

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

**PATCHAM**

**BH2008/01160**

**4 Wilmington Parade Brighton**

Shop front alteration.

**Applicant:** Mr Ponnuthurai Vigneswaran

**Officer:** Nicola France 292211

**Approved on 02/07/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 05.03**

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

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

**BH2008/01239**

**17 Brangwyn Drive Brighton**

Single storey side extension (resubmission).

**Applicant:** Mr & Mrs Fenn-Tye

**Officer:** Nicola France 292211

**Approved on 04/07/08 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.*

**4) UNI**

The window hereby approved fronting Brangwyn Drive shall match the leaded style and design of the existing windows on the house.

*Reason: To ensure a satisfactory appearance to the extension in keeping with the character of the house and in accordance with policy QD14 of the Brighton & Hove Local Plan.*

**5) UNI**

The extension hereby approved shall be occupied solely for purposes incidental to the occupation and enjoyment of 17 Brangwyn Drive as a dwelling and shall not be used as a separate planning unit.

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

**BH2008/01243**

**38 Mackie Avenue Brighton**

Re-build existing dwelling with the addition of a single storey rear extension (as approved under BH2007/01112).

**Applicant:** Mr K Norrish

**Officer:** Louise Kent 292198

**Approved on 27/06/08 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) 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

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'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.*

**4) 05.03**

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

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

**5) UNI**

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of No. 40 Mackie Avenue.

*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) UNI**

Access to the flat roof over the rear single storey 'Reception' room 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.*

**BH2008/01349**

**65 Westfield Crescent Brighton**

Certificate of lawfulness for a proposed single storey rear conservatory.

**Applicant:** Mr Karl Heyman

**Officer:** Sonia Kanwar 292359

**Approved on 30/06/08 DELEGATED**

**BH2008/01351**

**30 Warmdene Road Brighton**

Certificate of Lawfulness for a proposed single storey rear extension and loft conversion.

**Applicant:** Mr & Mrs Merrington

**Officer:** Chris Swain 292178

**Approved on 03/07/08 DELEGATED**

**1) UNI**

GRANT a lawful development certificate for the proposed rear dormer, pitched roof to gable end roof conversion and rear extension for the following reason: 1. The development is permitted under Schedule 2, Part 1, Class A, Schedule 2, Part 1, Class B and Schedule 2, Part 1, Class C of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

**BH2008/01356**

**52 Dale Crescent Brighton**

Certificate of Lawfulness for proposed loft conversion including rear dormer.

**Applicant:** Mr & Mrs Haufek

**Officer:** Liz Holt 291709

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

**1) UNI**

The development is in accordance with the provisions of Schedule 2, Part 1, Class A, B and C of the Town and Country Planning (General Permitted Development) Order 1995.

**BH2008/01765**

**159 Braeside Avenue Brighton**

Certificate of Lawfulness for proposed side extension and rear conservatory.

**Applicant:** Mrs Karen Cavell

**Officer:** Sonia Kanwar 292359

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

**BH2008/01768**

**8 Stoneleigh Avenue Brighton**

Certificate of Lawfulness for proposed loft conversion.

**Applicant:** Mr & Mrs Fitzgerald

**Officer:** Gemma Barnes 292265

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

**1) UNI**

The proposal is within the permitted allowance for a semi-detached property. The erection of dormers in the side and rear roofslopes is considered to comply with Schedule 2, Part 1 (development within the curtilage of a dwelling house), Class B (the enlargement of a dwelling house consisting of an addition or alteration to its roof) and the insertion of one rooflight in the front roofslope is considered to comply with Schedule 2, Part 1 (development within the curtilage of a dwelling house), Class C (any other alteration to the roof of a dwellinghouse) of the Town and Country Planning (General Permitted Development) Order (1995) (as amended).

**PRESTON PARK**

**BH2005/06229**

**Railway Embankment to North side of New England Road Brighton**

Construction of a 'ranger style' path on the embankment plus ramp to New England Road footpath and walkway and guard rails across bridge, to form part of pedestrian link from Brighton Station to New England Road.

**Applicant:** Sainsburys Supermarkets Ltd

**Officer:** Katherine Rawlins 292232

**Approved on 04/07/08 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 development hereby permitted shall be implemented in accordance with the approved materials and surfacing materials indicated on drawing no. 1146/ Rev F and retained as such thereafter.

*Reason: To secure a satisfactory external appearance, to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.*

**3) UNI**

Notwithstanding the details hereby approved, any tree roots encountered shall be treated in accordance with NJUG10, i.e. hand dug and backfilled with appropriate sand/aggregate mix, unless otherwise first agreed in writing with the Local Planning Authority.

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

**4) UNI**

Notwithstanding the details hereby approved, all new flintwork shall match the original flint walls and mortar, in terms of type of flints, coursing, density of stones, and the colour, texture, composition, lime content and method of pointing of the mortar, unless otherwise first agreed in writing by the Local Planning Authority.

*Reason: To secure a satisfactory external appearance and to protect the historic character and appearance of the Grade II listed wall, in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**5) UNI**

No development shall take place until 1:5 scaled drawings of the new retaining walls to show copings, steps and corners, and a sample of the facing brick, have been submitted to, and approved in writing, by the Local Planning Authority. The retaining wall shall thereafter be implemented in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.

*Reason: To secure a satisfactory external appearance and to protect the historic character and appearance of the Grade II listed wall, in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**BH2006/00137**

**Listed Railway Bridge New England Road Brighton**

Construction of a 'ranger style' path on the embankment plus ramp to New England Road footpath and walkway and guard rails across bridge, to form part of pedestrian link from Brighton Station to New England Road.

**Applicant:** Sainsburys Supermarkets Ltd

**Officer:** Katherine Rawlins 292232

**Approved on 01/07/08 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**

Notwithstanding the details hereby approved, all new flintwork shall match the original flint walls and mortar, in terms of type of flints, coursing, density of stones, and the colour, texture, composition, lime content and method of pointing of the mortar, unless otherwise first agreed in writing by the Local Planning Authority.

*Reason: To secure a satisfactory external appearance and to protect the historic character and appearance of the Graded II listed bridge and wall, in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**3) UNI**

No development shall take place until 1:5 scaled drawings of the new retaining walls to show copings, steps and corners, and a sample of the facing brick, have been submitted to and approved in writing by the Local Planning Authority. The retaining wall shall thereafter be implemented in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.

*Reason: To secure a satisfactory external appearance and to protect the historic character and appearance of the Graded II listed bridge and wall, in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**BH2008/00232**

**Windlesham School Dyke Road Brighton**

Demolition of existing gymnasium and prefabricated classrooms. Proposed new gymnasium with changing facilities and class rooms and internal alterations to existing building.

**Applicant:** Mrs S Evans

**Officer:** Kate Brocklebank 292175

**Approved on 08/07/08 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) 02.02A**

No development shall commence until a scheme of measures for the protection of trees to be retained has been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be fully implemented.

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

**3) 02.03A**

The the first storey window on the south east elevation of the building servicing classroom 4 shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

*Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & 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) 05.01AA**

Prior to the commencement of development, details of the measures to ensure that the development achieves a "Very Good" or "Excellent" BREEAM rating shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials 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) 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.*

**8) 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.*

**9) 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 maintained and operated in

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accordance with the approved details unless the Local Planning Authority gives its written consent to a variation.

*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.*

**BH2008/00796**

**Flat 2 168 Dyke Road Brighton**

Replacement UPVC windows and door.

**Applicant:** Mrs Martine Self

**Officer:** Nicola France 292211

**Approved on 04/07/08 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.*

**BH2008/00874**

**69 Beaconsfield Villas Brighton**

Erection of garden shed (2.45 x 4.95 x 2.64 m) positioned at the south end of rear garden.

**Applicant:** Dr Michael Witt & Mrs Alexandra Witt

**Officer:** Chris Swain 292178

**Approved on 01/07/08 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*

**BH2008/01084**

**110 Osborne Road Brighton**

Certificate of Lawfulness for existing rear extension.

**Applicant:** Mr Andrew McKelvie

**Officer:** Nicola France 292211

**Refused on 26/06/08 DELEGATED**

**BH2008/01213**

**38B Stanford Road Brighton**

Single storey rear extension.

