dormer and side half gable.

**Applicant:** Mr & Mrs G Davies

**Officer:** Jonathan Puplett 292525

**Refused on 02/05/08 DELEGATED**

### **1) UNI**

The guidance contained within Supplementary Planning Guidance Note SPGBH1 (Roof Alterations and Extensions) states that roof extensions such as that proposed, that alter the basic shape of the roof, will be unacceptable. The proposed extension would lead to an imbalance between the semi-detached pair and create a visually heavy roof to one half. The proposed side roof extension by virtue of its design and location on one side of the semi-detached pair of dwellings represents an unsightly addition, contrary to policies QD1 and QD14 of the Brighton and Hove Local Plan, and to guidance contained within SPGBH1 (Roof Alterations and Extensions).

## **NORTH PORTSLADE**

### **BH2007/03935**

#### **160 Valley Road Portslade**

Single storey rear extension.

**Applicant:** Mr S Simkus

Report from:

17/04/2008 to: 07/05/2008

**Officer:** Awot Tesfai 292211

**Approved on 28/04/08 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) 03.02A**

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 and Hove Local Plan.*

**BH2008/00308**

**130 Thornhill Rise Portslade**

Loft conversion with barn hipped gable end and front and rear dormers.

**Applicant:** Mr Neil Farley

**Officer:** Jason Hawkes 292153

**Approved on 28/04/08 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) 03.02A**

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 and Hove Local Plan.*

**3) 05.03**

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

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

**4) UNI**

Access to the flat roof of the rear extension from the rear dormer 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.*

**BH2008/00391**

**21 Sheppard Way Portslade**

Proposed single storey rear extension.

**Applicant:** Mr T Price

**Officer:** Awot Tesfai 292211

**Approved on 17/04/08 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) 02.02A**

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

**3) 03.02A**

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 and Hove Local Plan.*

**SOUTH PORTSLADE**

**BH2007/04511**

**53 Fairfield Gardens Portslade Brighton**

Removal of porch and erection of a single storey rear extension with adjoining conservatory.

**Applicant:** M & A Foy

**Officer:** Awot Tesfai 292211

**Approved on 28/04/08 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) 03.02A**

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 and Hove Local Plan.*

**BH2008/00434**

**56 Shelldale Road Portslade**

Demolition of existing garage, to be replaced with 2 two-bedroom three storey semi-detached houses.

**Applicant:** Brighton Business Centre

**Officer:** Clare Simpson 292454

**Refused on 24/04/08 DELEGATED**

**1) UNI**

The subdivision of the side garden to form two additional plots containing three - storey properties is considered to be an overdevelopment of the site. The resultant plot sizes fail to respect the prevailing character of development on this side of Shelldale Road which turn makes the two properties on the site appear cramped-in and detrimental to the street scene. The development is contrary to policies QD1, QD2, QD3, HO3 and HO4 of the Brighton & Hove Local Plan.

**2) UNI**

The proposed houses by virtue of their design and appearance with accommodation over three stories, is inappropriate for an area characterised by two storey properties. The bulk, form and massing of the buildings are therefore detrimental to the character and appearance of the streetscene in The development is contrary to policies QD1, QD2, QD3, HO3 and HO4 of the Brighton & Hove Local Plan.

**3) UNI**

Policy HO13 of the Brighton and Hove Local Plan requires new residential accommodation to meet lifetime homes standards whereby the accommodation can be adapted to meet the needs of people with disabilities without major structural alteration. No information has been submitted to demonstrate how these standards can be met. The application fails to comply with the requirements of policy HO13.

**4) UNI**

The applicant has failed to demonstrate that the proposal has incorporated efficient use of energy water and resources in to the development and relies on two small internal bathrooms. Adequate provision for refuse and recycling, and cycle storage have not been identified and no evidence has been submitted to demonstrate that the proposal could meet minimum standards with regard to sustainable construction. The development is therefore contrary to policy SU2 and TR14 of the Brighton and Hove Local Plan.

**5) UNI**

The applicant has failed to demonstrate that the minimization and reuse of construction industry waste has been sought in an effective manner, contrary to policies SU13 of the Brighton & Hove Local Plan and WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and Supplementary Planning Document Construction and Demolition Waste (SPD03).

**BH2008/00494**

**Belgrave ICES Store Clarendon Place Portslade**

Re-roofing of the eastern side.

**Applicant:** Mr Paul Skinner

Report from:

17/04/2008 to: 07/05/2008

**Officer:** Stephen Ssejjemba 292336

**Approved on 17/04/08 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) 05.03**

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

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

**BH2008/00583**

**1 Denmark Road Portslade**

Two storey side extension and conversion to form 2 no. 2 bedroom flats.

