

PLANS LIST 01 October 2008

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED

PATCHAM

BH2008/01165

34 Ridgeside Avenue Brighton

Two storey rear extension and loft conversion.

Applicant: Steve & Helen Haskew

Officer: Nicola France 292211

Refused on 29/08/08 DELEGATED

1) UNI

The proposed development by reason of its siting, height, scale design, would result in an incongruous and sizeable addition to the existing building which would adversely impact on the character and appearance on the existing building, the area to the rear and, where it can be viewed, and the street scene. As such, the proposal is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension by reason of its siting, height, scale and design, constitutes and overbearing addition to the property that would adversely impact on the residential amenity of the adjoining properties at No. 32 and No. 36 Ridgeside Avenue by reason of loss of light, loss of privacy, increased sense of enclosure and overbearing impact, and as such is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/01662

140 Mackie Avenue Brighton

Replacement of first floor rear walkway and balustrade with concrete walkway.

Creation of beer and wine store below.

Applicant: Mr M Patel

Officer: Sonia Kanwar 292359

Approved on 26/08/08 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 & Hove Local Plan.

BH2008/01697

23 Overhill Way Brighton

Two storey extension to the rear including extension of the rear roof slope.

Proposed terrace to rear.

Applicant: Mr N Matthews & Ms Bowman

Officer: Chris Swain 292178

Refused on 26/08/08 DELEGATED

1) UNI

The proposed terrace would, by reason of overlooking and loss of privacy, adversely impact on the residential amenity currently enjoyed by the adjacent property No.25 Overhill Way, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI

The proposed extension would, by reason of the cumulative affect of overshadowing, loss of light and an overbearing nature, adversely impact on the residential amenity currently enjoyed by the adjacent property No.25 Overhill Way, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/01755

80 Carden Avenue Brighton

Erection of front porch.

Applicant: Mr Peter Dawes

Officer: Helen Hobbs 293335

Refused on 08/09/08 DELEGATED

1) UNI

The proposed front porch, by virtue of its inappropriate design and size, would form an incongruous and unsympathetic feature poorly related to the appearance of the existing building, unbalancing the appearance of the semi-detached pair and will result in a detrimental impact on the visual amenity of the area. This would be contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2008/01846

Adina School 29 Beechwood Close Brighton

Change of use from a school with learning difficulties reverting back to a single residential dwelling (Re-submission).

Applicant: Care Management Group

Officer: Gemma Barnes 292265

Approved on 22/08/08 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 & Hove Local Plan.

3) 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.

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) 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 & Hove Local Plan.

BH2008/02219

4 Galliers Close Brighton

Single storey rear extension.

Applicant: Mr Michael Lewes

Officer: Sonia Kanwar 292359

Approved on 09/09/08 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 & 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 & Hove Local Plan.

BH2008/02277

3 The Close Brighton

Two storey side extension.

Applicant: Mr Weal

Officer: Chris Swain 292178

Refused on 29/08/08 DELEGATED

1) UNI

The proposal, by reason of the detailed design, separate entrance and internal staircase would appear, and have capacity to act as, a separate dwelling. This would relate poorly to the existing semi-detached pair of dwellings no. 2 and 3 The Close, and shared use of the garden area would compromise ground floor privacy of the existing dwelling, contrary to Brighton & Hove Local Plan policies QD1, QD2, QD3, HO4, QD14, QD27 and HO4.

2) UNI2

The proposal, by reasons of bulk, scale and height in relation to the existing house and plot, would appear as an incongruent and dominant form of

development, which would represent an overdevelopment of the site that would be detrimental to the appearance of the existing house and the wider street scene, contrary to Brighton & Hove Local Plan policies QD1, QD2, QD3, QD14, QD27, HO4, and HO5.

PRESTON PARK

BH2008/00696

106 Dyke Road Brighton

Illuminated projecting and fascia signs and non illuminated menu board.

Applicant: CWS Retail Financial Services

Officer: Nicola France 292211

Refused on 29/08/08 DELEGATED

1) UNI

The proposed signage by reason of its size, method of illumination, materials (including colour), design and detailing, is considered inappropriate to the character and appearance of the building and out of character with the surrounding West Hill Conservation Area. The application, as such, is contrary to policies HE9 and QD12 of the Brighton & Hove Local Plan and the Supplementary Planning Document 02 'Shop Front Design'.

BH2008/00902

Top Floor Flat 227 Ditchling Road Brighton

Creation of new living accommodation within the roofspace, with a full length dormer to the rear and rooflight to the front.

Applicant: Mr Shaun Marchant

Officer: Nicola France 292211

Refused on 29/08/08 DELEGATED

1) UNI

The proposed creation of new living accommodation within the roofspace with a full length dormer would, by virtue of its scale, design and massing create an overbearing and incongruous feature to the rear of the property, detracting from the character and appearance of the existing building and wider Preston Park Conservation Area. As such, the proposal would be contrary to policies HE6, QD2 and QD14 of the Brighton & Hove Local Plan and advice contained in Supplementary Guidance Note 1 Roof Alterations and Extensions.

2) UNI2

The proposed rooflight to the front elevation would by reason of its relative scale and positioning to windows below, fail to comply with advice contained in Supplementary Planning Guidance Note 1 Roof Alterations and Extensions, and thereby detract from the appearance of the original roofslope of the premises, to the detriment of the street scene within the Preston Park Conservation Area.

BH2008/01428

24 Springfield Road Brighton

Single storey rear extension.

Applicant: Miss Sally Trelford

Officer: Sonia Kanwar 292359

Approved on 29/08/08 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 & Hove Local Plan.

3) UNI

The bedroom windows on the south western facing elevation shall not be glazed otherwise than with obscured glass and open inwards and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and Qd27 of the Brighton & Hove Local Plan.

BH2008/01555

43 Argyle Road Brighton

Conversion of dwelling house to form one 2 bedroom maisonette and one self contained lower ground floor flat.

Applicant: Mr Christopher Kenney

Officer: Ray Hill 292323

Refused on 05/09/08 DELEGATED

1) UNI

The proposed development is contrary to policy HO9 of the Brighton & Hove Local Plan, which seeks to retain small family dwellings and which only permits the conversion into two or more residential units of a dwelling with an original floor area of more than 115 sqm or was originally built with four or more bedrooms.

2) UNI2

The proposed development, due to a poor internal layout, would provide an unsatisfactory standard of residential accommodation for the future occupiers, resulting in potential noise and disturbance between the flats contrary to policies QD27, SU9, SU10 and HO9 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development would fail to provide an appropriate level of outside amenity space for the future occupiers of the upper floor two bedroom flat contrary to policies HO5 and HO9 of the Brighton & Hove Local Plan.

4) UNI4

Policy TR14 of the Brighton & Hove Local Plan requires safe and secure cycle parking facilities for all new development. No information has been submitted showing details of cycle storage and the application is therefore contrary to policy TR14.

5) UNI5

The Applicant has failed to satisfactorily demonstrate that the proposed flats would be Lifetime Homes compliant, contrary to policy HO3 of the Brighton & Hove Local Plan.

BH2008/01712

73c Ditchling Rise Brighton

Replacement UPVC windows to front and rear.

Applicant: Mrs Victoria Graham

Officer: Helen Hobbs 293335

Refused on 05/09/08 DELEGATED

1) UNI

The introduction of uPVC replacement windows of an unsympathetic design, material and opening arrangement, would cause harm to the character and appearance of the existing property and the street scene, contrary to policies QD1, QD2, QD14 of the Brighton & Hove Local Plan.

BH2008/01763

26 Preston Mansions Preston Park Avenue Brighton

Creation of a guarded roof terrace on existing flat roof.

Applicant: Mr Steven Ball

Officer: Maresa Kingston 294495

Approved on 27/08/08 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 & Hove Local Plan.

BH2008/01933

196 Balfour Road Brighton

Demolition of existing single storey extension to rear. Erection of new single storey extension. New single storey extension to the side attached to existing garage. Proposed front rooflights. Installation of new solar panel on rear elevation.

Applicant: Ms Susan Whilde

Officer: Helen Hobbs 293335

Approved on 04/09/08 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 & Hove Local Plan.

3) UNI

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

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.

BH2008/01978

115 Chester Terrace Brighton

Single storey kitchen extension to rear and side.

Applicant: Ms Fiona Adams

Officer: Helen Hobbs 293335

Refused on 03/09/08 DELEGATED

1) UNI

The size, 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.117 Chester Terrace, contrary to policies QD14 and QD27 of the Brighton & Hove

Local Plan.

BH2008/01991

195 Preston Drove Brighton

Conservation style rooflight to front roofslope.

Applicant: Mr Bishop

Officer: Chris Swain 292178

Approved on 01/09/08 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 & Hove Local Plan.

BH2008/02081

56 Cleveland Road Brighton

Insertion of port hole window on front elevation.

Applicant: Mr Carter

Officer: Helen Hobbs 293335

Refused on 08/09/08 DELEGATED

1) UNI

The proposed port-hole window, by virtue of its size and materials, would be out of keeping with the area, resulting in the window being unduly prominent and detrimental to the character and appearance of the existing property, the street scene and the wider conservation area. This would be contrary to policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2008/02319

61E Beaconsfield Villas Brighton

Replacement of front and rear aluminium framed windows with timber framed sash windows.

Applicant: Mr Mark Kenber

Officer: Helen Hobbs 293335

Approved on 05/09/08 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) 13.03A

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

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

BH2008/02339

61C Beaconsfield Villas Brighton

Replacement of front and rear aluminium framed windows with traditional style timber framed sash windows.

Applicant: Mr Mark Kenbar
Officer: Louise Kent 292198

Approved on 05/09/08 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) 13.03A

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

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

BH2008/02358

26 Ashford Road Brighton

Certificate of Lawfulness for proposed rear facing dormer.

Applicant: Ms Mayne

Officer: Helen Hobbs 293335

Approved on 05/09/08 DELEGATED

REGENCY

BH2008/00419

46 Market Street Brighton

Proposed refurbishment and decoration of ground floor. Removal of existing dividing wall to first floor to create new bar area, removal of existing partitions within existing lobby areas. Redecoration and change of use of first floor Managers office and lounge to new bar area.

Applicant: Mitchells & Butlers

Officer: Ray Hill 292323

Approved on 22/08/08 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) 14.06A

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 & Hove Local Plan.