**Applicant:** Miss K Johnson

**Officer:** Nicola France 292211



**Refused on 26/06/08 DELEGATED**

**1) UNI**

The proposed extension, by reason of its size, height, depth and proximity to the boundary with No. 40 Stanford Road, would have an overbearing impact and cause significant overshadowing and loss of light to that adjoining property. As such, the proposal would have a significant adverse impact upon residential amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed extension, by reason of its extensive rear glazing and proximity to the rear boundary, would cause significant overlooking to No. 45 Hamilton Road and, as such, is contrary to policy QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposed extension, by reason of its footprint, scale, massing and design, would form an incongruous feature that would be visible from adjoining residential properties and would be out of character with this building and the area. As such, the application is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2008/01220**

**11 Stanford Court Stanford Avenue Brighton**

Replacement of single-glazed casement windows with similar appearing double-glazed UPVC units.

**Applicant:** Mr Steven Southerden Dive

**Officer:** Nicola France 292211

**Approved on 23/06/08 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*

**BH2008/01227**

**103 Edburton Avenue Brighton**

Installation of one conservation style rooflight to the front roof slope, one conservation style rooflight to rear roofslope and dormer window to rear roof slope.

**Applicant:** Mr Steve Madigan

**Officer:** Chris Swain 292178

**Approved on 03/07/08 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.*

**BH2008/01287**

**181 Preston Drove Brighton**

Loft conversion comprising two rear dormers and two front rooflights.

**Applicant:** Mr Laurence Boakye

**Officer:** Helen Hobbs 293335

**Approved on 01/07/08 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.*

**BH2008/01300**

**69 Coventry Street Brighton**

Loft conversion to existing maisonette (retrospective).

**Applicant:** Mr William Dobson

**Officer:** Nicola France 292211

**Approved on 19/06/08 DELEGATED**

**BH2008/01559**

**109 Chester Terrace Brighton**

Proposed garden store to rear garden.

**Applicant:** Mr Robert Hopkins

**Officer:** Sonia Kanwar 292359

**Approved on 24/06/08 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*

**BH2008/01652**

**11A Preston Park Avenue Brighton**

Demolition of existing house.

**Applicant:** Mr Peter Brynin  
**Officer:** Kate Brocklebank 292175

**Refused on 04/07/08 DELEGATED**

**1) UNI**

Policy HE8 of the Brighton & Hove Local Plan relates to demolition in conservation areas and states that demolition will not be considered without acceptable detailed plans for the site's development. In the absence of an approved planning application for the redevelopment of the site, the demolition of the building would be premature and result in an empty site, contrary to the policy, to the detriment of the visual amenities of the Preston Park Conservation Area.

**REGENCY**

**BH2008/00832**

**14 Brighton Square Brighton**

Variation of Condition 2 - BH2005/00405/FP: Change of opening times from:  
Monday - Saturday 0900-2300 and Sunday 0900-2230 to:  
Monday - Saturday 0800-2200 and Sunday 0900-2200.

**Applicant:** Jason Bright  
**Officer:** Jonathan Puplett 292525

**Approved on 27/06/08 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 granted shall not operate except between the hours of 08.00 and 22.00 Monday to Friday and 09.00 and 22.00 on Saturday. No setting up of outdoor tables and chairs shall take place before 8am Monday to Friday / 9am on Sunday.

*Reason: To protect the amenity of neighbouring residents and occupiers in compliance with Policies QD27 and SU10 of the Brighton & Hove Local Plan.*

**BH2008/00840**

**Oak Hotel West Street Brighton**

Installation of 1 no. window to north elevation and 1 no. window to west elevation and replacement of french doors with new window to west elevation.

**Applicant:** Travelodge  
**Officer:** Paul Earp 292193

**Approved on 24/06/08 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.*

**BH2008/00864**

**8 & 9 Brighton Square Brighton**

Consent to display three non-illuminated fascia signs.

**Applicant:** Vogue Diamond Ltd

**Officer:** Ray Hill 292323

**Refused on 09/07/08 DELEGATED**

**1) UNI**

The position of the proposed vertical signage on the shop pilasters would be detrimental to the appearance of the building and would, together with the proposed fascia signs, result in a proliferation of extraneous advertising material on the building, out of character with and detrimental to, the visual amenity of the Old Town Conservation Area contrary to policy HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 Advertisements.

**BH2008/00877**

**Vicarage & Wagner Hall St Pauls Church Regency Road/West Street Brighton**

Change of use of Wagner Hall and Vicarage to offices for Social Enterprise Incubator Centre (SEIC). Wagner Hall to be used for SEIC. Vicarage to be used for administration of SEIC and Brighton & Hove Social Enterprise Strategy. Consent required for five year temporary period.

**Applicant:** The Chichester Diocesan Fund & Board of Finance

**Officer:** Clare Simpson 292454

**Approved on 02/07/08 PLANNING COMMITTEE**

**1) 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.*

**2) UNI**

The use hereby permitted shall be discontinued and the land restored to its former condition on or before 30 June 2013 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

*Reason: The use hereby approved is not considered suitable as a permanent form of development to safeguard community facilities, business floorspace and housing accommodation within the city and to comply with policies HO20, EM4 and HO8 of the Brighton & Hove Local Plan.*

**3) UNI**

The use hereby approved shall not be commenced until any necessary alterations to provide access for disabled persons into Wagner Hall from Regency Road have

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been implemented in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure satisfactory access into the building for people with disabilities.*

#### **4) UNI**

Wagner Hall shall be used as offices for Social Enterprise Incubator Centre and the Vicarage shall be used for administration offices for Social Enterprise Incubator Centre and Brighton & Hove Social Enterprise Strategy and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

*Reason: The use hereby approved is not considered suitable as a permanent form of development to safeguard community facilities, business floorspace and housing accommodation within the city and to comply with policies HO20, EM4 and HO8 of the Brighton & Hove Local Plan.*

#### **BH2008/00934**

##### **19A Denmark Terrace Brighton**

Alteration to windows and door to rear, replacement of door with metal gate to front.

**Applicant:** Cathie Clearwater & Jonathan Brian

**Officer:** Mark Thomas 292336

**Approved on 24/06/08 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.*

#### **BH2008/00975**

##### **Ground Floor Flat 20 Montpelier Crescent Brighton**

Internal alterations to change layout from one bed flat to two bed flat including alterations to entrance.

**Applicant:** Mr Chris Burton

**Officer:** Clare Simpson 292454

**Approved on 30/06/08 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) 14.14A**

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

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

### **3) UNI**

No cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the local planning authority.

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

### **4) UNI**

All existing surface mounted pipework and electrical and telecommunications cabling shall be removed and all new and replacement electrical and telecommunications cabling and pipework shall be concealed and not be surface mounted.

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

### **5) UNI**

All existing original fabric and architectural features including floors, lathe and plasterwork, 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, and repaired and made good exactly like for like, and shall not be covered over, except where otherwise agreed in writing with the Local Planning Authority before work commences. The walls and ceilings shall not be skimmed over and only defective lathe and plaster shall be removed.

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

### **6) UNI**

All non-original doors, architraves, skirtings, dados, cornices and other features shall be removed and replaced and all missing architectural features reinstated, to match exactly the originals, unless otherwise agreed in writing by the local planning authority before work commences.

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

### **7) UNI**

All new works, including doors, windows, architraves, skirting boards, picture rails, cornices, renderwork mouldings etc. shall match exactly the originals in materials, sizes, proportions and designs.

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

### **8) UNI**

The new walls shall be scribed around existing features such as skirting boards, dado rails and cornices, which shall not be cut into or damaged, and new skirting boards, picture rails, dado rails and cornices shall be run around the new walls and

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the blocked up doors to match exactly the originals in the respective part of the building.

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

**9) UNI**

Any fireproofing to new doors should be an integral part of the door construction and fireproofing of original doors shall be carried out using intumescent veneers, papers or paints in such a manner as to not obscure the panelling and its mouldings. 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.*

**10) UNI**

Any fireproofing of the floors and ceilings shall be carried out within the existing floor void depth and the original floorboards, walls and ceilings shall not be overboarded (other than the floors and tiled wall surfaces of bathrooms and W.Cs) and or their lathe and plasterwork removed without the prior submission and approval of details in writing of the local planning authority.

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

**11) UNI**

All new and existing timberwork, including the new kitchen units shall have a painted finish.