**Applicant:** Mrs M Redshaw

**Officer:** Jonathan Puplett 292525

**Refused on 28/04/08 DELEGATED**

**1) UNI**

Policy HO9 of the Brighton and Hove Local Plan seeks to retain smaller dwellings suitable for family accommodation, and as such only permits the conversion of dwellings into smaller units of self-contained accommodation when the original internal floor area of the dwelling is greater than 115m<sup>2</sup> or the original dwelling has more than three bedrooms as originally built. The existing dwelling is a three bedroom house with an internal floorspace (excluding extensions) of less than 115m<sup>2</sup> and is therefore unsuitable for conversion to smaller dwellings.

**2) UNI2**

Policy TR1 of the Brighton and Hove Local Plan requires that development proposals should provide for the demand for travel they create and maximise the use of public transport, walking and cycling. No supporting information has been submitted as part of the application in this regard. The proposal appears to make no provision for the increase in traffic likely to be generated and will result in an increased demand for on-street parking in an area where provision is limited.

**3) UNI3**

Policy HO13 of the Brighton and Hove Local Plan requires new residential units incorporate Lifetime Homes criteria wherever practicable, whereby the accommodation can be adapted to meet the needs of people with disabilities without major structural alterations. Insufficient information has been submitted in this regard; it is unclear whether the proposed bathrooms could accommodate a suitable layout, and the ground floor kitchen area provides very limited circulation space. The proposal is contrary to the above policy.

**4) UNI4**

Report from:

17/04/2008 to: 07/05/2008



Policy SU13 and Supplementary Planning Document 03 on Construction and Demolition Waste seek to reduce construction waste and require a Waste Minimisation Statement demonstrating how elements of sustainable waste management have been incorporated into the scheme in order to reduce the amount of waste being sent to landfill. No information has been submitted with the application to demonstrate how these requirements would be met. The scheme is therefore contrary to the above policy and supplementary planning document.

**5) UN15**

No information has been submitted regarding a suitable scheme for the storage of refuse and recycling, the proposal is therefore contrary to policy SU2 of the Brighton and Hove Local Plan.

**6) UN16**

Policy TR14 of the Brighton and Hove Local Plan states that in all proposals for new development and change of use, suitable facilities for secure, sheltered cycle storage should be provided. No information has been submitted in this regard, the proposal is therefore contrary to the above policy.

**7) UN17**

Policy H05 of the Brighton and Hove Local Plan states that all new residential development should provide a private usable amenity space. No information has been submitted as to whether the rear garden area is to be split into two sections to provide a private amenity space for both flats proposed. In the absence of such information, the proposal is contrary to the above policy.

**BH2008/00638**

**46 Foredown Drive Brighton**

Certificate of Lawfulness for proposed removal of existing rear lean to and bay window and erection of ground floor rear extension.

**Applicant:** Mr Norman Miller

**Officer:** Jonathan Puplett 292525

**Approved on 18/04/08 DELEGATED**

**BH2008/00652**

**26 - 28 Franklin Road Portslade**

Certificate of lawfulness for proposed use as a yoga centre, with treatment rooms and to include some internal alterations to accommodate the proposed new use.

**Applicant:** Mr & Mrs P Roberts

**Officer:** Guy Everest 293334

**Approved on 01/05/08 DELEGATED**

**BH2008/00701**

**34 Shelldale Road Portslade**

Certificate of Lawfulness for a proposed development of a rear dormer and 2 no. front roof lights.

**Applicant:** Mr W Li

**Officer:** Wayne Nee 292132

**Approved on 18/04/08 DELEGATED**

**BH2008/00817**

**Ground floor flat 184 Old Shoreham Road Portslade**

Demolition of existing rear store and construction of a single storey rear extension.

**Applicant:** Pier Properties Ltd

**Officer:** Wayne Nee 292132

**Approved on 01/05/08 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) 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*

**3) 03.02A**

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 and Hove Local Plan.*

**BH2008/00824**

**79 North Street Portslade**

Demolition of existing industrial building and erection of four storey building comprising four live-work units, two one bed units, two studio units, with B1 office space to east at first and second floor levels and ground floor courtyard for parking etc. (Resubmission)

**Applicant:** North Street Capital Ltd

**Officer:** Guy Everest 293334

**Refused on 28/04/08 DELEGATED**

**1) UNI**

The application site lies within the South Portslade Industrial Area which is allocated by policy EM1 of the Brighton & Hove Local Plan for industrial and business use under Use Classes B1 and B2. The proposed residential and live-work units are contrary to the aims of this policy and would result in the loss of a site suitable and allocated for industrial and business uses.