3) 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 & Hove Local Plan.

4) UNI

The new flooring to the ground floor hereby approved shall overlay the original floorboards which shall be retained and repaired and replaced in a like for like manner where needed.

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

BH2008/01038

Flat 4 63 Regency Square Brighton

To demolish a modern internal wall which currently divides the second floor front room into two small rooms, and make good thereby reinstating the original single room with two windows and one door (new).

Applicant: Miss Livia Whyte

Officer: Ray Hill 292323

Approved on 21/08/08 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 new door 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 its installation.

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

BH2008/01375

5 Powis Villas Brighton

Form a front area parking space including demolition of part of front wall, retaining walls and erection of 3 no. piers with gated entrance, forming new vehicular crossover.

Applicant: Mr Ray Charmak

Officer: Jason Hawkes 292153

Approved on 05/09/08 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

Before development commences a plan showing an additional 0.7m wide planting bed laid out around the north and east edges of the parking area, at the foot of the raised planter and the single storey side extension, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and ensure the satisfactory preservation of the listed building and conservation area and in accordance with policies HE1 & HE6 of the Brighton & Hove Local Plan.

3) UNI

The existing red clay pavers shall be retained in situ or reused in the paving of the new hard standing approved.

Reason: To ensure a satisfactory appearance to the development and ensure the

satisfactory preservation of the listed building and conservation area and in accordance with policies HE1 & HE6 of the Brighton & Hove Local Plan.

4) UNI

The new pilasters shall match exactly the original pilasters and shall have pineapple decorations to match originals and the missing pineapple decorations on the existing garden wall pilasters shall be reinstated to match the originals. The new gates shall also be cast iron and painted black.

Reason: To ensure a satisfactory appearance to the development and ensure the satisfactory preservation of the listed building and conservation area and in accordance with policies HE1 & HE6 of the Brighton & Hove Local Plan.

5) UNI

The new retaining walls of the raised planter beds shall be rendered and painted to match the garden walls.

Reason: To ensure a satisfactory appearance to the development and ensure the satisfactory preservation of the listed building and conservation area and in accordance with policies HE1 & HE6 of the Brighton & Hove Local Plan.

6) UNI

The following details shall be submitted to and approved by the local planning authority in writing before work commences:-

- (i) A layout plans of the paving and bedding plants at scale 1:50. The landscaping should include a new evergreen tree to replace the one removed.
- (ii) Details of species and sizes of the new bedding plants.
- (iii) Details and samples of the materials of the paving.
- (iv) Details and samples of the surfacing materials for the new pavement crossover and the new radius kerbs.
- (v) An elevational drawing at 1:10 scale and 1:1 scale section details of the new gates.

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

Reason: To ensure a satisfactory appearance to the development and ensure the satisfactory preservation of the listed building and conservation area and in accordance with policies HE1 & HE6 of the Brighton & Hove Local Plan.

BH2008/01376

5 Powis Villas Brighton

Form a front area parking space including demolition of part of front wall, retaining walls and erection of 3 no. piers with gated entrance, forming new vehicular crossover.

Applicant: Mr Ray Charmak

Officer: Jason Hawkes 292153

Approved on 05/09/08 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 development commences a plan showing an additional 0.7m wide planting bed laid out around the north and east edges of the parking area, at the foot of the raised planter and the single storey side extension, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and maintained as such thereafter.

Reason: To ensure of the listed building and in accordance with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

The existing red clay pavers shall be retained in situ or reused in the paving of the new hard standing approved.

Reason: To ensure of the listed building and in accordance with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

The new pilasters shall match exactly the original pilasters and shall have pineapple decorations to match originals and the missing pineapple decorations on the existing garden wall pilasters shall be reinstated to match the originals. The new gates shall also be cast iron and painted black.

Reason: To ensure of the listed building and in accordance with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

The new retaining walls of the raised planter beds shall be rendered and painted to match the garden walls.

Reason: To ensure of the listed building and in accordance with policy HE1 of the Brighton & Hove Local Plan.

6) UNI

The following details shall be submitted to and approved by the local planning authority in writing before work commences:-

(i) A layout plans of the paving and bedding plants at scale 1:50. The landscaping should include a new evergreen tree to replace the one removed.

(ii) Details of species and sizes of the new bedding plants.

(iii) Details and samples of the materials of the paving.

(iv) Details and samples of the surfacing materials for the new pavement crossover and the new radius kerbs.

(v) An elevational drawing at 1:10 scale and 1:1 scale section details of the new gates.

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

Reason: To ensure of the listed building and in accordance with policy HE1 of the Brighton & Hove Local Plan.

BH2008/01426

147 Kings Road Brighton

Internal alterations to layout.

Applicant: Mrs R Tahiri

Officer: Ray Hill 292323

Refused on 26/08/08 DELEGATED

1) UNI

The sub-division of the front room to form an en-suite bathroom disrupts the plan form and proportions of the room and encroaches on the chimney breast in an unsatisfactory manner, detracting from the central feature of the room and prejudicing the re-instatement of a fireplace and as such, the internal alterations are contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 11: Listed Building Interiors.

2) UNI2

Insufficient information has been submitted with regard to the doors, architraves, skirtings, cornices, windows and extract fans to satisfactorily demonstrate that the works will not be detrimental to the character and appearance of the listed building contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 11: Listed Building Interiors.

BH2008/01762

Royal York Buildings Old Steine Brighton

Installation of satellite dish to roof (retrospective).

Applicant: Max Hotels (York) Ltd
Officer: Jonathan Puplett 292525
Approved on 09/09/08 DELEGATED

BH2008/01772

Royal York Buildings Old Steine Brighton

Installation of satellite dish to roof (retrospective).

Applicant: Max Hotels (York) Ltd
Officer: Jonathan Puplett 292525
Approved on 09/09/08 DELEGATED

BH2008/01784

9 Hampton Place Brighton

Roof extensions at second floor level to form additional living accommodation for existing first floor flat (Resubmission).

Applicant: Mr James Houlihan
Officer: Guy Everest 293334

Refused on 03/09/08 DELEGATED

1) UNI

Notwithstanding the absence of a proposed northern elevation the mansard roof would appear incongruous, out of scale and overly dominant in relation to adjoining buildings and the surrounding area. The development would therefore detract from the character and appearance of the building and wider street scene, and of the adjoining Montpelier and Clifton Hill Conservation Area. The proposal is therefore contrary to policies QD1, QD2, QD14, HE3 and HE6 of the Brighton & Hove Local Plan, and to the provisions of Supplementary Planning Guidance Note 1: roof alterations and extensions.

2) UNI2

Notwithstanding the absence of a proposed northern elevation the proposed dormers by virtue of their siting, proportions and proximity to each other would dominate the roof slope, harm the overall integrity of the roof form and the character and appearance of the surrounding area. The proposal is therefore contrary to policies QD1, QD2, QD14, HE3 and HE6 of the Brighton & Hove Local Plan, and to the provisions of Supplementary Planning Guidance Note 1: roof alterations and extensions.

3) UNI3

Notwithstanding the absence of a proposed northern elevation the development would appear overbearing and result in significant overshadowing, loss of light and loss of privacy for adjoining properties to the north on Hampton Place. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/01836

5-6 Cranbourne Street Brighton

Alterations to shopfront.

Applicant: Mr Richard Kernan
Officer: Clare Simpson 292454

Approved on 03/09/08 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

BH2008/01887

88-91 Preston Street Brighton

Display of halo-illuminated fascia signs.

Applicant: Mr Simon Chan

Officer: Mark Thomas 292336

Approved on 21/08/08 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 & Hove Local Plan.

ST. PETER'S & NORTH LAINE

BH2008/00891

Unit 7 Jubilee Street Brighton

New shopfront.

Applicant: Headmasters Partnership Ltd

Officer: Liz Holt 291709

Refused on 09/09/08 DELEGATED

1) UNI

The shopfront, by reason of its design, colour, materials and the omission of full height glazing and a transom level fails to respect the style, design and appearance of the adjoining shopfronts, the building in which the unit is located and the wider comprehensive Jubilee Street development and does not preserve or enhance the character or appearance of the North Laine Conservation Area. The proposal is therefore contrary to policies QD1, QD5, QD10 and HE6 of the

BH2008/01444

108 Richmond Road Brighton

Single storey rear extension, 2 no. rear dormers, front rooflight.

Applicant: Mrs Helen Munier

Officer: Sonia Kanwar 292359

Approved on 22/08/08 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 & Hove Local Plan.

3) 13.03A

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

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

4) 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 & Hove Local Plan.

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the external doors shall be painted timber and retained as such thereafter.

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

BH2008/01493

9 Terminus Place Brighton

First floor extension to rear elevation.

Applicant: Mrs Sarah Perkins

Officer: Chris Swain 292178

Refused on 21/08/08 DELEGATED

1) UNI

The length, siting and height 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 at No.10 Terminus Place and would be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The Juliet balcony and French doors on the proposal would introduce overlooking and a loss of privacy into the rear gardens of No.35 and No.36 Clifton Street, adversely impacting upon the residential amenity of these properties and would be contrary to policies QD14 and QD47 of the Brighton & Hove Local Plan.

3) UNI3

The proposed Juliet balcony and French doors, by reason of their scale, siting

and design would result in an feature that relates poorly to the existing building, introduces an incongruent element to the rear of Terminus Place and is detrimental to the appearance and character of the building and the West Hill conservation area, contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2008/01739

6 Railway Street Brighton

Insertion of two dormers to the rear roofslope.

Applicant: Mr M Chance & Mr K Pringle

Officer: Chris Swain 292178

Approved on 03/09/08 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 & Hove Local Plan.

3) 13.03A

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

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

BH2008/01804

TFF 11 Buckingham Road Brighton

Two conservation style roof lights to rear roof-slope.

Applicant: Mr Robert Povey

Officer: Chris Swain 292178

Approved on 09/09/08 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 & Hove Local Plan.

BH2008/02182

9A Terminus Road Brighton

Removal of existing flat roof, erection of new pitch roof. Installation of conservation style rooflights.

Applicant: Mr & Mrs Chapman

Officer: Helen Hobbs 293335

Approved on 05/09/08 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 & 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 & Hove Local Plan.

BH2008/02285

38 West Hill Street Brighton

Certificate of lawfulness consent for existing enlarged roof space.