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

**12) UNI**

The following details shall be submitted to and approved by the local planning authority before works commence:-

- i) 1:1 joinery sectional profiles of all new joinery mouldings including the picture rails and panel mouldings,
- ii) full details, including 1:5 scale sample plans/elevations and 1:1 sectional profiles of any new ceiling roses;
- iii) the new fireplace including 1:10 scale drawings and if available, photographs;
- iv) details of the proposed landscaping scheme for the front and rear gardens, including hard and soft landscaping, level changes, reinstated paths, new paths and hard paving areas, fences, walls and gates,
- v) details and samples of materials, including the patio paving and splashback behind the kitchen worktops;

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

*Reason: As insufficient details have been submitted, to ensure the satisfactory preservation of the listed building and in accordance with policy HE1 Listed Building.*

**BH2008/01177**

**Regency House 48 Regency Square Brighton**

Removal of partition walls and removal of lathe and plaster to be replaced with plaster board and plaster.

**Applicant:** Mr Terry Wing

**Officer:** Ray Hill 292323

**Refused on 02/07/08 DELEGATED**

### **1) UNI**

The proposed development would detract from the original layout and result in the loss of the original fabric of the building to the detriment of its historic character and appearance contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 11: Listed Building Interiors.

### **2) UNI2**

The plans accompanying the application are inaccurate, lack detail and fail to adequately demonstrate that the proposed internal alterations 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.

## **BH2008/01244**

### **Birdcage Bandstand Western Esplanade Brighton**

Change of use of lower esplanade level and basement from public toilets to cafe (A3) and associated internal and external reinstatement and refurbishment works. Reinstatement of pedestrian bridge from upper esplanade to bandstand.

**Applicant:** Mr Ian Shurrock

**Officer:** Clare Simpson 292454

**Approved on 20/06/08 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 café shall not be open except between the hours of 07.00hrs and 23.30hrs.

*Reason: To control the use of the premises and safeguard the amenity of area in accordance with policy QD27 of the Brighton & Hove Local Plan.*

### **3) UNI**

Before development commences full details of the cast iron handrails and balustrade including 1:20 sample elevations shall be submitted to the approved by the Local Planning Authority in writing. The works shall be carried out in strict accordance with the approved details and retained as such thereafter.

*Reason: As insufficient details have been submitted, to ensure the satisfactory preservation of the listed building and in accordance with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

### **4) UNI**

Notwithstanding the details in the application, full details of the basement windows, including full justification of the choice a materials and including 1:20 sample elevations shall be submitted to the approved by the Local Planning Authority in writing. The works shall be carried out in strict accordance with the approved details and retained as such thereafter.

*Reason: As insufficient details have been submitted, to ensure the satisfactory preservation of the listed building and in accordance with policies HE1 and HE6 of the Brighton & Hove Local Plan*

### **5) UNI**

Before development commences on the render repair, a detailed method statement shall be submitted to the approved by the Local Planning Authority. The works shall

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be carried out in strict accordance with the approved details and retained as such thereafter.

*Reason: As insufficient details have been submitted, to ensure the satisfactory preservation of the listed building and in accordance with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

**6) UNI**

For the avoidance of doubt, the colour and pattern of the tiling to the bandstand and bridge depicted by drawing no. 3065.DD.305 is indicative only. Full details of the proposed tiling finishes, including samples and confirmation of the pattern shall be submitted to, and approved by the Local Planning Authority in writing. The works shall be carried out in strict accordance with the approved details and retained as such thereafter.

*Reason: As insufficient details have been submitted, to ensure the satisfactory preservation of the listed building and in accordance with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

**7) UNI**

Before development commences on the repainting of the bandstand, full details of the proposed colour scheme, including details of justification shall be submitted to and approved to the Local Planning Authority in writing.

*Reason: As insufficient details have been submitted, to ensure the satisfactory preservation of the listed building and in accordance with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

**8) UNI**

Before development commences on the hard landscaping, samples of the tiles shall be submitted to and approved by the Local Planning Authority in writing.

*Reason: As insufficient details have been submitted, to ensure the satisfactory preservation of the listed building and in accordance with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

**9) UNI**

Before development commence on the roof of the bandstand, full technical details of the proposed works shall be submitted to and approved by the Local Planning Authority in writing, The details shall show how the advice of the Copper Development Association has been incorporated in to the method.

*Reason: As insufficient details have been submitted, to ensure the satisfactory preservation of the listed building and in accordance with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

**10) UNI**

No furniture, or other objects including tables, chairs, parasols, heaters, screens and planters shall be placed outside the building without the prior approval in writing of the Local Planning Authority and any such objects shall be removed and stored inside the building when not in use.

*Reason: To ensure that outdoor clutter is controlled and to preserve the character of the listed building in accordance with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

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

### **BH2007/04336**

#### **36 Church Street Brighton**

Conservation area consent for the demolition of the building and retention of facade.

**Applicant:** City Property Developments

**Officer:** Liz Holt 291709

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

#### **1) UNI**

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

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

#### **2) UNI**

Notwithstanding the plans submitted, plans, elevations and sections at 1:50 scale, shaded or hatched to show clearly the extent of demolition of the existing fabric of the building and the extent of new work, and a structural survey and method statement and plan setting out how the building's retained original fabric and structural integrity are to be protected, maintained and stabilised during demolition and construction works, shall be submitted to and approved in writing by the Local Planning Authority before works commence. The demolition and construction works shall be carried out and completed fully in accordance with the approved method statement and plan, unless otherwise agreed in writing by the Local Planning Authority, and the front elevation shall be repaired and made good to match exactly its original appearance and condition, with the exception of the front entrance door which shall be replaced with one of a more suitable design.

*Reason: So as to ensure the preservation of as much of the building's original structure as is reasonably possible and to stabilise the front façade in accordance with policy HE8 of the Brighton & Hove Local Plan.*

### **BH2007/04366**

#### **Unit 5 Development Site Jubilee Street Brighton**

Installation of new shop front

**Applicant:** Giraffe

**Officer:** Liz Holt 291709

**Approved on 04/07/08 DELEGATED**

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

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

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

#### **2) 05.03**

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

*Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with*

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*policy W10 of the East Sussex and Brighton & Hove Structure Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

**3) UNI**

The materials, finishes, design, detailing, sectional dimensions, profiles and colour of the shopfront hereby approved, including the fascia, doors, frames, cills and stallrisers, shall match exactly those of the entrance doors to the upper floor levels of the building fronting North Road.

*Reason: In order to ensure a high standard of design which preserves and enhances the character of the Conservation Area and maintains the architectural integrity and coherence of the building's design, in accordance with policies HE6 and QD10 of the Brighton & Hove Local Plan.*

**4) UNI**

The materials, colour, texture and detailing of the pilasters shall match exactly the renderwork, metal cladding and metal channel features of the upper parts of the building.

*Reason: In order to ensure a high standard of design which preserves and enhances the character of the Conservation Area and maintains the architectural integrity and coherence of the building's design, in accordance with policies HE6 and QD10 of the Brighton & Hove Local Plan.*

**5) UNI**

The windows and doors shall be clear glazed and not obscured, blanked out or covered over with plastic films, paint or other materials, other than those shown on the approved plan no. 09-02RevG submitted on the 10th June 2008, without the prior written permission of the Local Planning Authority.

*Reason: In order to ensure a high standard of design which preserves and enhances the character of the Conservation Area and maintains the architectural integrity and coherence of the building's design, in accordance with policies HE6 and QD10 of the Brighton & Hove Local Plan.*

**6) UNI**

The etched glass film to be applied to the North Street elevation, hereby approved as shown on drawing no. 09-02Rev G submitted on the 10th June 2008, shall be of Hexus Etched Glass (ref: F5DEPM double layer) as stated in the e-mail received in the 19th June 2008 and as per the sample provided to the Local Planning Authority on the 10th June 2008.

*Reason: In order to ensure a high standard of design which preserves and enhances the character of the Conservation Area and maintains the architectural integrity and coherence of the building's design, in accordance with policies HE6 and QD10 of the Brighton & Hove Local Plan.*

**7) UNI**

No blinds or awnings shall be attached to the exterior of the building without the prior written permission from the Local Planning Authority.