**2) UNI2**

The proposed dwelling density is significantly higher than surrounding development which when combined with the industrial units would result in a level of activity and development disproportionate to the size of the site to the detriment of neighbouring amenity. The proposal is therefore contrary to policies QD3, QD27 and H04 of the Brighton & Hove Local Plan.

**3) UNI3**

The development would create an inappropriate mix of residential and industrial uses on the application site, and within the South Portslade Industrial Area, which would cause undue noise and disturbance for occupants of the proposed residential

Report from:

17/04/2008 to: 07/05/2008

units. The proposal is therefore contrary to policies SU10, QD27 and EM1 of the Brighton & Hove Local Plan.

**4) UNI4**

The development would create residential accommodation below the standard the Council would reasonably expect by reason of inadequate natural light, ventilation and outlook within single aspect units; a proliferation of internal bathrooms; an absence of private amenity space appropriate to the scale and character of the development; and a lack of privacy for future residents due to significant overlooking across the central open space. The proposal is therefore contrary to policies SU2, QD27 and HO5 of the Brighton & Hove Local Plan.

**5) UNI5**

The development by reason its height, bulk, detailing, materials and plot coverage would appear an overbearing and incongruous addition to the street scene detrimental to the character and appearance of the area. The proposal is therefore contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

**6) UNI6**

Insufficient information has been submitted to demonstrate the proposed development would not cause significant loss of light to adjoining properties to the north of the site. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

**7) UNI7**

Insufficient information has been submitted to demonstrate the proposed wind turbine would not cause significant noise and disturbance for adjoining, and proposed, properties. The proposal is therefore contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

**8) UNI8**

Policy TR1 of the Brighton & Hove Local Plan requires development provide for the demand for travel created. In the absence of information to demonstrate otherwise the proposal makes inadequate provision for the increase in traffic likely to be generated and will create additional demand for on-street parking in an area where availability is limited and in heavy demand.

**9) UNI9**

The applicant has failed to adequately demonstrate that the proposed development would achieve a high standard of efficiency in the use of water and energy. The proposal is therefore contrary to policy SU2 of the Brighton & Hove Local Plan, and Supplementary Planning Guidance Notes BH16 and BH21.

**STANFORD**

**BH2007/02614**

**Hove Park Cafe Park View Road Hove**

Extension to provide additional restaurant space, enlarged kitchen, toilet facilities and disabled access (resubmission of BH2006/02290).

**Applicant:** Mr G Fox

**Officer:** Paul Earp 292193

**Refused on 06/05/08 DELEGATED**

**1) UNI**

The land to be developed is open space considered to be a greenfield site. National and local planning polices aim to protect such land unless it is clearly demonstrated

Report from:

17/04/2008 to: 07/05/2008

that the land is surplus to requirement and that the proposal would be ancillary to the park use and bring benefits to the park and its users. Within the park is a larger vacant building. In the absence of a business plan, or costings on the renovation of the nearby vacant building, it is considered that insufficient evidence has been submitted to justify the development of this greenfield land. For these reasons the proposal is contrary to PPG17: Open space, sport and recreation, and SR20 and QD20 of the Brighton and Hove local Plan.

**BH2007/03082**

**64 - 66 The Upper Drive Hove**

Two storey rear extension to form an additional 4 studio flats, and 1 two bedroom flat.

**Applicant:** Geneva Investments

**Officer:** Guy Everest 293334

**Refused on 28/04/08 PLANNING APPLICATIONS SUB-COMMITTEE**

**1) UNI**

The development by reason of its design, detailing, bulk and projection would detract from the character and appearance of the existing building and represents an overdevelopment of the site. The development therefore fails to enhance the positive qualities of the local neighbourhood and would harm the visual amenities of the area. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**2) UNI**

The development would create residential accommodation below the standard the Council would reasonably expect by reason of inadequate outlook, natural light and ventilation associated with existing and proposed studio units at ground and first floor levels and the two-bedroom flat at second floor level. The proposal is therefore contrary to policies SU2 and QD27 of the Brighton & Hove Local Plan.

**3) UNI**

The development would result in the significant loss of communal amenity space available to existing and future residents. The retained communal space to the rear of 64 The Upper Drive is not considered sufficient for a site comprising 24 households. The proposal would therefore be contrary to policy QD27 of the Brighton & Hove Local Plan.