Applicant: Mr C Richard Wilson

Officer: Chris Swain 292178

Approved on 02/09/08 DELEGATED

WITHDEAN

BH2005/02247/FP

Flat 1 40 Clermont Terrace Brighton

Single storey rear extension (re-consultation on outstanding application).

Applicant: Peter Beck

Officer: Clare Simpson 292454

Approved on 22/08/08 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 & Hove Local Plan.

BH2008/01414

18 Hempstead Road Saltdean Brighton

Demolition of existing extension, construction of single storey side extension with rear conservatory (Resubmission of BH2007/04334).

Applicant: Mr R Solis

Officer: Louise Kent 292198

Approved on 09/09/08 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 & 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.

BH2008/01445

14 Harrington Road Brighton

Rear and side single-storey extensions, rear infill extension below existing balcony and alterations to boundary fencing.

Applicant: Mr & Mrs Jeff & Julie Rodrigues

Officer: Jonathan Puplett 292525

Approved on 02/09/08 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 & Hove Local Plan.

BH2008/01611

Stanford House South Road Brighton

Internal modifications and the reinstatement of the front entrance door.

Applicant: Mr Alan Thompson

Officer: Chris Wright 292097

Approved on 22/08/08 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 & Hove Local Plan.

3) UNI

No works shall take place until full details of the proposed works including 1:1

joinery profiles or sample timber sections showing the proposed glazing bar and door panel moulding 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 & Hove Local Plan.

4) UNI

No works shall take place until full details of the replacement glass to the shop windows and the methods of fixing the real oak floorboards 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 & Hove Local Plan.

BH2008/01813

20 Tivoli Crescent Brighton

Partial change of use from residential basement (C3) to community use (D1) to allow x4 weekly preschool music classes (retrospective).

Applicant: Ms Louisa Damant

Officer: Clare Simpson 292454

Approved on 29/08/08 PLANNING COMMITTEE

1) UNI

Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 or any subsequent similar re-enactment, the use hereby granted shall be for pre-school music classes and for no other use, including any other use within class D1 of the Schedule to the Order without the prior written consent of the Local Planning Authority to whom an application should be made.

Reason: To safeguard the amenity of adjacent occupiers and to comply with policy QD27 and SU10 of the Brighton & Hove Local Plan.

2) UNI

The premises shall not be used as a venue for music tuition classes except between the hours of 09.30hrs and 16.00hrs Monday to Friday only, and for a maximum of four classes a week. The duration of each class shall not exceed 40 minutes.

Reason: As requested by the applicant, and to safeguard the amenities of the nearby occupiers and to comply with policy QD27 and SU10 of the Brighton & Hove Local Plan.

3) UNI

The music tuition classes shall be for a maximum of ten children with their parents/guardians at any one time.

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

BH2008/01908

71 Eldred Avenue Brighton

Lifting the gable end to extend existing dormer.

Applicant: Mr & Mrs Kisserli

Officer: Mark Thomas 292336

Refused on 26/08/08 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be

extended, adjoining properties and to the surrounding area. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposed dormer window is inappropriately sized and represents an overly bulky addition to the rear roofslope. The proposed development would harm the appearance of the property. The proposal is therefore contrary to the above policy and guidance.

BH2008/02033

68 Tongdean Lane Brighton

Proposed first floor rear extension with hipped roof over existing double garage.

Applicant: Mr C Blight

Officer: Jason Hawkes 292153

Refused on 27/08/08 DELEGATED

1) UNI

Policies QD1 and QD2 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy QD14 also states that extensions to buildings should be well designed and detailed in relation to the property to be extended and surrounding area. The proposed extension, by virtue of its excessive size and bulky design, would form an incongruous and unsympathetic feature, which would result in an overextended and inappropriate appearance to the house and would be detrimental to the visual amenity of the surrounding area. The proposed roof structure proposed around the existing dormer would also appear as an unsympathetic and unsightly feature. The proposal is therefore contrary to the objectives of the above policies and to Supplementary Planning Guidance Note 1: Roof Extensions and Alterations.

2) UNI

Policy QD27 of the Brighton & Hove Local Plan seeks to protect the residential amenity of neighbouring properties. Due to the position and bulk of the first floor addition in close proximity to adjacent property to the west, the proposal results in overshadowing and an increased sense of enclosure. The proposed side window facing west also results in overlooking of the neighbouring garden. The proposal therefore leads to a loss of amenity and is contrary to the above policy.

BH2008/02091

99 Loder Road Brighton

Rear Ground floor extension to kitchen and first floor extension to rear bedroom including new first floor balcony.

Applicant: Ms Fiona Walsh

Officer: Wayne Nee 292132

Refused on 05/09/08 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed ground floor rear extension, by virtue of its projection, positioning, and proximity to the neighbouring boundary, forms an inappropriate addition to the property. The development would result in an increased sense of enclosure and a significant loss of daylight and outlook for the residents of the property at no. 101 Loder Road. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI

The proposed first floor balcony, by virtue of its height, projection, positioning, and proximity to the neighbouring boundary, forms an inappropriate and unsympathetic addition to the building and represents a development which would result in a significant loss of privacy, increased noise and disturbance to the residents of the immediately adjoining neighbouring properties. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/02192

1 Gableson Avenue Brighton

Side conservatory extension.

Applicant: Mr Tate

Officer: Mark Thomas 292336

Approved on 21/08/08 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 & Hove Local Plan.

BH2008/02316

Withdean Lodge 24B Tongdean Lane Brighton

Replace current hedge with brick wall surrounding the perimeter and extending height of wall to match new wall.

Applicant: Mr Mark Darby

Officer: Jonathan Puplett 292525

Approved on 09/09/08 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

EAST BRIGHTON

BH2008/01567

11 Sudeley Street Brighton

Construction of an additional storey over an existing rear two storey extension (resubmission of BH2008/00180).

Applicant: Mr S Dubow

Officer: Sonia Kanwar 292359

Approved on 05/09/08 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 roof of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

3) 13.03A

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

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

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the external walls of the proposed development hereby permitted shall be rendered in a texture and colour to match the existing elevation and retained as such thereafter.

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

BH2008/01569

Wellsbourne Centre Whitehawk Road Brighton

Demolition of derelict wing of existing Wellsbourne Centre. Construction of Primary Health Care Centre to accommodate two doctors surgeries (Existing Whitehawk & Broadway) and ancillary pharmacy. Extension to existing parking facilities (community car park), together with new pedestrian access (paths & graded walkway).

Applicant: Brighton & Hove Primary Care Trust & Ashley House Plc

Officer: Gemma Barnes 292265

Approved on 03/09/08 PLANNING 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) 02.06A

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 & 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 & Hove Local Plan.

4) 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.

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

5) 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 & Hove Local Plan.

6) 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: To safeguard the amenities of the occupiers of adjoining properties to comply with policy QD27 of the Brighton & 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. Details of the proposed external surfaces of all the hard landscaping shall be submitted for approval, including details of the material to be used for the parking spaces and details of litter bins and benches.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area to comply with policy QD15 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 to comply with policy QD15 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. The plan shall include the protection of 5 elm trees positioned close to the west (front) boundary of the site and trees which are located offsite but have roots in the vicinity of the development (ie: trees located to the north of the existing car park). The trees shall be protected in accordance with BS5837.

Reason: To protect the trees which are to be retained on the site to accord with policies QD15 and QD16 of the Brighton & Hove Local Plan.

10) B07.01

Notwithstanding the provisions of the Town and Country Planning (Use Classes)

Order 1987 or any amendment thereto the premises shall be used only for the provision of medical services and ancillary pharmacy and for no other purpose within class D1.

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area to comply with policies TR1, SR1 and QD27 of the Brighton & Hove Local Plan.

11) UNI

The pedestrian access path (including all ramps, steps and soft landscaping) leading from Whitehawk Way to the surgery, as shown on drawing nos. 0556-01 Rev C and 0556-03 Rev C submitted with this application, shall be fully constructed to a standard agreed in writing by the Local Planning Authority. The path shall be made available for use prior to the surgery being brought into use and shall be retained in perpetuity.

Reason: To improve accessibility to the site in the interests of providing short, safe, attractive and direct pedestrian routes for walking and to help the independent movement of children in accordance with policies TR1, TR7, TR8 and TR12 of the Brighton & Hove Local Plan.

12) UNI

All new roads, pedestrian accesses and parking areas shall be built in accordance with BS 5837 (2005) and the Arboricultural Practice Note - Driveways Close to Trees.

Reason: To ensure that any digging in the vicinity of the root plates of adjacent trees will be by hand, backfilled with the appropriate sand/aggregate mix and finished with a porous surface to ensure they are not harmed, to comply with policies QD15 and QD16 of the Brighton & Hove Local Plan.

13) UNI

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997.

Reason: In the interests of protecting neighbouring properties from noise pollution and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

14) UNI

No development shall take place until details of a green or biodiverse roof have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented as part of the development and shall be retained as such thereafter.

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

15) UNI

No development shall take place until details of measures to ensure that the development achieves a 'very good' or 'excellent' BREEAM or NEAT rating or other independently assessed industry equivalent have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed measures.

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

16) UNI

Details of the 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 approved installation shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to a variation.

Reason: In the interests of protecting neighbouring properties from light pollution and to comply with policies SU9, QD25 and QD27 of the Brighton & Hove Local plan.

17) UNI

The use hereby permitted shall not be first brought into use until a generic Travel Plan Framework has been drawn up and submitted to and approved in writing by the Local Planning Authority. Within 6 months of first occupation of the building, a detailed Travel Plan shall be submitted to and agreed in writing by the Local Planning Authority which shall include a package of measures aimed at promoting sustainable travel choices and reducing reliance on the car. The Travel Plan shall be implemented within a timescale to be agreed with the Local Planning Authority and regular reviews shall be submitted within an agreed timeframe to the Local Planning Authority.

Reason: In order to promote sustainable choices and to reduce reliance on the private car in accordance with policies TR1 and TR4 of the Brighton & Hove Local Plan.

18) UNI

Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority. The works shall be undertaken in strict accordance with the approved details.

Reason: To enable the Local Planning Authority to control foul sewerage and surface water drainage in accordance with policies SU3, SU4 and SU5 of the Brighton & Hove Local Plan.

BH2008/01730

70 Marine Parade Brighton

New raised deck with associated balustrades, steps, ramp and planters on existing front car park- retrospective.