*Reason: In order to ensure a high standard of design which preserves and enhances the character of the Conservation Area and maintains the architectural integrity and coherence of the building's design, in accordance with policies HE6 and QD10 of the Brighton & Hove Local Plan.*

**8) UNI**

Large scale details including 1:20 elevations and 1:1 scale sections of the frames of the sliding doors and corner entrance doors shall be submitted to and approved in

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writing by the Local Planning Authority before works commence. The work shall be carried out in strict accordance with the approved details.

*Reason: In order to ensure a high standard of design which preserves and enhances the character of the Conservation Area and maintains the architectural integrity and coherence of the building's design, in accordance with policies HE6 and QD10 of the Brighton & Hove Local Plan.*

**BH2007/04660**

**36 Baker Street Brighton**

Demolition of rear basement structure and creation of 3 storey extension forming two residential units and associated external alterations.

**Applicant:** Thu Grigsby

**Officer:** Chris Elphick 293990

**Approved on 26/06/08 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) 02.05A**

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*

**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) 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) 06.03A**

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.*

**7) UNI**

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development and to 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.*

**8) UNI**

The proposed replacement first floor window fronting Baker Street shall be painted softwood, double hung vertical sliding sash with concealed trickle vents and shall be retained as such. The replacement sliding sash window shall be installed prior to the first occupation of the upper flat hereby approved.

*Reason: In the interests of the character and appearance of the building and the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.*

**BH2008/00004**

**72A & 73A London Road Brighton**

Proposed replacement windows to two maisonettes, for four sets of bays and four other windows, all to front of property.

**Applicant:** Mrs Karakesh

**Officer:** Chris Swain 292178

**Refused on 09/07/08 DELEGATED**

**1) UNI**

The proposed windows, by reason of their materials, design, subdivision, glazing bars and proportions, would form a visually inappropriate alteration to the building and would have an adverse impact on the character and appearance of the street scene. As such the proposal is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2008/00471**

**First Floor 2 Queens Road Brighton**

Replacement first floor front window.

**Applicant:** Gerald Marsh

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**Officer:** Nicola France 292211

**Approved on 04/07/08 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) 03.04A**

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

*Reason: In the interests of the character and appearance of the building(s) and the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.*

**BH2008/00671**

**Land Rear of 39 Gardner Street Brighton**

Proposed 3 storey office block.

**Applicant:** Mr Duncan Thomas

**Officer:** Gemma Barnes 292265

**Approved on 30/06/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 02.03A**

The second floor rear window and first floor rear rooflights shall not be glazed other than with obscured glass and thereafter permanently retained as such.

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

**3) 02.04A**

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

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

**4) 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.*

**5) 02.07A**

Access to the flat roof of the building 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.*

**6) 05.01AA**

Prior to the commencement of development, details of the measures to ensure that the development achieves a "Very Good" or "Excellent" BREEAM rating shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials 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) 05.03**

No development shall take place until a written statement, consisting of a Waste Minimisation Statement, confirming how 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 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 addresses the travel demand arising from the intensification of use on the site in accordance with Brighton & Hove Local Plan policies SU15, TR1, TR19 and QD28 of the Brighton & Hove Local Plan.*

**9) 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 premises shall not commence until all specified works have been carried out to the satisfaction of the Local Planning Authority

*Reason: In order to protect the amenities of neighbouring properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

## **10) UNI**

Prior to commencement of development large scale details of the elevations and its elements including balustrading, windows, doors, copings and parapets, thresholds and steps (1:20 elevations and 1:1 scale frame sections) and samples of all materials and colour's shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

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

## **BH2008/00935**

### **WH Smith Station Concourse Brighton Railway Station Brighton**

Listed Building Consent for the proposed fit-out of former ticket office into retail premises (Resubmission of BH2007/03015).

**Applicant:** WH Smith Retail

**Officer:** Gemma Barnes 292265

**Approved on 04/07/08 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 vending machines associated with the development hereby approved shall be placed outside of the unit on the forecourt, access way or the concourse without the prior written consent of the Local Planning Authority.

*Reason: In the interests of preserving this listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.*

#### **3) UNI**

Vinyl or other plastic based paints shall not be used and only breathable paints shall be used.

*Reason: In the interests of preserving this listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.*

#### **4) UNI**

All the windows and doorframes shall be painted white to match the existing white windows and door frames around the station concourse and the external faces of the new external timber doors shall be painted to match the other existing timber doors around the station concourse. The external walls shall be painted to match the existing finishes in colour and texture.

*Reason: In the interests of preserving this listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.*

#### **5) UNI**

The original walls and ceilings shall not be skimmed over or lined with plasterboard except where otherwise agreed in writing with the Local Planning Authority before work commences.

*Reason: In the interests of preserving this listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.*



## **6) UNI**

All existing original fabric and architectural features including floors, lathe and plasterwork, doors, architraves, skirting's, dados, picture rails, panel work, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained, and repaired and made good exactly like for like. Only defective lathe and plaster shall be removed and this must be replaced like for like in lime plaster.

*Reason: In the interests of preserving this listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.*

## **7) UNI**

Prior to commencement of development details of the levelling up and making good of the floors shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details and retained thereafter.

*Reason: In the interests of preserving this listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.*

## **8) UNI**

Prior to commencement of development details of the door furniture shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details and retained thereafter.

*Reason: In the interests of preserving this listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.*

## **9) UNI**

Prior to commencement of development the method of fire protection of the walls, floors, ceilings and doors, including 1:5 sections through walls and ceilings, and smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes that may be required to meet fire regulations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details and retained thereafter.

*Reason: In the interests of preserving this listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.*

## **10) UNI**

Prior to commencement of development full details, including 1:5 scale sample plans/elevations and 1:1 sectional profiles of any new decorative plasterwork, including cornices screen shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details and retained thereafter.

*Reason: In the interests of preserving this listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.*

## **11) UNI**

Prior to commencement of development 1:20 sections and 1:1 scale sections of the main entrance metal framed sliding doors and screen shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details and retained thereafter.

*Reason: In the interests of preserving this listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.*

## **12) UNI**

Prior to commencement of development 1:20 sample elevations and sections, and 1:1 joinery sectional profiles of all new joinery work including all types of new

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windows and doors including their architraves, skirting boards, dado rails and picture rails shall be submitted to and approved in writing by the Local Planning Authority. All new internal and external joinery window and door joinery including their architraves, and skirting boards and dado rails shall be of painted softwood and no MDF shall be used. The works shall be implemented in strict accordance with the approved details and retained thereafter.

*Reason: In the interests of preserving this listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**BH2008/01147**

**42 Sydney Street Brighton**

Repairs and alterations including replacement and upgrading of existing inadequate mechanical extract and provision of vertical flue to existing rear cafe/restaurant kitchen.

**Applicant:** Mr Luis Benjumedá

**Officer:** Louise Kent 292198

**Refused on 09/07/08 DELEGATED**

**1) UNI**

Insufficient information regarding the technical information of the proposed carbon filter system and the installation of measures to control noise and vibration from the proposed machinery, has been provided by the Applicant, which is needed in order for the proposal to be properly judged against policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

**2) UNI**

The proposed flue, by reason of its size, design and siting, would constitute an incongruous and intrusive feature, causing a detrimental impact on the character and appearance of the existing building, and the surrounding North Laine conservation area. The proposal is therefore contrary to policies QD2, QD14, and HE6 of the Brighton & Hove Local Plan.

**BH2008/01158**

**31A Buckingham Street Brighton**

Rear conservatory.

**Applicant:** Mr Hunt & Mrs Kirby

**Officer:** Sonia Kanwar 292359

**Approved on 27/06/08 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 window in the southern elevation of the development hereby approved shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

**BH2008/01186**

**Downview Princes Crescent Brighton**

Extension and improvement of semi-detached dwelling with associated new access to rear yard.