**4) UNI**

The proposed residential units would not be built to a lifetime home standard whereby they could be adapted to meet the needs of people with disabilities without major structural alterations. The proposal is therefore contrary to policy HO13 of the Brighton & Hove Local Plan.

**5) UNI**

The presence of primary window openings on the south-western (side) elevation of the proposed extension would lead to significant overlooking for adjoining residential properties. Furthermore the presence of private amenity space adjoining a window opening associated with a separate studio unit within 66 The Upper Drive would lead to significant loss of privacy for occupiers of this unit. The proposal would therefore result in significant harm to neighbouring amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**6) UNI**

Report from:

17/04/2008 to: 07/05/2008

Policy TR1 of the Brighton & Hove Local Plan requires development provide for the demand for travel created. In the absence of information to demonstrate otherwise the proposal makes inadequate provision for the increase in traffic likely to be generated and will create additional demand for on-street parking in an area where availability is limited and in heavy demand.

**7) UNI**

The applicant has failed to adequately demonstrate that the proposed development would be fully sustainable and would achieve a high standard of efficiency in the use of energy, water and materials. The proposal is therefore contrary to policy SU2 of the Brighton & Hove Local Plan, and Supplementary Planning Guidance Notes SPGBH16 (Energy Efficiency & Renewable Energy) and SPGBH21 (Brighton & Hove Sustainability Checklist).

**BH2007/04191**

**211 Nevill Road Hove**

Certificate of lawful development for proposed wrap around loft dormer, 2 velux windows and a proposed out building at end of garden.

**Applicant:** Mrs Angela Griffith

**Officer:** Awot Tesfai 292211

**Approved on 02/05/08 DELEGATED**

**BH2008/00015**

**67 Cranmer Avenue Hove**

Erection of conservatory to side and porch to rear.

**Applicant:** Mr S J English

**Officer:** Wayne Nee 292132

**Approved on 02/05/08 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) 03.02A**

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 and Hove Local Plan.*

**BH2008/00150**

**Cottesmore St Marys RC Primary School The Upper Drive Hove**

Installation of new double fire exit doors from the main hall leading to playground (Retrospective).

**Applicant:** Cottesmore St. Marys Rc Primary School

**Officer:** Stephen Ssejjemba 292336

**Approved - no conditions on 17/04/08 DELEGATED**

**BH2008/00288**

**17 Dyke Road Avenue Hove**

Proposed two-storey front extension and single-storey rear extension with a vehicular crossover (Resubmission of BH2007/02539).

**Applicant:** Mr & Mrs W Newton

**Officer:** Clare Simpson 292454

**Refused on 06/05/08 DELEGATED**

**1) UNI**

Notwithstanding the inaccuracies in the submitted drawings, the proposed extension projecting approximately 4 metres to the front of the property and constructed from the existing gable feature is a prominent addition to the front elevation which fails to respect the existing architectural features. The extension fails to relate well to the existing features of the property detracting from its strong character and appearance. The proposal would be contrary to policies QD1 and QD14 of the Brighton and Hove Local Plan.

**BH2008/00360**

**8 Orchard Gardens Hove**

Proposed ground floor rear and side extension and proposed loft conversion including hip to gable roof extension, 2 no. rear dormers, side window and solar panel on front elevation.

**Applicant:** Mrs Breda Bennett

**Officer:** Wayne Nee 292132

**Refused on 23/04/08 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton and 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. There is further advice contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposal to replace the existing hipped roof with a gable end would imbalance the symmetry of the semi-detached pair to the detriment of the appearance of the properties, and would create a visually heavy roof to one half. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton and Hove Local Plan and Supplementary Planning Guidance Roof Alterations and Extensions (SPGBH1).

**2) UNI2**

The proposed rear dormers, by reason of their size and design, are considered to form an unacceptable alteration to the rear roof slope. As such, the proposal is contrary to policy QD14 of the Brighton and Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

**BH2008/00381**

**1A Frith Road Hove**

Roof extension to form a dormer at the rear.

**Applicant:** Mr Mark Jackson

**Officer:** Stephen Ssejjemba 292336

**Refused on 25/04/08 DELEGATED**

**1) UNI**

Policies QD1 and QD14 of the Brighton and Hove Local Plan seek to ensure all new development demonstrates a high standard of design and makes a positive contribution to the visual quality of the environment; and is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed dormer would change the basic shape of the roof in way of appearance from the public views and over mass the the original roof slope of the terrace, and appear unsightly, bulky and excessive, resulting in significant harm to the character and appearance of the property and the wider public scene, contrary to policies QD1 and QD14 of Brighton and Hove Local Plan and to the provisions of Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

## **2) UNI2**

Supplementary Planning Guidance Note 1: Roof Alterations and Extensions (SPGBH1) requires dormer extensions to be kept as small as possible, that their overall width should be no wider than the windows below. The proposed dormer would, by virtue of its size including excessive width in comparison to the windows beneath, appear unsympathetic addition to the existing roof slope resulting in significant harm to the character and appearance of the property and the public scene, contrary to policy QD14 of Brighton and Hove Local Plan and the approved Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

### **BH2008/00528**

#### **First floor flat 2 Landseer Road Hove**

2 roof lights to be fitted to front and rear of roof.