Applicant: Mr Beard

Officer: Aidan Thatcher 294495

Approved - no conditions on 08/09/08 DELEGATED

BH2008/01838

31 College Gardens Brighton

Loft conversion with two rear dormers and one conservation style rooflight on front roof slope.

Applicant: Mr Joe Attwood

Officer: Nicola France 292211

Approved on 29/08/08 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 & Hove Local Plan.

3) UNI

The dormers hereby approved shall be cast in lead and retained as such thereafter.

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

4) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and retained as such thereafter.

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

BH2008/02019

15 Bloomsbury Street Brighton

Removal of existing pitched roof structure over kitchen and creation of a roof terrace. Enlargement of existing rear extension at first floor level to allow access. (Resubmission of BH2007/02039.)

Applicant: Mr Mark Harper

Officer: Liz Holt 291709

Approved on 09/09/08 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 & Hove Local Plan.

3) 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 & Hove Local Plan.

4) UNI

The external amenity area hereby approved shall not be used until the obscurely glazed screen has been installed. The screen thereafter shall be retained.

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

5) UNI

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

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

6) UNI

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

Reason: To ensure that the development would include the re-use of limited

resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

HANOVER & ELM GROVE

BH2007/04626

Flat 3 3 Bonchurch Road Brighton

Loft conversion to form additional flat.

Applicant: Mr N Baldgieg

Officer: Nicola France 292211

Refused on 21/08/08 DELEGATED

1) UNI

Notwithstanding the inaccurate location plan the proposed rear dormer, by virtue of its excessive size, width, bulk and design, would be detrimental to the character and appearance of the dwelling and the area. This is contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

2) UNI

Notwithstanding the inaccurate location plan the proposed number of rooflights within the front roofslope would be of detriment to the character and appearance of the host property, the Bonchurch Road street scene, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

3) UNI

Cumulatively the applicant has failed to demonstrate that adequate cycle parking and refuse/recycling storage could be provided on the site and has failed to submit a waste minimisation statement to address how the construction waste will be managed minimise the amount of waste unnecessarily being sent to landfill sites contrary to policies SU2, SU13 and TR14 of the Brighton & Hove Local Plan.

BH2008/01358

108 Elm Grove Brighton

Loft conversion with 2 rear dormers. Resubmission of refused application BH2007/02445.

Applicant: Lucy Grieve

Officer: Nicola France 292211

Approved on 29/08/08 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 & Hove Local Plan.

BH2008/01408

43 Toronto Terrace Brighton

Loft conversion with rear dormer window.

Applicant: Mr Arron Chick

Officer: Steve Lewis 292321

Approved on 27/08/08 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 & Hove Local Plan.

3) UNI

The development and disposal of construction and demolition waste shall be carried out in strict accordance with the Waste Minimisation Statement submitted on 16/05/2008 unless otherwise agreed in writing by the Local Planning Authority.

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 policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

BH2008/01632

37 Islingword Place Brighton

Certificate of Lawfulness for proposed rear dormer.

Applicant: Mr Matthew Stevenson

Officer: Wayne Nee 292132

Approved on 29/08/08 DELEGATED

BH2008/01900

238 Freshfield Road Brighton

Single storey rear extension.

Applicant: M A Matin

Officer: Chris Swain 292178

Refused on 27/08/08 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.240 Freshfield Road, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/01906

181 Hartington Road Brighton

Single storey rear extension.

Applicant: Mr Ledger

Officer: Chris Swain 292178

Approved on 29/08/08 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 & 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 & Hove Local Plan.

HOLLINGBURY & STANMER

BH2008/02002

80 Hollingbury Road Brighton

Excavations at the front of the property to create openings for window and door openings in existing basement proposed steps down to basement.

Applicant: Mr David Quintdon

Officer: Chris Swain 292178

Refused on 21/08/08 DELEGATED

1) UNI

The proposal, by reason of its scale and design would result in an feature that relates poorly to the existing building, unbalances the pair of semi-detached properties and forms an incongruent element within the Hollingbury Road street scene that is detrimental to the appearance and character of the building and the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2008/02037

21 Ridge View Brighton

First floor side extension over existing garage.

Applicant: Mr T Finch

Officer: Sonia Kanwar 292359

Refused on 29/08/08 DELEGATED

1) UNI

The proposed development, 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, street scene and to the visual amenities enjoyed by neighbouring properties. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2008/02166

82 Barnett Road Brighton

Certificate of Lawfulness for proposed loft conversion.

Applicant: Mrs Maria Byrne

Officer: Helen Hobbs 293335

Approved on 05/09/08 DELEGATED

BH2008/02269

5 Tintern Close Brighton

Outline application for the erection of one detached dwelling within the gardens of 5 Tintern Close (all matters reserved).

Applicant: Mr Shrubb

Officer: Kate Brocklebank 292175

Refused on 28/08/08 DELEGATED

1) UNI

The Applicant has failed to demonstrate that the site can adequately support a dwelling and that the proposal would not have a detrimental impact on the street scene and the character and appearance of the surrounding area. As such the proposal is contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan

MOULSECOOMB & BEVENDEAN

BH2008/01478

95 Hornby Road Brighton

Two storey extension (re-submission of BH2007/04153).

Applicant: Mr & Mrs Knight

Officer: Steve Lewis 292321

Approved on 27/08/08 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 & Hove Local Plan.

3) UNI

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, WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

QUEEN'S PARK

BH2008/01561

9 George Street Brighton

Change of use from A1 (retail) to sui generis (laundrette).

Applicant: Miss Mariam Ramis

Officer: Steve Lewis 292321

Approved on 05/09/08 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) UNI

The premises shall not be open or in use except between the hours of 08.00 hours and 20.00 hours daily.

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

4) UNI

Machinery shall not be operated except between the hours of 08:00 hours and 20:00 hours daily.

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

5) UNI

Prior to commencement of the operation, full details of all plant and machinery, including machines, boilers and extraction systems, shall be submitted to and agreed in writing by the Local Planning Authority. The document should detail where plant and machinery is to be located and noise mitigation measures to be employed within the premises. The plant and machinery shall be installed in full accordance with the agreed details prior to the commencement of the use unless otherwise agreed in writing by the Local Planning Authority.

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

6) UNI

Prior to the commencement of the proposed use, 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 in writing by the local planning authority. Works shall be carried out in strict accordance with the approved details prior to the commencement of the use and thereafter retained to the satisfaction of the Local Planning Authority.

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

BH2008/01766

Basement Flat 40 Devonshire Place Brighton

Internal alterations to layout.

Applicant: Miss Emily Cross

Officer: Helen Hobbs 293335

Approved on 29/08/08 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.

BH2008/01976

46 Down Terrace Brighton

Dormer to rear roof slope and two roof lights to front roof slope.

Applicant: Mrs Juliet Evans
Officer: Chris Swain 292178

Approved on 27/08/08 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 & Hove Local Plan.

BH2008/02120

196 Freshfield Road Brighton

Certificate of lawfulness for an extension to existing rear dormer and installation of roof lights in the front roof slope.

Applicant: Ms S Hier

Officer: Helen Hobbs 293335

Approved on 22/08/08 DELEGATED

BH2008/02200

42 Queens Park Road Brighton

Loft conversion including new rear dormer and inset balcony.

Applicant: Mr J Woodcock

Officer: Helen Hobbs 293335

Refused on 22/08/08 DELEGATED

1) UNI

1. The proposed rear dormer and balcony, by virtue of its size and design would be detrimental to the character and appearance of the property and surrounding Area. This is contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2008/02223

3 East Drive Brighton

External alterations including demolition of existing rear section, erection of single storey extension, two small roof lights, reinstate balcony, replacement of side alley door.

Applicant: Mr Chris Jessop

Officer: Sonia Kanwar 292359

Approved on 09/09/08 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 & Hove

Local Plan.

3) 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 & Hove Local Plan.

4) 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 & Hove Local Plan.

BH2008/02225

3 East Drive Brighton

Removal of a section of front garden wall.

Applicant: Mr Chris Jessop

Officer: Sonia Kanwar 292359

Refused on 02/09/08 DELEGATED

1) UNI

The proposed removal of the section of original wall and pillar would fail to preserve the character and appearance of the building and the wider Queens Park Conservation Area. The proposal is therefore contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2008/02226

3 East Drive Brighton

Addition of two dormers to rear roof.

Applicant: Mr Chris Jessop

Officer: Sonia Kanwar 292359

Approved on 02/09/08 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 & Hove Local Plan.

ROTTINGDEAN COASTAL

BH2007/04657

4A 49 Sussex Square Brighton

1 replacement sash window to rear existing small crital window to be blocked up.

Applicant: Mr & Ms Mark Powell Vanessa Corley

Officer: Maresa Kingston 294495

Approved on 28/08/08 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 & 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 & Hove Local Plan.

BH2007/04658

Flat 4A 49 Sussex Square Brighton

1 replacement sash window to rear. Existing small critall window to lobby to be blocked up.

Applicant: Mr & Ms Mark Powell Vanessa Corley

Officer: Maresa Kingston 294495

Approved on 28/08/08 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 & Hove Local Plan.

BH2007/04674

68-70 High Street Rottingdean

Redevelopment of site to provide 9 three bedroom town houses with integral garages, built in 2 blocks, with accommodation on four floors (Amendment to previously approved scheme BH2007/00617 omitting the 4 visitor parking spaces).

Applicant: Denes Motors

Officer: Kate Brocklebank 292175

Refused on 10/09/08 PLANNING COMMITTEE

1) UNI

The proposed development, by reason of design, layout, excessive scale, limited separation to boundaries and between terraces, dominance of vehicle manoeuvring area and garage doors, and lack of landscaping, would be a prominent overdevelopment of a poor design that would have a detrimental relationship with and be out of character with surrounding development and the Rottingdean Conservation Area. The proposal is therefore considered to be contrary to Brighton & Hove Local Plan policies QD1, QD2, QD3, QD15, HO4 and HE6.

2) UNI2

The proposed development would result in extensive overlooking between the two terraces, and the end houses would be exposed to overlooking from users of the neighbouring school property, which is elevated above the application site level. The small rear gardens would not provide adequate usable amenity space

for future occupiers, and the high boundary walls and limited separation between the terraces would result in an overall sense of enclosure. The proposed development would therefore provide poor living conditions for future occupiers, contrary to Brighton & Hove Local Plan policies QD3, QD27, HO4 and HO5.