**Applicant:** Mr Stanley Jones

**Officer:** Liz Holt 291709

**Refused on 09/07/08 DELEGATED**

**1) UNI**

The proposed rear two storey extension, by virtue of its design, height, massing, materials and relationship with the roof of the existing host property, would result in an awkward, visually intrusive and bulky addition which is unsympathetic to the design of the existing dwelling. As such the extension would have an adverse impact on the character and appearance of the existing dwelling and the surrounding area, including the adjoining Round Hill Conservation Area. The proposal is contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

**2) UNI2**

The addition of the proposed timber cladding to part of the front elevation of the property will result in an incongruous feature, of detriment to the character and appearance of the existing dwelling, the Prince's Crescent street scene and the surrounding area, including the adjoining Round Hill Conservation Area. The proposal is contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposed vehicle parking space, by virtue of its inadequate angle in relation to Prince's Crescent would result in a safety hazard to other users of Prince's Crescent, contrary to policy TR7 of the Brighton & Hove Local Plan.

**4) UNI4**

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

**BH2008/01257**

**81 Roundhill Crescent Brighton**

Conservation style rooflight to rear.

**Applicant:** Ms Rachel Lockett

**Officer:** Sonia Kanwar 292359

**Approved on 01/07/08 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.*

**BH2008/01263**

**42 Kemp Street Brighton**

Proposed replacement of 2 no. windows on front elevation.

**Applicant:** Mr N Pannett

**Officer:** Sonia Kanwar 292359

**Approved on 20/06/08 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) 13.01A**

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

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

**BH2008/01333**

**9 Princes Crescent Brighton**

Conversion of existing maisonette to form 2 no. self contained flats. Resubmission.

**Applicant:** Sonara Classic Ltd

**Officer:** Steve Lewis 292321

**Refused on 02/07/08 DELEGATED**

**1) UNI**

The dormer window is considered poorly designed, by reason of its detailing, use of a balcony and the removal of part of the roof slope, and would harm the character and appearance of the Round Hill conservation area. This is contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1 - Roof extension and alterations (SPGBH1),

**2) UNI2**

The scheme is considered insufficiently detailed to fully assess the impact upon the character and appearance of the Round Hill conservation area. The design of the front boundary and inclusion of cycle parking is likely to be harmful to the appearance of the Round Hill conservation area and result in an uncertain proposal and an uncertain final appearance of the development. This is contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposal fails to meet for the transport demands that it creates and does not provide the appropriate level of parking to serve the proposed uses and does not include any provision for a contribution towards the council's Sustainable Transport Strategy and is contrary to policies TR1, TR19 and QD28 of the Brighton & Hove Local Plan and Supplementary Planning Guidance note 4 (Parking Standards) SPGBH4.

**4) UNI4**

The application fails to demonstrate that the proposal will meet Lifetime Homes standards and provide an acceptable standard of accessibility within the proposed residential units. This is contrary to policies HO13 and QD27 of the Brighton & Hove Local Plan.

**BH2008/01433**

**Flat 3 94 Lewes Road Brighton**

Replacement uPVC windows.

**Applicant:** Miss Laura McLoughlin

**Officer:** Helen Hobbs 293335

**Refused on 03/07/08 DELEGATED**

**1) UNI**

The proposed first floor windows, by reason of their materials and appearance being in contrast to those at the ground and second floor levels, would be detrimental to the appearance and character of the property and the street scene, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2008/01659**

**1 Buckingham Place Brighton**

Alterations to roof to provide 2No. one bedroom flats and 1No. studio flat - resubmission.

**Applicant:** No Way Out Restaurant

**Officer:** Ray Hill 292323

**Approved on 04/07/08 DELEGATED**

**1) 01.01AA**

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

Report from:

19/06/2008 to: 09/07/2008

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

**2) 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*

**3) 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.*

**4) UNI**

No works shall take place until timber joinery details of the windows, drawn at a scale of 1:1 have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details and maintained as such thereafter.

*Reason: In order to protect the visual amenities of the building and to preserve and enhance the character of the Conservation Area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.*

**5) UNI**

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

*Reason: To ensure that the proposed development provides for the proposed travel demands that it creates and to comply with policies TR1, SU15 and QD28 of the Brighton & Hove Local Plan.*

**6) UNI**

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

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

**7) UNI**

The dormers shall have painted timber vertical sliding sash windows and the cheeks and roofs shall be clad in lead. The works shall be implemented and maintained strictly in accordance with the approved drawings.

Report from:

19/06/2008 to: 09/07/2008

*Reason: In order to protect the visual amenities of the building and to preserve and enhance the character of the Conservation Area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.*

**8) UNI**

Details of the rooflights shall be submitted to and approved in writing by the Local Planning Authority before development commences. The works shall be implemented in accordance with the approved details and maintained as such thereafter.

*Reason: In order to protect the visual amenities of the building and to preserve and enhance the character of the Conservation Area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.*

**9) UNI**

The sound insulation to the floors and internal walls of the flats hereby approved shall be installed to the satisfaction of the Local Planning Authority before the flats are occupied and shall be maintained as such thereafter.

*Reason: To protect the amenities of the proposed and existing residential occupiers and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

**WITHDEAN**

**BH2007/04162**

**14 Tongdean Lane Withdean Brighton**

Extension and remodelling of bungalow to form two storey dwelling house including construction of additional floor.

**Applicant:** Mr Paul Gargan

**Officer:** Jason Hawkes 292153

**Approved on 03/07/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.01A**

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

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

Report from:

19/06/2008 to: 09/07/2008

*the Brighton & Hove Local Plan and Supplementary Planning Document 03  
Construction and Demolition Waste.*

**4) UNI**

Access to the flat roofs of the extensions hereby approved shall be for maintenance or emergency purposes only and the flat roofs shall not be used as roof gardens, terraces patios or similar amenity areas.

*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**

No development shall take place until details of any heating system for the swimming pool, including proposed acoustic levels, have been submitted to and approved by the Local Planning Authority. The details shall be implemented strictly in accordance with the approved scheme.

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

**6) UNI**

The proposed windows in the side east elevation of the house shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such, unless otherwise agreed with the Local Planning Authority in writing.

*Reason: To safeguard the privacy 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 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 or rooflight other than expressly authorised by this permission shall be constructed to the side elevations of the house 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.*

**8) UNI**

Construction works shall be carried out in accordance with BS 5837 (2005) Recommendations for Trees in Relation to Construction and Arboricultural Practice Note 1.

*Reason: In order to protect existing trees on site and on adjacent properties and in accordance with policy QD16 of the Brighton & Hove Local Plan.*

**BH2008/00559**

**Ground Floor 14 Matlock Road Brighton**

Change of use from retail (Class A1) to cafe (A3) with ancillary take away facility (A5) - retrospective. Proposed extract duct to side.

**Applicant:** Mr Jim Hopkins

**Officer:** Guy Everest 293334

**Approved on 20/06/08 PLANNING COMMITTEE**

**1) UNI**

The premises shall not be open or in use except between the hours of 08:00 and 18:00 on Mondays to Saturdays; and between the hours of 09:00 and 16:00 on Sundays and including Bank Holidays.

Report from:

19/06/2008 to: 09/07/2008



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

**2) 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 SU9 and QD27 of the Brighton & Hove Local Plan.*

**3) UNI**

Prior to its installation a scheme for the sound insulation of odour control equipment, as required by condition 2, 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.*

**4) UNI**

Prior to its installation a scheme for painting the external ducting a matt colour shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with the approved details and shall thereafter be retained as such.

*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.*

**BH2008/00781**

**4 Barn Rise Brighton**

Remodelling of house including ground floor, first floor, and roof extensions, to front side and rear. Front, side, and rear rooflights. (Resubmission).

**Applicant:** Mr and Mrs M Johnston

**Officer:** Jonathan Puplett 292525

**Approved on 23/06/08 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) 02.02A**

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.

Report from:

19/06/2008 to: 09/07/2008

*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**

Access to the flat roof of the extension to the rear of the dwelling 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.*

**5) UNI**

No development shall take place until a revised Waste Minimisation Statement, confirming information such as the quantity of each waste material it is estimated will be produced, whether each material is to be re-used recycled or disposed of by other means, and the specific waste contractor to be employed during the construction process, 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 policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

**BH2008/01109**

**22 Tongdean Rise Brighton**

Part single storey, part two storey rear extension with roof terrace, single storey front extension. New roof with rooflights and alterations to windows.

**Applicant:** Mr Gary Becarevic

**Officer:** Jason Hawkes 292153

**Refused on 07/07/08 DELEGATED**

**1) UNI**

Policies QD1, QD2, and QD3 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy 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 proposal, by virtue of its inappropriate design and raised roof height, would form an incongruous and unsympathetic feature, detrimental to the character and appearance of the street scene which is largely comprised of houses of traditional design with a uniform appearance. The proposal is therefore contrary to the above policies.