**Applicant:** Mr Alexander Gregory

**Officer:** Ray Hill 292323

**Approved on 02/05/08 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*

### **BH2008/00596**

#### **42 Tongdean Avenue Hove**

Proposed demolition of existing bungalow and erection of two detached dwellings with garages and cycle store.

**Applicant:** Mr M Bernstein

**Officer:** Clare Simpson 292454

**Refused on 29/04/08 DELEGATED**

#### **1) UNI**

The subdivision of the site to form two plots containing three-storey properties is considered to be an inappropriate development of the site. The resultant plot sizes fail to respect the prevailing character of this the part of Tongdean Avenue which is characterised by large plots with generous spacing between buildings. As a result two properties on the site appear cramped-in and detrimental to the street scene and the character of the Tongdean Conservation Area. The development is contrary to policies QD1, QD2, QD3, HO3 HO4, and HE6 of the Brighton & Hove Local Plan.

#### **2) UNI**

Report from:

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The proposed houses by virtue of their scale, height and design, fail to relate to adequately to the neighbouring properties. The properties appear excessively high and due to their relatively narrow form appear disproportionate when compared to the wider house which characterise the area. In addition the ridge heights of the properties fail to bridge the height differences of no.40 and no.44 Tongdean Avenue. As a result two properties which are unduly high and which have strong vertical emphasis appear out of character of with the Tongdean Conservation Area. The development is contrary to policies QD1, QD2, QD3, HO3 HO4, and HE6 of the Brighton & Hove Local Plan.

**3) UNI**

The proposed roof terraces to the rear of the new properties by virtue of their size and elevated position will give rise to extended views of gardens of neighbouring properties causing a loss of privacy. This element of the design is considered un-neighbourly and contrary to policies QD3 and QD27 of the Brighton & Hove Local Plan,

**4) UNI**

Notwithstanding the inaccuracies in the submitted Arboriculture report, the proposed development involves the loss of a large number of mature and semi-mature trees which are considered to make a positive contribution to the Conservation Area. In the absence of sufficient justification and in the absence of a future landscaping plan for the site, the applicant has failed to demonstrate that the loss of the trees will not harm the character and appearance of the site and the surrounding area. The development is therefore contrary to policies QD15, QD16 and HE6 of the Brighton & Hove Local Plan.

**BH2008/00599**

**42 Tongdean Avenue Hove**

Demolition of existing bungalow.

**Applicant:** Mr M Bernstein

**Officer:** Clare Simpson 292454

**Refused on 29/04/08 DELEGATED**

**1) UNI**

Policy HE8 of the Brighton & Hove Local Plan relates to demolition in conservation areas and states that demolition will not be considered without acceptable detailed plans for the site's development. In the absence of an approved planning application for the redevelopment of the site, the demolition of the building would be premature and result in an empty site, contrary to the policy, to the detriment of the visual amenities of the Tongdean Avenue Conservation Area.

**BH2008/00635**

**47 Hill Drive Hove**

Alteration of the main roof pitch, installation of 3 no. velux style rooflights in rear of slope and 2 no. velux style roof windows in front roof slope.

**Applicant:** Mr Farnood Asghari-Coliveri

**Officer:** Clare Simpson 292454

**Refused on 17/04/08 DELEGATED**

**1) UNI**

The extended height of the roof increases the bulk and massing of an approved scheme which is already considered to be towards the limits of acceptability. The

Report from:

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increased height and the change in levels would result in an increased sense of enclosure to no.41 Hill Drive which would be detrimental to the residential amenity of the occupiers of this property. The proposed development is contrary to policy QD1, QD3, and QD27 of the Brighton and Hove Local Plan.

**2) UNI2**

Land levels in this section of Hill Drive slope down resulting in the roof lines of properties decreasing in a staggered manner down to south east. The proposal would result in ridge height of the property would extend above that of the property to the north west, disrupting the rhythm of the streetscene and detracting from the character of the area. The proposed development is contrary to policy QD1, QD2, and QD3, of the Brighton and Hove Local Plan.