3) UNI3

The proposed development would result in the loss of an existing commercial site, which in the absence of demonstration to the contrary, is considered suitable for continued employment use. The loss of this commercial use would be detrimental to employment and economic opportunities, contrary to Brighton & Hove Local Plan policy EM3.

4) UNI4

The proposed development would result in enclosure and overlooking of No. 56 High Street, causing detriment to the living conditions of that residential property, contrary to Brighton & Hove Local Plan policy QD27.

5) UNI5

The proposed development, by reason of excessive height and scale and unsympathetic design, would be overbearing on the neighbouring grade II listed buildings and would therefore be detrimental to the setting of these listed buildings, contrary to Brighton & Hove Local Plan policies QD1, QD2 and HE3.

6) UNI6

The applicant has failed to submit any information with respect to achieving a minimum of Very Good BREEAM/Ecohomes rating or equivalent and as such the proposed development would therefore fail to meet the minimum requirements of Brighton & Hove Local Plan policy SU2 and demonstration of efficiency in the use of water, energy and materials, and SPGBH Note 16: Renewable Energy and Energy Efficiency in Developments.

7) UNI7

The proposed development has failed to provide adequate detail of demolition and construction waste minimisation measures, contrary to Brighton & Hove Local Plan policy SU13 and RGP - W5.

8) UNI8

The application excludes parcels of land that appear to be part of the overall site and, in the absence of justification to the contrary, it appears that this has been done to circumvent policies and requirements related to the provision of affordable housing, and contributions towards educational facilities and the recreational open space contrary to Brighton & Hove Local Plan policies HO2 and QD28 and Draft Supplementary Planning Guidance Note 9 'A Guide for Developers on the Provision of Recreational Space'.

BH2008/00598

3 Roedean Crescent Brighton

Two storey extension and renovation of existing house. With a new belvedere and lower ground floor extension.

Applicant: Mr Steven Lilly

Officer: Liz Holt 291709

Approved on 09/09/08 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) 05.04

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.

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.

4) UNI

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

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

5) UNI

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

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

6) UNI

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

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

7) UNI

The measures set out in the Waste Minimisation Statement submitted on the 21st of February 2007 shall be implemented in strict accordance with the approved details.

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

8) UNI

The new one-bedroom ancillary dwelling shall be constructed to Lifetime Home 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.

9) UNI

The second floor glass balustrading and associated planting, hereby approved, as shown on drawing no. D.01Reb submitted on the 4th April 2007, shall be fully implemented in accordance with the approved scheme prior to the use of the second floor 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 & Hove Local Plan.

10) UNI

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 swimming pool shall not commence until all specified works have been carried out to the satisfaction of the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with policies QD27 and SU10 of the Brighton & Hove Local Plan.

BH2008/01056

8 Gorham Avenue Rottingdean Brighton

Single storey front and two storey rear extensions with pitched roofs.

Applicant: Mr M Hebron

Officer: Nicola France 292211

Approved on 21/08/08 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 window on the south western side elevation shall not be glazed otherwise than with obscured glass and open inwards and thereafter permanently retained as such thereafter.

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 & Hove Local Plan.

BH2008/01265

20 Lustrells Crescent Brighton

Reserved Matters application for the erection a single dwelling house following Outline approval BH2005/01347/OA.

Applicant: Mr Graham Goodwin

Officer: Steve Lewis 292321

Approved on 09/09/08 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) 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.

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.

BH2008/01686

60 Wanderdown Road Brighton

Two storey extension to front and side elevations and conversion of existing garage to study.

Applicant: Mr & Mrs Berry

Officer: Louise Kent 292198

Refused on 09/09/08 DELEGATED

1) UNI

The proposed extension, by virtue of its siting, height, design and massing would fail to maintain an appropriate gap between the building and the joint boundary,

would result in a loss of light to the side windows present on No.58 Wanderdown Road and would have an overbearing and enclosing impact on that property. As such the proposal would adversely impact on the levels of residential amenity currently enjoyed by No.58 Wanderdown Road, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension, due to its design, height, massing and siting to the front of the main building line, would create an over-dominant and bulky extension, particularly when viewed from the south on Wanderdown Road, which would be of detriment to the character and appearance of the existing building and surrounding area, contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2008/01809

Roedean School Roedean Way Brighton

Lime washing of the principal front facade of school boarding houses 1, 2, 3, 4 and main school including walls facing the quadrangle of main school. Removal of hard plasters to walls and replacement lime plaster. Cast iron rainwater goods to be painted their original colour.

Applicant: The Head

Officer: Helen Hobbs 293335

Approved on 29/08/08 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

BH2008/01810

Roedean School Roedean Way Brighton

Lime washing of principal front facade of school, boarding houses 1, 2, 3, 4 and main school, including wall facing the quadrangle of main school, removal of hard plasters to walls and replacement lime plaster. Case iron rainwater goods to be painted their original colour.

Applicant: The Head

Officer: Helen Hobbs 293335

Approved on 29/08/08 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.

BH2008/02305

40 Elvin Crescent Rottingdean

Extension of outbuilding to form single garage.

Applicant: Mr Donald Cameron

Officer: Helen Hobbs 293335

Approved on 09/09/08 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 & Hove Local Plan.

BH2008/02318

66 Greenways Ovingdean Brighton

Front and side conservatory extension with a pitched roof.

Applicant: Mrs Margaret Ellis

Officer: Helen Hobbs 293335

Approved on 02/09/08 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 & Hove Local Plan.

WOODINGDEAN

BH2007/04392

Land Rear of 464 & 466 Falmer Road fronting Briarcroft Road

Erection of two detached dwellings on land at the rear of 464 and 466 Falmer Road with access to Briarcroft Road.

Applicant: Mr Steven Marchant

Officer: Chris Elphick 293990

Approved on 09/09/08 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 & 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) 02.05A

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 & Hove Local Plan

5) 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 & Hove Local Plan.

6) 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.

7) 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.

8) 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.

9) 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.

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

10) 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 & Hove Local Plan.

11) 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, in accordance with Policies QD15 and QD20 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 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, in accordance with Policies QD15 and QD20 of the Brighton & Hove Local Plan.

13) 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, in accordance with Policy QD16 of the Brighton & Hove Local Plan.

14) UNI

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

Reason: To safeguard the character of the area and the amenities of the occupiers of neighbouring properties and to ensure compliance with policies QD1, QD2, and QD27 of the Brighton & Hove Local Plan.

15) 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.

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.

16) UNI

The development hereby approved shall not be brought into use unless and until a scheme for fencing/walling on the site has been submitted to and approved by the Local Planning Authority and implemented entirely in accordance with the approved scheme before any of the dwellings to which they relate have been occupied, and retained thereafter.

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

BH2008/01139

131 The Ridgway Woodingdean Brighton

Rooms in the roof with two new dormers and two new rooflights.

Applicant: Mrs Jill Callaghan

Officer: Sonia Kanwar 292359

Refused on 29/08/08 DELEGATED

1) UNI

The proposed dormers, by virtue of their excessive size and inappropriate design, would form incongruous and unsightly bulky features, detrimental to the appearance of the building and the surrounding area. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

2) UNI2

Due to the position, height and size of the dormers in close proximity to the adjacent property, no. 133 The Ridgway, the proposal results in a significant loss of privacy and overlooking of the neighbouring garden. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/01485

25 The Ridgway Brighton

Addition of new first floor storey with rooms in the roof, single storey extension, front oriel windows and entrance canopy.

Applicant: Mr Andrew Bradley

Officer: Gemma Barnes 292265

Approved on 10/09/08 PLANNING 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) 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 & Hove Local Plan.

BH2008/01667

42 Warren Road Brighton

External alterations at ground floor level to rear elevation and to side (east) elevation.

Applicant: SBS Building Services Ltd

Officer: Chris Swain 292178

Approved on 09/09/08 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 & Hove Local Plan.

BH2008/01879

53 Farm Hill Brighton

Single storey conservatory to side and rear (Retrospective).

Applicant: Mr Gordon Bamber

Officer: Helen Hobbs 293335

Approved on 09/09/08 DELEGATED

1) UNI

Within 2 months of the date of this permission the windows on the north elevation of the conservatory shall be replaced 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 polices QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/02237

66 The Ridgway Brighton

Extension of existing garage and reformation of existing front entrance porch.

Applicant: Mrs Jennifer Chapman

Officer: Helen Hobbs 293335

Approved on 22/08/08 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 external finishes of the development hereby permitted shall be finished in render and painted. No development shall take place until the colour has been agreed in writing by the Local Planning Authority.

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

BH2008/02262

124 Crescent Drive North Brighton

Demolition of existing rear conservatory building single storey rear extension converting garage to a habitable room

Applicant: Kate Naylor & Tony Goldstone

Officer: Chris Swain 292178

Approved on 29/08/08 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 & Hove Local Plan.

BH2008/02326

432 Falmer Road Brighton

Erection of granny annex in rear garden.

Applicant: Mr M Peters

Officer: Sonia Kanwar 292359

Refused on 09/09/08 DELEGATED

1) UNI

The proposed development, by virtue of its size and siting, would be an incongruous form of development which would be detrimental to the character and appearance of the existing building, the openness of the rear gardens in this area and the visual amenities enjoyed by neighbouring properties. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton and Hove Local Plan.

BRUNSWICK AND ADELAIDE

BH2006/03530

41 Brunswick Square Hove

Removal of concrete tiles over 'Butterfly Roof' and replace with natural slate & repairs to masonry stacks (retrospective application).

Applicant: Grainger Residential Management

Officer: Jason Hawkes 292153

Refused on 29/08/08 DELEGATED

1) UNI

As the applicants have not provided access to the site a complete assessment of the proposal cannot be made. However, based on the drawings and details submitted it is considered that the application is contrary to development plan policies, as detailed below.

2) UNI2

Policy HE1 of the Brighton & Hove Local Plan states that proposals will only be permitted that do not have any adverse effect on the architectural and historic character or appearance of the interior and exterior of the building.

Supplementary Planning Guidance Note 13: Listed Buildings also states that any works to a listed building should ensure that the special architectural character of the building is preserved. Insufficient information has been submitted to indicate that the works carried out are sympathetic to the historic and architectural character and appearance of the listed building. There is also concern that the proposed concrete render and concrete mixes are inappropriate materials for the

listed building and could be potentially harmful. Based on the details submitted details the scheme is contrary to the above policy and guidance.