**2) UNI2**

Policy QD27 of the Brighton & Hove Local Plan seek to protect the residential amenity of neighbouring properties. Due to the position of the proposed rear balcony and stairs, the proposal results in an overbearing form of development leading to a significant loss of privacy, noise disturbance and overlooking to adjacent properties to the north and south. The proposal therefore leads to a loss of amenity and is contrary to the above policy.

### **3) UNI3**

Due to ground levels, the hard standing shown on drawing RFA08/42/02 would result in a significant works to the grass verge in front of the property. Insufficient details have been submitted in order to determine whether the proposed hard standing is appropriate in terms of its design and appearance. The proposal is therefore contrary to the above policies QD14 and QD1 of the Brighton & Hove Local Plan.

### **BH2008/01119**

#### **48 Green Ridge Brighton**

Demolition of existing side garage/store and construction of single storey utility room/study and rear conservatory.

**Applicant:** Mr R Eason

**Officer:** Jonathan Puplett 292525

**Approved on 19/06/08 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.*

### **BH2008/01199**

#### **18 Cedars Gardens Brighton**

Enlargement of existing dormer and creation of additional dormer to side elevation.

**Applicant:** Mrs Phillipa Newton

**Officer:** Mark Thomas 292336

**Refused on 27/06/08 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 windows are inappropriately positioned and represent an over-development of the existing roof space. The proposed development would harm the appearance of the property. The proposal is therefore contrary to the above policy and guidance.

### **EAST BRIGHTON**

### **BH2008/00767**

#### **Land to the north of Hamilton Lodge School Walpole Road Brighton**

Erection of external store, matching and alongside existing external store.

**Applicant:** The Trustees  
**Officer:** Chris Elphick 293990

**Approved on 03/07/08 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.*

**BH2008/01051**

**Flat 7 2 Eastern Terrace Brighton**

Replacement of existing steel balustrade, replacement of existing UPVC windows with timber windows. Installation of circular rooflight.

**Applicant:** Mr Tony Macaulay  
**Officer:** Chris Swain 292178

**Refused on 25/06/08 DELEGATED**

**1) UNI**

The proposed alterations, by reason of their design, and detailing would result in an incongruous appearance that would relate poorly to the existing building, detract from the character of the listed building and would be contrary to policies QD1, QD2, QD14 and HE1 of the Brighton & Hove Local Plan.

**BH2008/01201**

**14 St Marys Square Brighton**

Addition of solar panels and velux window to rear roofslope.

**Applicant:** Mr David Tennant  
**Officer:** Sonia Kanwar 292359

**Approved on 26/06/08 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**

Notwithstanding the plans submitted the solar panels hereby approved shall be 2 no. Filsol FS20 Panels (portrait orientation measuring 1060mm x 2060mm) and shall be retained so thereafter.

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

### **BH2008/01208**

#### **21 Chesham Street Brighton**

Dormer and conservation style roof light to rear and two conservation style roof lights to front.

**Applicant:** Simon Lawley

**Officer:** Helen Hobbs 293335

#### **Refused on 23/06/08 DELEGATED**

### **1) UNI**

The proposed rear dormer and balcony, by virtue of its width, height, design and poor positioning on the roof slope, would be detrimental to the character and appearance of the property and surrounding Conservation Area. This is contrary to policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

### **2) UNI2**

The proposed number of rooflights within the front roofslope would as a result of their differing sizes and heights, be of detriment to the character and appearance of the property, the street scene and surrounding Conservation Area. This is contrary to policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

## **HANOVER & ELM GROVE**

### **BH2008/00037**

#### **32 Bonchurch Road Brighton**

Proposed conversion of existing house into three flats, including loft conversion and double storey rear extension.

**Applicant:** Mr N Lawson & N Baldjiev

**Officer:** Chris Swain 292178

#### **Refused on 09/07/08 DELEGATED**

### **1) UNI**

The proposed development would result in the loss of a small family dwelling which has an original floor area of less than 115 sq.m. and was originally built with less than 4 bedrooms. As such the proposal is contrary to policy HO9 of the Brighton & Hove Local Plan.

### **2) UNI**

The proposed flat-roofed rear extension, due to its unsympathetic design, siting, height, and bulk would constitute an incongruous and uncharacteristic addition causing a detrimental impact on the character and appearance of the existing building and would be of detriment to the visual amenities currently enjoyed by neighbouring properties. As such the proposal is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

### **3) UNI**

The proposed rear dormer by virtue of its unsympathetic design, scale, width and excessive cladding would be detrimental to the appearance and character of the property and the surrounding area. As such the proposal is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

### **4) UNI**

The length, siting, height and design of the proposed rear extensions would, by reason of loss of outlook, overshadowing and their overbearing impact, adversely impact on the residential amenity currently enjoyed by the adjoining properties at No.30 and No. 34 Bonchurch Road, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **5) UNI**

The proposed balcony and adjoining screen wall would, by reason of overlooking and loss of privacy, loss of outlook and overshadowing, adversely impact on the residential amenity currently enjoyed by the adjoining property No.34 Bonchurch Road, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **6) UNI**

The applicant has failed to provide adequate outside amenity space for the ground floor flat and the first floor flat. As such the proposal is contrary to policies HO9 and HO5 of the Brighton & Hove Local Plan.

### **7) UNI**

Insufficient information regarding refuse and recycling storage and cycle parking, has been provided by the applicant, in order for the proposal to be fully judged against criterion policies QD14, TR14, HO9 and QD27 of the Brighton & Hove Local Plan.

### **8) UNI**

The proposal fails to meet for the transport demands that it creates and does not include any provision for a contribution towards improving facilities for sustainable transport in the area of the site and is contrary to policies TR1, HO7 and HO9 of the Brighton & Hove Local Plan.

## **BH2008/00580**

### **16 De Montfort Road Brighton**

Raise the ridge line of the roof.

**Applicant:** Mr David & Ms Phillipa Perrin

**Officer:** Louise Kent 292198

**Approved on 09/07/08 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 dormer window, extension, enlargement or other alteration of the roof 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 and appearance of the building and 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 and the Supplementary Planning Guidance Note 1: Roof Alterations and Extensions.*

#### **BH2008/01044**

##### **25 Hartington Road Brighton**

Proposed installation of a Thermomax HP 200 solar heating panel on south facing roof (Retrospective).

**Applicant:** Mr Brian Cooper

**Officer:** Chris Swain 292178

**Approved on 20/06/08 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*

#### **HOLLINGBURY & STANMER**

#### **BH2008/01270**

##### **Coldean Library Selham Place Beatty Avenue Brighton**

Removal of Condition 1 relating to planning permission BH2007/04302 (for retrospective amendments to previously approved scheme BH2007/00047). Condition 1 stated that: 'The new first floor dormer window on the south east facing shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such'.

**Applicant:** Hanover Housing Association

**Officer:** Kathryn Boggiano 292138

**Approved - no conditions on 04/07/08 DELEGATED**

#### **BH2008/01288**

##### **Stanmer Park Nursery Stanmer Park Lewes Road Brighton**

Certificate of Lawfulness for existing use of site for waste transfer of general park waste, composting of green waste, segregation of waste for recycling and storage of parks maintenance materials (resubmission of BH2008/00295).

**Applicant:** Mr Robert Walker

**Officer:** Gemma Barnes 292265

**Approved on 01/07/08 DELEGATED**

## **MOULSECOOMB & BEVENDEAN**

### **BH2008/00835**

#### **65 The Avenue Brighton**

Single storey rear extension.

**Applicant:** Mr Toby Hamilton

**Officer:** Nicola France 292211

**Approved on 04/07/08 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.*

#### **4) UNI**

The WC window facing towards No. 67 The Avenue hereby approved shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

### **BH2008/00980**

#### **Falmer School Lewes Road Brighton**

Outline Application for partial demolition of existing school (locally known as North Block) and construction of a new academy complex (Class D1) with associated car parking and landscaping.