**BH2008/00646**

**83 Hove Park Road Hove**

Proposed two-storey side and rear extensions and single-storey rear extension. (Re-submission of BH2007/02612).

**Applicant:** Mr Glover & Mrs McCluskey

**Officer:** Clare Simpson 292454

**Approved on 02/05/08 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) 03.02A**

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 and Hove Local Plan.*

**3) 05.03**

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

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

**BH2008/00802**

**20 Chalfont Drive Hove**

New first floor extension over existing garage.

**Applicant:** Mr Chris Weatherstone

**Officer:** Stephen Ssejjemba 292336

**Approved on 29/04/08 DELEGATED**

Report from:

17/04/2008 to: 07/05/2008

**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) 03.02A**

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 and Hove Local Plan.*

**3) 05.03**

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

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

**BH2008/00819**

**24 Woodland Avenue Hove**

Roof space development with side and rear roof extension.

**Applicant:** Mr Alan Bell

**Officer:** Jonathan Puplett 292525

**Refused on 22/04/08 DELEGATED**

**1) UNI**

The submitted drawings include a number of substantial inaccuracies such as an incorrect roof plan, and proposed plans some of which show gable-end roof extensions to the sides of the dwelling whilst some show barn-end extensions, and inaccurate floor plans. Windows shown on the floorplans do not appear on the proposed elevations and vice versa. Furthermore, details such as the existing detached garage to the front of the property and the timber detailing to the front elevation of the dwelling have not been shown. However, based on the drawings and details submitted it is considered that the application is in principle contrary to development plan policies, as detailed below.

**2) UNI**

Policy QD14 of the Brighton and 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 contained within supplementary planning guidance on roof alterations and extensions (SPGBH). The proposed side roof extensions would result in a bulky, top heavy appearance and would be out of keeping with the prevailing character of the street scene which features hipped roofs in general. The proposed extension would harm the appearance of the property to the detriment of the visual amenities

of the surrounding area. The scheme is therefore contrary to the above policy and guidance.

**BH2008/00842**

**28 Orchard Avenue Hove**

Single storey extensions to side elevations.

**Applicant:** Mr D Wilson and Mrs C Marsh

**Officer:** Stephen Ssejjemba 292336

**Approved on 02/05/08 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) 03.02A**

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 and Hove Local Plan.*

**3) 05.03**

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

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

**BH2008/00893**

**21 Nevill Avenue Hove**

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

**Applicant:** Sam Cuthbertson

**Officer:** Wayne Nee 292132

**Approved on 06/05/08 DELEGATED**

**BH2008/00893**

**21 Nevill Avenue Hove**

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

**Applicant:** Sam Cuthbertson

**Officer:** Wayne Nee 292132

**Approved on 06/05/08 DELEGATED**

**1) UNI**

Certificate of lawfulness for the following reason:

The proposed rear extension has an approximate volume of 14.7m<sup>3</sup> and is therefore permitted under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995 (as amended).

## **WESTBOURNE**

### **BH2008/00174**

#### **2 Langdale Gardens Hove**

Conversion of loft into studio flat.

**Applicant:** Mrs Dunnett

**Officer:** Jonathan Puplett 292525

#### **Refused on 28/04/08 DELEGATED**

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

Policy QD27 of the Brighton and Hove Local Plan states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and / or adjacent residents. The proposed new flat located in the roof space of the building would not provide an acceptable standard of accommodation for future residents. The rooms are dictated by roof pitches that reduce the amount of habitable floor area, and the rooms rely on rooflights for outlook. The proposal would be detrimental to the amenities of the future occupants and contrary to policies QD3, HO4 and QD27 of the Brighton & Hove Local Plan.

##### **2) UNI2**

Users of the existing first floor rear roof terrace which is to be attached to the proposed new flat would have direct views into the rear windows of the first floor flat, and would also create an unacceptable level of potential noise disturbance for residents of the first floor flat. This element of the proposal is therefore also contrary to policy QD27 of the Brighton and Hove Local Plan.

##### **3) UNI3**

Policy TR1 of the Brighton and Hove Local Plan requires that development proposals should provide for the demand for travel they create and maximise the use of public transport, walking and cycling. Insufficient supporting information has been submitted as part of the application in this regard. The proposal appears to make no provision for the increase in traffic likely to be generated and will result in an increased demand for on-street parking in an area where provision is limited.