BH2007/02454

5 - 6 Western Road Hove

Part retrospective application for the erection of a four storey building over an existing basement level nightclub, comprising a ground floor bar (A4) and six flats over the floors above, and including alterations to existing elevations. Amended plans including omission of ramped entrance to Farman Street and elevational alterations.

Applicant: M Nikkah-Eshgi

Officer: Steve Walker 292337

Approved on 05/09/08 PLANNING COMMITTEE

1) 02.04A

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

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

2) 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 & Hove Local Plan.

3) UNI

The ground floor bar hereby permitted shall not be used in connection with the basement nightclub at any time.

Reason: for the avoidance of doubt, so as to retain adequate control of the use of the premises in accordance with policy SR12 of the Brighton & Hove Local Plan, in the interests of the amenities of occupiers of neighbouring properties.

4) UNI

Full details of the proposed roof lights and sun tunnels shall be submitted to and agreed in writing by the Local Planning Authority prior to installation. They shall thereafter be implemented in accordance with the agreed details.

Reason: In the interests of visual amenity and to preserve the character and appearance of the building within the Brunswick Town Conservation Area in compliance with policies QD2 and HE6 of the Brighton & Hove Local Plan.

5) UNI

The access alley alongside the premises leading to Farman Street shall be monitored by a Close Circuit Television system and associated lighting system, full details of which shall be submitted to and agreed in writing before the ground floor bar and basement nightclub are brought into use. The systems shall thereafter be implemented before the ground floor is brought into use, and thereafter retained at all times in accordance with the agreed details.

Reason: To ensure the adequate security of the premises and in the interests of neighbouring amenity in accordance with policy QD27 of the Brighton & Hove Local Plan.

6) UNI

Within six months of the completion of the development, unless otherwise agreed in writing, post construction evidence that shows all measures included in the EcoHomes Pre-Assessment submitted on the 6 August 2007 have been

implemented and that the development has achieved a rating of 'very good' or 'excellent' shall be submitted to and agreed in writing by the Local Planning Authority.

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

7) UNI

A scheme for the sound insulation of the bar shall be submitted to and agreed in writing by the local Planning Authority before the use commences. The agreed scheme shall thereafter be retained for the duration of the approval.

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

8) UNI

Prior to its installation a scheme for the sound insulation of odour control equipment, as required by condition 13, shall be submitted to and approved in writing by the Local Planning Authority. The agreed sound insulation works shall be carried out in accordance with the agreed details and shall be maintained as such thereafter.

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

9) UNI

No remedial works shall take place until full details of the proposed external works including 1:20 sample elevations and 1:1 joinery profiles of all windows and external doors, and a 1:20 section through the shop front with similar 1:1 joinery details 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 the building within the Brunswick Town Conservation Area in accordance with policies QD2 and HE6 of the Brighton & Hove Local Plan.

10) UNI

The development shall not be brought into use until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development and to remain 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 HO7 and SU15 of the Brighton & Hove Local Plan.

11) UNI

Notwithstanding the details indicated in drawing nos. TA258/22B, full details of the proposed method of reinstatement of the access from Western Road to Farman Street following removal of the unauthorised ramp structure shall be submitted to and agreed in writing by the Local Planning Authority. The reinstatement works shall thereafter be carried out in accordance with the agreed details.

Reason: In the interests of highway safety and the visual and residential amenities of occupiers of neighbouring properties and the visual amenities of the Brunswick Town Conservation Area in compliance with HE6 and QD2 of the Brighton & Hove Local Plan.

12) UNI

Prior to its installation a scheme for the fitting of odour control equipment to the building shall be submitted to and approved in writing by the Local Planning

Authority. The agreed odour control equipment works shall be carried out in accordance with the agreed details and shall be maintained as such thereafter.
Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

13) UNI

Amplified music or other entertainment noise from within the premises shall not be audible at any adjacent residence or commercial premises during opening hours.

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

14) UNI

The development hereby approved shall be implemented in strict accordance with the measures outlined in the Eco-Homes Pre-Assessment submitted on the 6 August 2007.

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.

15) UNI

The development hereby approved shall not be occupied until the internal refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times. All trade and commercial waste shall be both stored and cleared directly from the internal storage on the premises.

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 & Hove Local Plan.

16) UNI

The emergency exit to the rear of the premises serving the basement nightclub and emergency exit to the ground floor western elevation serving the bar area shall be used for emergency purposes only and for no other purpose.

Reason: To secure the adequate protection of the amenities of occupiers of surrounding premises in accordance with policies QD27 of the Brighton & Hove Local Plan.

17) UNI

Full details for the method of removal of copper pipe work and meter boxes to the rear elevation shall be submitted to and agreed in writing by the Local Planning Authority, The pipe work and meter boxes shall thereafter be removed in accordance with the agreed details.

Reason: In the interests of visual amenity and to preserve the character and appearance of the building within the Brunswick Town Conservation Area in compliance with policies HE6 of the Brighton & Hove Local Plan.

BH2007/04245

83 Lansdowne Place Hove

Removal of external fire escape and formation of extended flat entrance lobby at second floor.

Applicant: Ash Properties Ltd

Officer: Guy Everest 293334

Approved on 27/08/08 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

All embedded metalwork associated with the removed rear fire escape shall be removed and the affected areas of wall shall be reinstated to the original finish and profile.

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

BH2008/01369

35 Lower Market Street Hove

Demolition of existing two storey rear extension and construction of replacement two storey extension. Replacement windows, replacement of ground floor bay window, and associated alterations.

Applicant: Mr John Bacon

Officer: Jonathan Puplett 292525

Approved on 29/08/08 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 & Hove Local Plan.

3) UNI

Large scale sections through the proposed bay window mullion and cill, and through the new front door panel and mouldings 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.

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

BH2008/01552

Flat 5 82 Lansdowne Place Hove

Removal of stud partition to create open plan kitchen / lounge (retrospective).

Applicant: Miss Katharine Jarvis

Officer: Guy Everest 293334

Approved on 03/09/08 DELEGATED

BH2008/01565

Flat 2 42 Brunswick Square Hove

Internal alterations including relocation of bathroom facilities.

Applicant: Carol Best

Officer: Jonathan Puplett 292525

Approved on 27/08/08 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

No development shall take place until a 1:20 elevation drawing of the proposed opening and double doors between the bedroom and dressing room, and 1:1 joinery details of the doors, have been submitted to and approved in writing by

the Local Planning Authority. 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.

BH2008/02017

Mews House St Johns Road Hove

Roof extension to provide an additional storey.

Applicant: Aurotos Ltd

Officer: Chris Wright 292097

Refused on 02/09/08 DELEGATED

1) UNI

Development that will cause material nuisance and loss of amenity to adjacent residents and occupiers, or where it is liable to be detrimental to human health, is contrary to the objectives of policies QD14 and QD27 of the Brighton & Hove Local Plan. The use of the roof extension and outdoor roof terrace will result in significant noise disturbance, loss of privacy and residential amenity and a consequent decline in the living conditions and quality of life of neighbouring occupiers in Adelaide Mansions and is therefore contrary to the above policies.

2) UNI

Policies QD2 and QD14 of the Brighton & Hove Local Plan require new development to take into account local characteristics including height, scale, bulk and design of existing buildings and to ensure extensions are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Brighton & Hove Local Plan policy HE6 stipulates that development in conservation areas must be to a high standard of design and detailing and should reflect the scale and character or appearance of the area, including the building lines, building forms, roofscape, materials and finishes. The introduction of an additional storey to the application site is not acceptable because it will represent an incongruous feature which is unduly dominant and bulky, does not reflect the form and character of existing buildings and breaches the clearly established scale and height of buildings in St. John's Road. In conjunction with the metal railings proposed above the parapet, the proposal will detract from the appearance of the building and its sympathetic relationship with 1-2 Adelaide Mansions (Listed Grade II), to the detriment of visual amenity and failing to preserve or enhance the historic character and appearance of the Brunswick Town Conservation Area, contrary to the requirements of the above policies.

BH2008/02021

Mews House St Johns Road Hove

Conversion of existing single dwelling house to one lower ground floor flat and one three-storey maisonette.

Applicant: Aurotos Ltd

Officer: Chris Wright 292097

Refused on 03/09/08 DELEGATED

1) UNI

The application proposes an internal bathroom and a kitchen area at the back of the unit, both of which would be unduly reliant on artificial lighting and mechanical ventilation and the applicant has failed to demonstrate that the scheme would incorporate measures to ensure a satisfactory level of sustainability the Council would reasonably expect, due to the limited levels of natural light and in terms of achieving efficiency in the use of energy, water and materials. The proposed development is therefore contrary to policies QD27 and SU2 of the Brighton & Hove Local Plan and SPGBH16: Renewable Energy and Energy Efficiency in

New Developments.

2) UNI2

Policy QD27 of the Brighton & 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 basement flat would not provide an acceptable standard of accommodation for future residents by reason of the limited outlook, outdoor amenity space and amount of natural lighting that would be permitted by the subterranean windows on the east elevation. 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.

BH2008/02129

32 Brunswick Terrace Hove

Listed building consent for removal and replacement of existing balustrade including strengthening works.

Applicant: Corkwood Services Ltd

Officer: Chris Wright 292097

Approved on 26/08/08 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 sound longer spindles will be re-used in positions on the staircase that can accommodate them; and wherever possible all surviving historic handrail shall be re-used.

Reason: To ensure that the development would include the re-use of limited resources and internal furnishings of historic importance and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

3) UNI

All new sections of handrail shall be fashioned from matching timber and formed to the same profile as existing and varnished to match.

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

4) UNI

No works shall take place until full details of the proposed coach bolt fixings and further details of the proposed fixings for the balusters on the landings, to include 1:1 scale detail drawings of these fixings, 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 minimise the appearance of the coach bolt fixings, and to ensure the satisfactory preservation of this listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

All balusters shall be painted to match existing.

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

CENTRAL HOVE

BH2008/01932

12 Vallance Gardens Hove

Demolition and replacement of existing conservatory. Erection of extension to front of existing garage.

Applicant: Mrs Judith Richards

Officer: Jonathan Puplett 292525

Approved on 26/08/08 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

BH2008/02009

11 Vallance Gardens Hove

Demolition of existing rear extension and staircase to garden and construction of a two storey rear extension.