**Applicant:** Ms Lorraine O'Reilly

**Officer:** Kate Brocklebank 292175

**Minded to Grant (subject to S106 agreement) on 24/06/08 PLANNING**

### **COMMITTEE**

#### **1) 01.02AA**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters, whichever is the later.



*Reason: To comply with Section 92 (as amended) of the Town and Country Planning Act 1990.*

**2) 01.03B**

Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (a) appearance;
- (b) landscaping.

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

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

**3) 02.06A**

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

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

**4) 05.01AA**

Prior to the commencement of development, details of the measures to ensure that the development achieves a "Excellent" BREEAM rating shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

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

**5) 05.02A**

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

*Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, policy SU13 of the Brighton & Hove Local Plan and RPG9-W5.*

**6) 06.02A**

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

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

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### **7) UNI**

Prior to the commencement of development, a scheme for the provision of public art within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the first occupation of the development hereby approved.

*Reason: To ensure satisfactory public art provision is made on the site and to comply with policy QD28 and QD6 of the Brighton & Hove Local Plan.*

### **8) 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 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 nearby properties and in accordance with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.*

### **9) UNI**

A scheme for the sound insulation of odour control equipment referred to in the condition set out above shall be submitted to the Local Planning Authority and the development shall not be occupied until all sound insulation works have been carried out to the satisfaction of the Local Planning Authority. The sound insulation works shall be maintained thereafter.

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

### **10) UNI**

Notwithstanding the approved plans, details of the designated set down/pick up bay near the main entrance shall be submitted to and agreed in writing by the Local Planning Authority. The bay shall then be implemented in accordance with the approved details.

*Reason: In the interest of highway safety and in accordance with policy TR1 and TR18 of the Brighton & Hove Local Plan.*

### **11) UNI**

No development shall commence unless or until a Construction Environmental Management Plan has been submitted to and agreed in writing by the Local Planning Authority. The plan shall contain measures to minimise the environmental impact on North Moulsecoomb or provide an alternative route to the site. The construction shall then be implemented in strict accordance with the approved plan.

*Reason: To safeguard the amenities of the occupiers of nearby properties and in accordance with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.*

### **12) UNI**

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

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

### **13) UNI**

No development shall commence unless or until a detailed scheme for bat mitigation strategy relating to the protection of Common Pipistrelle and Serotine bats affect by the development hereby approved has been submitted to and approved by the Local Planning Authority. The scheme shall then be implemented in accordance with the approved details.

*Reason: To safeguard these protected species from the impact of the development in accordance with policy QD18 of the Brighton & Hove Local Plan.*

### **14) UNI**

Scrub clearance shall not take place during the bird nesting season, from the beginning of March to the end of July, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To protect nesting birds in accordance with policy QD18 of the Brighton & Hove Local Plan.*

### **15) UNI**

Notwithstanding the approved plan, a detailed tree protection plan including construction details of the access road to the south in relation to the Westlain Belt/SNCI shall be submitted to and approved by the Local Planning Authority before development may commence. The scheme shall include details of trees to be retained together with measures of their protection in the course of the development and shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To enhance the appearance of the development and protect the existing trees and landscaping on the site in accord with policies QD15 and QD16 of the Brighton & Hove Local Plan and SPD06 Trees and Development sites.*

### **16) UNI**

A scheme for the fitting of odour control equipment to the building shall be submitted to the Local Planning Authority and no development shall commence until a scheme is approved by the Local Planning Authority. The use of the premises shall not commence until all odour control equipment works have been carried out to the satisfaction of the Local Planning Authority.

*Reason: To safeguard the amenities of the occupiers of nearby properties and in accordance with policies SU9 and QD27 of the Brighton & Hove Local Plan.*

### **17) 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 lighting scheme shall be designed to minimise disturbance to wildlife including choice of lamp, siting and design to include positioning at low level, using downcasters and being directed away from bat foraging/commuting areas and the Westlain Belt/SNCI to the south of the site and any bat roost locations. The approved installation shall be maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to a variation.

*Reason: To ensure the protection of the ecological interest of the site, including the adjacent SNCI and in the interest of safeguarding the amenity of the occupiers of nearby properties and to comply with policies QD17, QD18, QD27 and NC4 of the Brighton & Hove Local Plan.*

### **18) UNI**

Prior to the commencement of any development, a scheme for the provision and implementation of a Sustainable Surface Water Drainage System (SuDS) shall be submitted to and agreed in writing by the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the plans and timetable approved by the Local Planning Authority and retained thereafter.

*Reason: To reduce the risk of flooding by ensuring a satisfactory drainage system as recommended by the applicant's FRA (Flood Risk Assessment) and in accordance with SU4 of the Brighton & Hove Local Plan.*

### **19) UNI**

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

*Reason: To ensure that controlled waters are not impacted as result of the development and in accordance with SU3 of the Brighton & Hove Local Plan.*

### **20) UNI**

If during development, any visibly contaminated or odorous material not previously identified is found to be present at the site, must be investigated. The Local Planning Authority must be informed immediately of the nature and degree of contamination present. The developer shall submit a Method Statement which must detail how this unsuspected contamination shall be dealt with and the Method Statement shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters and in accordance with policy SU3 of the Brighton & Hove Local Plan.*

### **21) UNI**

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

*Reason: To prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and in accordance with policies SU3 and SU9 of the Brighton & Hove Local Plan.*

### **22) UNI**

Prior to the commencement of development, a scheme for the provision of ecological mitigation and enhancement to the site including a full tree replacement plan shall be submitted to and approved by the Local Planning Authority. The scheme shall then be implemented in accordance with the approved details.

*Reason: This is a large scale development and ecological and historic enhancements should be an intrinsic part of the plans in accordance with policies QD15, QD16, QD17, QD18 and HE11 of the Brighton & Hove Local Plan. This is in keeping with PPS1 'Delivering sustainable development', PPS9 'Biodiversity and Geological Conservation' and the South East Plan. Policy NRM4 of the South East Plan seeks to avoid a net loss of biodiversity and to actively pursue opportunities to achieve a net gain of biodiversity across the region.*

**BH2008/01232**

**16 Bodiam Avenue Brighton**

Detached 2 storey single dwelling house.

**Applicant:** Mrs Jane Rowland

**Officer:** Kate Brocklebank 292175

**Refused on 09/07/08 DELEGATED**

**1) UNI**

Cumulatively, the proposed detached dwelling, awkward shape and small plot size, and the dwellings close proximity to side boundaries and pavement edge relate poorly to the prevailing character of the existing surrounding development and provide a cramped form of development in an which is characterised predominantly by semi detached properties in relatively large plots. As such the applicant has failed to demonstrate that account has been taken of the local characteristics and development pattern contrary to QD2 of the Brighton & Hove Local Plan.

**2) UNI**

The applicant has failed to demonstrate that the development meets a minimum of 'Very Good' EcoHomes rating or Level 3 of the Code for Sustainable Homes, by indicating that a high standard of efficiency in the use of energy, water and materials have been integrated into the layout and design of the proposal. As such the development is contrary to policy SU2 of the Brighton & Hove Local Plan.

**QUEEN'S PARK**

**BH2008/00871**

**Co-op Supermarket 41-45 St James's Street Brighton**

Installation of refrigeration plant to rear yard of existing supermarket.

**Applicant:** Co-Operative Group

**Officer:** Liz Holt 291709

**Refused on 07/07/08 DELEGATED**

**1) UNI**

The proposed refrigeration plants, by virtue of their positioning and mass, will be visually intrusive within the Ardingly Street street scene and therefore of detriment to the character and appearance of the host property, the Ardingly Street street scene and the wider area. The proposal is contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

**BH2008/00953**

**115 St James's Street Brighton**

1 No. externally illuminated projecting signs. 1 No. externally illuminated fascia lettering sign and 1 No. externally illuminated logo sign and associated lighting.

**Applicant:** Starbucks Coffee Co. (UK) Ltd

**Officer:** Sonia Kanwar 292359

**Refused on 18/06/08 PLANNING COMMITTEE**

**1) UNI**

The signage has an adverse affect on the historic character and appearance of the East Cliff Conservation Area, contrary to policy HE9 of the Brighton & Hove Local Plan.

**BH2008/00981**

**Brighton Pier Madeira Drive Brighton**

Installation of ATM machine and illuminated signs (retrospective).