##### **4) UNI4**

The applicant has failed to demonstrate that the scheme would incorporate measures to ensure a satisfactory level of sustainability the council would reasonably expect; the main room would benefit from limited daylight levels due to a reliance on rooflights, and the proposed bathroom is internal, contrary to policy SU2 of the Brighton & Hove Local Plan.

##### **5) UNI5**

It is not clear that cycle storage could be accommodated in the space proposed without blocking access to the rear ground floor flat. In the absence of a correct and feasible scheme for cycle storage, the proposal is contrary to policy TR14 of the Brighton and Hove Local Plan.

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17/04/2008 to: 07/05/2008

**BH2008/00296**

**Flat 1 34 Sackville Road Hove**

Replacement of existing rear window and installation of french doors.

**Applicant:** Mr Paul Glock

**Officer:** Wayne Nee 292132

**Approved on 28/04/08 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) 13.02A**

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 and Hove Local Plan.*

**BH2008/00422**

**Garden Flat Stride House 18 Pembroke Crescent Hove**

Installation of roof lantern on rear kitchen flat roof.

**Applicant:** Sylvia Palermo

**Officer:** Wayne Nee 292132

**Approved - no conditions on 28/04/08 DELEGATED**

**BH2008/00505**

**47 Pembroke Crescent Hove**

Proposed single storey rear extension.

**Applicant:** Mr & Mrs P Seaton

**Officer:** Jonathan Puplett 292525

**Approved on 29/04/08 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) 13.02A**

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 and Hove Local Plan.*

**BH2008/00655**

**174 Portland Road Hove**

Conversion of upper floors Maisonette into one 1-bed flat and one two bed flat. Rear single storey extension to provide store for ground floor shop and refuse and cycle stores for flats above. Insertion of rear rooflight. Extension to rear dormer.

**Applicant:** Mr Bill Packham

**Officer:** Clare Simpson 292454

Report from:

17/04/2008 to: 07/05/2008

**Refused on 28/04/08 DELEGATED**

**1) UNI**

The proposal is contrary to policy HO9 of the Brighton and Hove Local Plan, which seeks to retain small family dwellings and which only permits the conversion into additional residential units if a dwelling has a floor area of more than 115m<sup>2</sup> or more than three bedrooms. Consequently this property is not of sufficient size to be considered suitable for further subdivision, and as such the principle of the development is unacceptable. In addition although a two-bed flat would be retained in the property, this unit appears to be cramped offering a poor standard of accommodation, which is symptomatic of an overdevelopment of the site.

**2) UNI2**

The proposed dormer window extension and alterations result in the dormer window being constructed from the eaves of the property, disrupting the original roof form. In addition the reduction in the glazing of the dormer window emphasises the bulky form of the dormer window. The extension fails to respect the existing features of the property development is therefore contrary policy QD14 of the Brighton and Hove Local Plan and Supplementary Planning Guidance on Roof Alteration and Extensions.

**BH2008/00682**

**35 Channings 215 Kingsway Hove**

Replacement UPVC windows to front elevation.

**Applicant:** Mrs E Roberts

**Officer:** Stephen Ssejjemba 292336

**Refused on 18/04/08 DELEGATED**

**1) UNI**

Policy QD14 of Brighton and Hove Local Plan relates to all development and states that all development should be well designed and use material sympathetic to the parent building. The design of part of the proposed front windows relying on buttom-hungs which are uncharacteristic of the majority of flats on the block, would appear incongruous, resulting in unsympathetic replacement to the parent building and inconsistent appearance with the rest of the windows on the building failing to comply with the above policy, causing significant harm to the character and appearance of the building and the surrounding area as a whole.

**BH2008/00735**

**86 Cowper Street Hove**

Certificate of Lawfulness for proposed alterations, loft conversion with rear dormer and front rooflights, and reinstatement of front bay windows.

**Applicant:** John Francis

**Officer:** Jason Hawkes 292153

**Refused on 23/04/08 DELEGATED**

**BH2008/00783**

**76 Coleridge Street Hove**

Certificate of lawfulness for proposed single storey extension at the rear.

**Applicant:** Mr E Tyndale Biscoe and Miss C Rhodes

**Officer:** Stephen Ssejjemba 292336

Report from:

17/04/2008 to: 07/05/2008

**Refused on 28/04/08 DELEGATED**

**BH2008/00830**

**23 Braemore Road Hove**

Certificate of Lawfulness for proposed roof extension to form side and rear dormers and a front roof light.

**Applicant:** Mr & Mrs C O'Ragan

**Officer:** Stephen Ssejjemba 292336

**Approved on 01/05/08 DELEGATED**

**WISH**

**BH2008/00113**

**Portslade Railway Station Portland Road Hove**

Electrical renewal work to station building. Replacement of lighting columns and re-clamping of existing columns.