Applicant: Mr Paul Day

Officer: Wayne Nee 292132

Approved on 08/09/08 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 & Hove Local Plan.

GOLDSMID

BH2007/03093

Flat 1 19 Wilbury Villas Hove

Single storey rear extension.

Applicant: Melanie Powers & Byron Swales

Officer: Jonathan Puplett 292525

Approved on 22/08/08 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

BH2008/00821

80 Goldstone Villas Hove

Proposed loft conversion with rear dormer and 2 no. rooflights on front elevation.

Applicant: Whisper Developments

Officer: Wayne Nee 292132

Refused on 22/08/08 DELEGATED

1) UNI

Policy HE6 states that proposals within the setting of a conservation area should

preserve or enhance the character of the area and should show a consistently high standard of design and detailing. The advice contained within supplementary planning guidance on roof alterations and extensions (SPGBH1) seeks to ensure proposed dormers are kept as small as possible, do not contain large areas of cladding, and with the overall width of the dormer being no wider than the windows below. The proposed rear dormer is excessive in size and bulk, and would represent an overly dominant addition, creating a top-heavy appearance to the property. This would be detrimental to the appearance of the host property, the street scene, and the surrounding conservation area. The proposal is therefore contrary to the objectives of development plan policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

2) UNI2

Policy QD14 states that proposals will only be granted if they are well designed, sited and detailed in relation to the property to be extended. Furthermore, Supplementary Planning Guidance SPGBH1 states that roof lights should be kept as few and as small as possible and should not dominate the roof. The proposed roof lights on the west elevation, by reason of their excessive number and location on a visually prominent elevation, would form an unacceptable addition to the street scene of Goldstone Villas. As such, the proposal is contrary to policies QD14 and HE6, and to Supplementary Planning Guidance Note SPGBH1.

BH2008/01582

2a Goldstone Road Hove

Replacement of kitchen door and window on side elevation.

Applicant: Mr Alan Wainer

Officer: Wayne Nee 292132

Approved on 27/08/08 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

BH2008/01600

23 Livingstone Road Hove

Replacement UPVC sash windows on front elevation bays (retrospective).

Applicant: Mr Andrew Holmes & Mr A G War

Officer: Wayne Nee 292132

Approved on 09/09/08 DELEGATED

BH2008/01741

Kitilear Court Lansdowne Road Hove

Construction of additional storey containing 4 studio flats.

Applicant: Kitlea Estates Ltd

Officer: Guy Everest 293334

Refused on 27/08/08 DELEGATED

1) UNI

The additional storey would appear out of scale and create an overbearing relationship with adjoining development to the west and appear unduly prominent in views along Lansdowne Road and north along Lansdowne Place, which lies within the Brunswick Town Conservation Area. The proposal is therefore contrary to policies QD1, QD2, QD14 & HE6 of the Brighton & Hove Local Plan.

2) UNI2

Notwithstanding reason for refusal no. 1 the additional storey by reason of its design, detailing and materials relates poorly to the remainder of Kitilear Court and would appear an unsympathetic addition to the building out of keeping with the prevailing character and appearance of the area. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

3) UNI3

Insufficient information has been submitted, particularly with regards the accessibility of bathrooms, to demonstrate lifetime home standards have been incorporated throughout the development. The proposal is therefore contrary to policy HO13 of the Brighton & Hove Local Plan.

BH2008/01886

Flat 2 15 Palmeira Avenue Hove

Replacement rear elevation windows with UPVC double glazed units.

Applicant: Mr Graham Whiles

Officer: Mark Thomas 292336

Approved on 02/09/08 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

BH2008/02161

99 The Drive Hove

Conversion of existing basement to form one self-contained flat

Applicant: Mr and Mrs T Gellard

Officer: Jonathan Puplett 292525

Approved on 27/08/08 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) 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 & Hove Local Plan.

3) UNI

The vehicle parking area annotated on drawing no. 114.01.07/2- 002 on the approved plans as 'parking space lower ground floor flat' shall not be used otherwise than for the parking of private vehicles and motorcycles belonging to the occupants of and visitors to the new flat hereby approved.

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

4) UNI

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building. For the avoidance of doubt, the railings of the lightwells shall be black painted metal railings, and the windows shall be painted timber sliding sash units to match those of the existing building

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

5) UNI

No development shall take place until further information regarding the minimisation of Construction and demolition waste, specifically details of the waste carrier(s) to be employed during the construction of the scheme hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details.

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

6) UNI

No development shall take place until details of a contribution towards improving accessibility to bus stops, pedestrian facilities, and cycling infrastructure in the area of the site have been agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the development site is accessible by non-car modes and to meet the objectives of sustainable development and to comply with policies TR1 and QD28 of the Brighton & Hove Local Plan.

BH2008/02251

3 Ferndale Road Hove

Certificate of lawfulness for proposed rear dormers and front rooflights.

Applicant: Mrs Maureen DevinMcAuley

Officer: Mark Thomas 292336

Approved on 26/08/08 DELEGATED

HANGLETON & KNOLL

BH2008/01284

22 Gladys Road Hove

Proposed two storey extension to north elevation and construction of new boundary wall facing highway.

Applicant: Mr Jude Agbro

Officer: Wayne Nee 292132

Approved on 22/08/08 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 & Hove Local Plan.

BH2008/01674

122 Poplar Avenue Hove

Removal of existing dormer and rear lean to. Erection of first floor extension to

form two storey dwelling.

Applicant: Mr Bruce Coppard

Officer: Ray Hill 292323

Approved on 27/08/08 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 & Hove Local Plan.

3) UNI

No windows shall be constructed in the south-eastern side elevation of the extension hereby approved.

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

BH2008/02020

2A Hangleton Valley Drive Hove

Single storey rear extension.

Applicant: Mrs Colleen Fitzgerald Smith

Officer: Mark Thomas 292336

Approved on 26/08/08 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 & Hove Local Plan.

NORTH PORTSLADE

BH2008/01811

3 & 5 The Rise Portslade

Replace existing chain link fence with closed board timber fence.

Applicant: Mr Michael Page & Mr Leonard Street

Officer: Jonathan Puplett 292525

Approved on 27/08/08 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

BH2008/02065

52 Sheppard Way Portslade

Conversion of garage to habitable room.

Applicant: Mr Sanathi

Officer: Mark Thomas 292336

Approved on 01/09/08 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 & Hove Local Plan.

BH2008/02241

17 Gorse Close Brighton

Rear dormer incorporating Juliette balcony.

Applicant: Dominic Young & Jan Gayle

Officer: Chris Wright 292097

Refused on 26/08/08 DELEGATED

1) UNI

Policy QD14 requires that all development including the formation of rooms in the roof, must be well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Whilst policy NC7 requires new development to conserve or enhance the visual quality and character of the Sussex Downs Area of Outstanding Natural Beauty. The proposed roof extension to the rear roof slope is unacceptable by reason of its size, scale, bulk, design and alignment of window and door openings, which would dominate the rear roof slope such that it would no longer be discernible as a pitched roof and detract from the form and appearance of the terrace house to the detriment of visual amenity and the wider Sussex Downs Area of Outstanding Natural Beauty. The proposal is therefore contrary to the above policies and Supplementary Planning Guidance Note 1 (SPGBH1): Roof Alterations & Extensions.

SOUTH PORTSLADE

BH2008/01658

20 Mill Lane Portslade

Two storey rear extension and alterations.

Applicant: Mr Angus Thwaites

Officer: Jonathan Puplett 292525

Approved on 21/08/08 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 & Hove Local Plan.

3) 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 expressly authorised by this permission shall be constructed to the extensions hereby approved without Planning Permission obtained from the Local Planning Authority.

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

4) UNI

No development shall take place until further information regarding the minimisation of Construction and demolition waste, specifically details of the waste carrier(s) to be employed during the construction of the scheme hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details.

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

BH2008/01708

23 Vale Road Portslade

Single storey rear extension.

Applicant: Mrs Nancy Carter

Officer: Mark Thomas 292336

Approved on 26/08/08 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 & 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 & Hove Local Plan.

BH2008/01904

62-66 Station Road Portslade

Alterations to existing motorist centre, including formation of new bay door to side elevation.

Applicant: Kwik Fit Properties Ltd

Officer: Jason Hawkes 292153

Approved on 22/08/08 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 two roller shutters on the west elevation shall be fixed shut permanently.

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

3) UNI

The proposed roller shutter door on the south elevation shall be kept closed at all times except for access and egress.

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

4) UNI

Prior to works commencing, details of the proposed waste contractors shall be submitted to the Local Planning Authority for approval. Any contractor must be registered with the Environment Agency. 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.

BH2008/01913

7 Melrose Avenue Portslade

Single storey rear extension.

Applicant: Mr Chris Lewis

Officer: Jonathan Puplett 292525

Approved on 28/08/08 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 & Hove Local Plan.

BH2008/01926

20 Benfield Crescent Portslade

Single storey rear and side extensions.

Applicant: Mrs M Wooten

Officer: Jonathan Puplett 292525

Approved on 27/08/08 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 & Hove Local Plan.

3) 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 expressly authorised by this permission shall be constructed to the extensions hereby approved without Planning Permission obtained from the Local Planning Authority.

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

BH2008/01927

20 Benfield Crescent Portslade

Certificate of Lawfulness for loft conversion to include 2 hip to gable roof extensions and 2 rear dormer windows.

Applicant: Mrs M Wooten

Officer: Jonathan Puplett 292525

Approved on 27/08/08 DELEGATED

BH2008/02001

7 Windlesham Close Portslade

Single storey rear extension

Applicant: Mr M Mason

Officer: Mark Thomas 292336

Approved on 21/08/08 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 & Hove Local Plan.

STANFORD

BH2007/01574

Hove Rugby Club Hove Recreation Ground Shirley Drive Hove

Extensions to clubhouse to provide additional changing rooms, new clubroom & entrance porch.

Applicant: Hove Rugby Football Club Ltd

Officer: Paul Earp 292193

Approved on 10/09/08 PLANNING 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) 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 & Hove Local Plan.

3) 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.

4) UNI

The clubroom and meeting area hereby permitted shall between the hours of 9.00am and 6.00pm be used solely for purposes within Use Class D2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) or as a crèche or day nursery. After 6.00pm the clubroom and meeting area shall be used solely for purposes ancillary to the playing of rugby, cricket, netball or other sports previously approved by the Director of Environmental Services unless the Director consents in writing otherwise. In particular, there shall be no parties or social events without the prior approval in writing of the Director of Environmental Services.

Reason: To enable the Council to control the use of the premises. The use of the premises for any other purpose including any other purpose in Use Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987 (as amended), might be injurious to amenities of the area, through increased traffic generation, might result in additional hazards to users of the adjoining highway and to protect the residential amenities of the area and to comply with policies QD27 and TR1 of the Brighton & Hove Local Plan.

5) UNI

Amplified music or other entertainment noise from within the premises shall not be audible at any adjacent residence or commercial premises at all times.

Reason: To protect the residential amenities of the area and to comply with policy QD27 of the Brighton and Hove local Plan.

BH2008/01267

83 Woodland Avenue Hove

Two storey side extension with hipped roof, single storey rear extension, alterations to front porch. Loft conversion including three front rooflights and rear dormers.

Applicant: Ms Cathy Alderson

Officer: Jonathan Puplett 292525

Approved on 03/09/08 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 & Hove Local Plan.

4) UNI

The south facing side window of the rear extension hereby approved shall not be glazed other than with obscure glass and shall be thereafter permanently retained as such.

Reason: For the avoidance of doubt in accordance with drawing CH262 /005C, to safeguard the privacy of neighbouring residents in compliance with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5) UNI

No development shall take place until further information regarding the minimisation of Construction and demolition waste, specifically details of the waste carrier(s) to be employed during the construction of the scheme hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details.

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

BH2008/01275

BHASVIC College 205 Dyke Road Hove

Proposed single storey extensions to north and west elevations of existing sports centre including extension to tennis court to form netball courts.

Applicant: Ms Jutta Knapp

Officer: Clare Simpson 292454

Approved on 22/08/08 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 & Hove Local Plan.

3) UNI

All trees to be retained on site shall be protected to BS 5837 (2005) Trees and Development Sites, any cable laying should be in accordance with NJUG 10 Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees and all road surfacing and hard landscaping is carried out in

accordance with BS 5837 and APN (1) Driveways in Relation to Trees.
Reason: For the avoidance of doubt, in compliance with the submitted Arboriculture Method Statement and to ensure satisfactory protection of the existing trees on site to comply with policy QD16 of the Brighton & Hove Local Plan.

BH2008/01326

18 Bishops Road Hove

First floor extension and alterations to convert bungalow to two storey house (re-submission).

Applicant: Mr Bob Angus

Officer: Jason Hawkes 292153

Approved on 27/08/08 PLANNING 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) 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 & Hove Local Plan.

3) UNI

The proposed window in the side elevation of the first floor extension facing north for the front bedroom shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such, as shown on drawing no.304(PL)201C.

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

4) UNI

The glass screens as indicated on drawing no. 304 (PL)205A shall be installed before the terrace is brought into use. The screens shall be retained as such thereafter.

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

5) UNI

Access to the flat roof of the green roof of the rear extension 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.

6) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other order revoking that Order with or without modification), no window other than expressly authorised by this permission shall be constructed to the side elevations of the approved extensions without Planning Permission obtained from the Local Planning Authority.

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

7) UNI

Notwithstanding the Waste Management Plan submitted with the application, no development shall take place until a full 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.

8) UNI

No development shall take place until details of the green roof have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented as part of the development and shall be retained as such thereafter.

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

BH2008/01457

BHASVIC College 205 Dyke Road Hove

Installation of a two storey Portakabin Ultima building to be used as classroom facilities for a hire period of 5 years.

Applicant: Mr Nick Borland

Officer: Clare Simpson 292454

Approved on 21/08/08 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 permission hereby granted shall be for a temporary period only expiring 5 years from the date of this permission at which point the Portakabin shall be removed from site.

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

BH2008/01754

42 Hove Park Road Hove

Construction of two storey four bedroom house fronting Rigden Road (Amended scheme).

Applicant: Dominic Boon

Officer: Jonathan Puplett 292525

Approved on 26/08/08 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 & 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 & 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) 05.01A

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.

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.

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

7) UNI

Unless otherwise approved in writing by the Local Planning Authority, all first floor windows shown as obscure glazed on drawing no. 164-201 shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.

Reason: For the avoidance of doubt, 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.

8) 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.

9) UNI

No development shall commence until an arboricultural method statement has been submitted to and agreed in writing by the Local Planning Authority. The statement shall demonstrate how the existing street Elm tree located on the verge to the west of the application site, and all existing trees to be retained on site, as indicated on drawing 162-200 B are to be protected during construction works. The scheme shall be in accordance with BS 5837 (2005) Trees on Development Sites and shall thereafter be implemented and retained throughout the construction period.

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

10) UNI

No development shall take place until further information regarding the minimisation of Construction and demolition waste, including details of the waste carrier(s) to be employed during the construction of the scheme hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details.

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

11) UNI

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

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

BH2008/01808

36 Woodland Drive Hove

Proposed two storey rear extension and conversion of garage to accommodation.

Applicant: Mr & Mrs A Stewart

Officer: Clare Simpson 292454

Approved on 22/08/08 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 & Hove Local Plan.

BH2008/01929

8 Lloyd Road Hove

Replacement of an existing single storey rear extension with a new 2 storey extension and conversion of an existing garage into a children's playroom.

Applicant: Mr Ayas Fallon Kahn

Officer: Jonathan Puplett 292525

Approved on 22/08/08 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) UNI

All new brickwork to the extensions hereby approved shall match that of the existing building.

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

4) UNI

No development shall take place until further information regarding the minimisation of Construction and demolition waste, specifically details of the waste carrier(s) to be employed during the construction of the scheme hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details.

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

BH2008/02022

203 Nevill Road Hove

Conservatory extension to side and rear

Applicant: Mr & Mrs Green

Officer: Mark Thomas 292336

Approved on 21/08/08 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 & Hove Local Plan.

BH2008/02234

9 Shirley Road Hove

Conversion of existing building from two flats to two semi-detached houses.

Applicant: Eaton Homes Ltd

Officer: Clare Simpson 292454

Approved on 26/08/08 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 & 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) 02.05A

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 & 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 & Hove Local Plan.

6) 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.

7) UNI

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

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

8) UNI

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

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

9) UNI

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

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

WESTBOURNE

BH2007/04262

2 to 4 Consecutive Sackville Road Hove

Conversion of existing nursing home into 5 no. 2 bed flats and 4 no. one bed flats (resubmission of BH2002/00794/FP).

Applicant: Vigcare

Officer: Clare Simpson 292454

Refused on 29/08/08 DELEGATED

1) UNI

The site is currently operating as a care home for the elderly. The applicant has failed to demonstrate that the existing care home facilities do not comply with, or are realistically capable of reaching, the respective standards set out for residential care / nursing homes. Therefore the loss of residential care facilities is considered contrary to policy HO11 of the Brighton & Hove Local Plan.

2) UNI2

The change of use relies on a number of internal bathrooms which have no natural light and ventilation. As such the development will place unacceptable dependence on artificial light and mechanical ventilation. The development is contrary to policy SU2 of the Brighton & Hove Local Plan.

BH2008/01422

110 Westbourne Street Hove

Conversion of ground floor office to form part of a dwelling house including reinstatement of bay window, alterations to windows and doors, new garden wall and new rear gate. (Retrospective).

Applicant: Ms Julia Gill

Officer: Jason Hawkes 292153

Refused on 09/09/08 DELEGATED

1) UNI

Policy EM6 of the Brighton & Hove Local Plan seeks to restrict the loss of small businesses unless it has been demonstrated that the use is no longer viable. Applicants are expected to demonstrate that the premises are genuinely redundant. This includes evidence that the unit has been marketed locally at a price that reflects their condition and commercial value. No information has been submitted indicating that the unit was actively marketed to show that the use was no longer viable. The proposal is therefore contrary to the requirements of policy EM6 of the Brighton & Hove Local Plan.

2) UNI2

Policy HO13 of the Brighton & 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 alterations. Planning Advice Note 3 also outlines additional information on the Council's approach to Lifetime Homes and Accessible Housing. Insufficient information has been submitted with the application to demonstrate how the requirements of policy HO13 have been met throughout the proposed development. The scheme is therefore contrary to the above policy and guidance.

3) UNI3

Policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 8 on Sustainable Building Design requires all proposals to demonstrate a high standard of efficiency in the use of energy, water and materials. Furthermore policy SU13 and Supplementary Planning Document 03 on Construction and Demolition Waste seek to reduce construction waste and require, as best practice, a Waste Minimisation Statement demonstrating how elements of sustainable waste management have been incorporated into the

scheme. Insufficient information has been submitted with the application to demonstrate how these requirements have been met. The scheme is therefore contrary to the above policy and guidance.

4) UNI4

Policy TR14 of the Brighton & Hove Local Plan requires new development and changes of use to provide facilities for cyclists in accordance with the parking guidance. The storage should be safe, clearly defined, secure and convenient. No details of cycle parking have been submitted and the scheme is therefore contrary to the above policy.

BH2008/02206

79 Carlisle Road Hove

Installation of 1 no. rooflight on front elevation and 2 no. roof lights on rear elevation.

Applicant: Mr John Haggart

Officer: Wayne Nee 292132

Approved on 09/09/08 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

WISH

BH2008/01379

Unit 2 Saxon Works Olive Road Hove

Change of use from B1 (Light Industrial) to B2 (General Industrial) to provide MOT testing.

Applicant: Mr Mike Bravery

Officer: Guy Everest 293334

Approved on 22/08/08 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 use hereby permitted shall only take place between 08:00 and 18:00 hours Monday to Fridays and between 08:00 and 14:00 hours on Saturdays.

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

BH2008/01625

67 Grange Road Hove

Certificate of Lawfulness for a proposed rear dormer and insertion of velux window to front elevation roof slope.

Applicant: Mr McNally

Officer: Wayne Nee 292132

Approved on 26/08/08 DELEGATED

BH2008/02245

11 Amesbury Crescent Hove

Certificate of Lawfulness consent for proposed ground floor rear single storey extension and rooms in roof space with roof windows.

Applicant: Mr & Mrs Micheal McConway
Officer: Clare Simpson 292454
Approved on 27/08/08 DELEGATED