**Applicant:** Network Rail (Infrastructure) Limited

**Officer:** Ray Hill 292323

**Approved on 02/05/08 DELEGATED**

**1) 01.05AA**

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

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

**2) UNI**

Wherever possible the new cabling shall be concealed within existing trunking, or under floors or in ceiling voids or chased in and the walls made good. Where it is not feasible to do this, new surface mounted cable trunking shall be routed unobtrusively in locations to be agreed on site with a representative of the Local Planning Authority. On the exterior of the building and in public internal areas surface mounted trunking shall be of steel.

*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 trunking and cabling shall be painted to match the existing structures and buildings.

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

**4) UNI**

The new lamp posts shall be painted to match the existing ones.

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

**BH2008/00363**

**36 Boundary Road Hove**

Conversion of shop and store rooms with residential accommodation to form a front ground floor retail unit, a one-bedroom ground floor flat with basement room, a three

bedroom first/second floor maisonette, and a one bedroom cottage to the rear of the premises.

**Applicant:** Mr P Fowle  
**Officer:** Clare Simpson 292454  
**Refused on 17/04/08 DELEGATED**

**1) UNI**

The proposal involves the loss of 121.4m<sup>2</sup> of retail floor space in the Town and District Shopping Centre where current policies require planning applications to preserve the vitality of the shopping area. The applicant has failed to demonstrate that retail use is no longer viable and the resulting small retail unit is cramped with no storage. The proposal to change the retail space to residential is contrary to the vitality of the shopping area and contrary to policy SR5 of the Brighton and Hove Local Plan.

**2) UNI2**

The construction of a one-bed cottage deep within the curtilage of the site, relying on a contrived and lengthy access in close proximity to a separate residential unit is inappropriate form of development, detrimental to the residential amenity of future occupiers. The proposal is an overdevelopment of the site contrary to policies QD3, HO3, and HO4, and QD27 of the Brighton and Hove Local.

**3) UNI3**

The applicant has failed to demonstrate how the development will fully meet sustainability objectives in terms of efficiency in use of energy and materials and the accommodation is poorly served in terms of natural light and ventilation. In addition adequate refuse and recycling facilities have not been provided. The proposal is therefore contrary to policy SU2 of the Brighton Local Plan.

**4) UNI4**

Policy HO13 of the Brighton and Hove Local Plan requires new residential dwellings to be built to a lifetime homes standard whereby the accommodation can be adapted to meet the needs of people with disabilities without major structural alteration. No information has been submitted with application to comply with the requirements of policy HO13 have been met.

**5) UNI5**

Policy TR1 of the Brighton & Hove Local Plan requires applicants to provide for the travel demands that their development proposals create and maximise the use of walking and cycling. No information has been submitted to show how the proposal can meet the travel and transport demands created by the additional units. The proposal would therefore be contrary to policies TR1, TR14 and TR19 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note BH4

**BH2008/00621**

**15 Brittany Road Hove**

Proposed single storey rear extension.

**Applicant:** Mrs Joanne Buck  
**Officer:** Wayne Nee 292132  
**Refused on 28/04/08 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton and Hove Local Plan requires extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed single storey

Report from:

17/04/2008 to: 07/05/2008



rear extension, by virtue of its location adjacent to the boundary with no. 13 Brittany Road, fails to take into account its relationship with the adjoining semi detached property, and represents an addition which would, in accumulation with the existing two storey rear extension, result in a significant loss of outlook and a heightened sense of enclosure to no. of 13 Brittany Road. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan.

**BH2008/00921**

**Flat 1 25 Boundary Road Hove**

Proposed single storey rear extension to provide additional bedroom.

**Applicant:** Mr A Haagman

**Officer:** Wayne Nee 292132

**Approved on 02/05/08 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) 03.02A**

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 and Hove Local Plan.*

**BH2008/00957**

**43 Marmion Road Hove**

Proposed single storey rear extension with lean-to roof.

**Applicant:** Dr Jackie O'Reilly

**Officer:** Wayne Nee 292132

**Approved on 06/05/08 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) 03.02A**

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 and Hove Local Plan.*

**BH2008/00963**

**234 New Church Road Hove**

Demolition of existing garage and construction of access staircase to first floor level with ground floor extension below. Replacement of window with door and fence/wall.

**Applicant:** Mr Gary Peltzer-Dunn

**Officer:** Jonathan Puplett 292525

**Approved on 06/05/08 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) 03.02A**

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 and Hove Local Plan.*