**Applicant:** Bankmachine Ltd

**Officer:** Helen Hobbs 293335

**Approved - no conditions on 01/07/08 DELEGATED**

**BH2008/01154**

**23 Upper Rock Gardens Brighton**

Alterations to convert house into two maisonettes. Resubmission and amendment to refused application BH2007/03146.

**Applicant:** E Humphreys

**Officer:** Kate Brocklebank 292175

**Refused on 24/06/08 DELEGATED**

**1) UNI**

The proposed partition at lower ground and ground floor level, within the existing staircase area, will have a negative effect upon the character of the staircase and the related adjacent rooms in addition to having a negative impact on the internal layout of the Grade II Listed Building. The proposal is contrary to policy HE1 of the Brighton & Hove Local Plan, the Council's Supplementary Planning Guidance Notes SPGBH11: Listed Building Interiors and SPGBH13: Listed Buildings – General Advice.

**2) UNI2**

The applicant has failed to provide information in relation to the soundproofing of the proposed residential units from the transmission of noise. As such the Local Planning Authority is unable to assess the impacts that any necessary works would have on the architectural and historic character or appearance of the Grade II Listed Building. The proposal is contrary to policy HE1 of the Brighton & Hove Local Plan, the Council's Supplementary Planning Guidance Notes SPGBH11: Listed Building Interiors and SPGBH13: Listed Buildings - General Advice.

**BH2008/01155**

**23 Upper Rock Gardens Brighton**

Conversion of house to two maisonettes (one two-bedroom unit and one 3-bedroom unit). Resubmission and amendment of refused application BH2007/03145.

**Applicant:** E Humphreys

**Officer:** Kate Brocklebank 292175

**Approved on 24/06/08 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) 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.*

**5) UNI**

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

*Reason: To ensure that the proposed development addresses the travel demand arising from the intensification of use on the site in accordance with Brighton & Hove Local Plan policies SU15, TR1, TR14, TR19 and QD28 of the Brighton & Hove Local Plan.*

**ROTTINGDEAN COASTAL**

**BH2007/02824**

**39 Roedean Road Brighton**

Demolition of existing three-storey house and erection of three-storey block of 7 two-bedroom flats with covered underground parking.

**Applicant:** Mr N. Chesney

**Officer:** Kathryn Boggiano 292138

**Refused on 04/07/08 DELEGATED**

**1) UNI**

The proposal, by reason of its siting, design, height, bulk, massing and materials would result in the building appearing incongruous and out of character with the rest of the properties on the southern side of Roedean Road, and would be of detriment to the character and appearance of the street scene contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposal, by reason of its siting, height, design, bulk and massing and rear balconies, would result in overlooking and loss of privacy to and have an overbearing impact on, neighbouring properties, and would unduly impact on their

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living conditions and the use and enjoyment of their private amenity space. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

The front bedroom windows on level 1 of the proposed scheme would receive no outlook as their only illumination would be via a lightwell, which is to the detriment of the living conditions of future residents of the scheme. The applicant has failed to demonstrate that these bedrooms would receive sufficient natural light and would not be overly reliant on artificial light. As such the proposal is contrary to policies SU2 and QD27 of the Brighton & Hove Local Plan.

**4) UNI4**

Insufficient information has been submitted by the applicant to adequately demonstrate the scheme would meet an BREEAM/EcoHomes rating of at least 'Very Good' or a Code for Sustainable Homes rating of at least level 3. As such the proposal cannot be properly judged against policy SU2 of the Brighton & Hove Local Plan.

**5) UNI5**

The proposal fails to meet the travel demands that it creates or help to maximise the use of sustainable transport. The Local Planning Authority would expect the scheme to make an appropriate contribution towards local sustainable transport infrastructure and, in the absence of an agreement in this respect, the scheme is contrary to policy TR1 of the Brighton & Hove Local Plan.

**BH2008/00167**

**54-68 Lustrells Vale and 17-19 Tremola Avenue Brighton**

Replacement of existing metal windows with UPVC double glazed windows (retrospective).

**Applicant:** Homes Ltd

**Officer:** Chris Swain 292178

**Approved - no conditions on 07/07/08 DELEGATED**

**BH2008/00188**

**60 Wanderdown Road Brighton**

First floor extension to front and rear two and single storey extension (resubmission).

**Applicant:** Mr Paul Berry

**Officer:** Louise Kent 292198

**Approved on 02/07/08 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.*

**4) 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 & Hove Local Plan.*

**5) UNI**

No development shall take place until further details of the front balcony at a scale of 1:100 have been submitted to and approved in writing by the Local Planning Authority in writing. The works shall be carried out in strict accordance with the approved details and maintained as such thereafter.

*Reason: To ensure the satisfactory appearance of the building and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**6) UNI**

Unless otherwise agreed in writing with the Local Planning Authority, the development hereby agreed shall be implemented entirely in accordance with the details submitted in the Waste Minimisation Statement of 6 February 2008.

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

**BH2008/00324**

**12 Knole Road Brighton**

Construction of a two bedroomed single storey dwelling.

**Applicant:** Mr Oastwood Ltd

**Officer:** Chris Elphick 293990

**Refused on 04/07/08 DELEGATED**

**1) UNI**

The proposed development, by reason of siting, width, design and height, would result in a dwelling which is significantly smaller than surrounding dwellings and would result in a cramped form of development with a poor standard of design. As

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such the development would appear incongruous within the street scene, to the detriment of the character and appearance of the area and contrary to Brighton & Hove Local Plan policies QD1, QD2 & QD3

**2) UNI2**

The proposed development, by reason of inadequate separation to side boundaries and neighbouring dwellings, would result in enclosure and overdominance of those neighbouring properties, causing detriment to the neighbouring living conditions, contrary to Brighton & Hove Local Plan policies QD3 & QD27.

**BH2008/01162**

**8 The Cliff Brighton**

Loft conversion with front and rear rooflights to form additional bedroom and study, conversion of first floor roof to rear to form en suite shower room, installation of balcony at rear second floor.

**Applicant:** Dr Duncan McDonald

**Officer:** Sonia Kanwar 292359

**Refused on 27/06/08 DELEGATED**

**1) UNI**

Due to the position, height and projection of the balcony in close proximity to the adjacent property no. 10 The Cliff, the proposal would result in significant overlooking and a loss of privacy to this property, resulting in a loss of amenity and adversely impacting on the use and enjoyment of their private amenity space. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**2) UNI**

The proposed rear balcony by virtue of its design, siting, size and massing would form an incongruous and unsympathetic feature resulting in a bulky appearance which would be detrimental to the character and appearance of the building. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

**BH2008/01190**

**3 Stanmer Avenue Saltdean**

Roof alterations including raising of the ridge height to the front and side elevations. Dormer windows to front and rear. Porch to front elevation.

**Applicant:** Mr John Stanley

**Officer:** Chris Swain 292178

**Refused on 20/06/08 DELEGATED**

**1) UNI**

The proposed roof alterations, by reason of its scale and design would result in a roof design that is uncharacteristic of the street scene and would relate poorly to the existing building and would be incongruent with the uniform form and pattern of development of the street scene, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the Brighton & Hove Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1)

**2) UNI2**

The proposed dormer windows, by reason of their design and size would detract from the appearance of the existing building and would introduce an incongruous feature in the Stanmer Avenue street scene contrary to policies QD1, QD2 and

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QD14 of the Brighton & Hove Local Plan and the Brighton & Hove Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

**3) UNI3**

The proposed porch due to its excessive width and height would detract from the appearance of the existing building and would introduce an incongruous element in the Stanmer Avenue street scene, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the Brighton & Hove Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

**BH2008/01353**

**128 Longhill Road Brighton**

Construction of four houses. Existing dwelling to be demolished.

**Applicant:** Heron Construction & Development Ltd

**Officer:** Gemma Barnes 292265

**Refused on 04/07/08 DELEGATED**

**1) UNI**

The proposal, by reason of scale, height and detailed design fails to respect the design characteristics and existing built form of this suburban/semi-rural location. By virtue of the proposed three storeys, extensive glazing on the front elevation at roof level, ad hoc fenestration arrangement, size and style, oversized rear porch detail and incoherent design relationship between the front and rear facades, the proposal would have an uncoordinated and poorly designed appearance which is not reflective of the local street scene. Moreover, the mirrored appearance of the four dwellings would be out of keeping with the established character of the area. Furthermore, the proposed frontage dwelling on the eastern edge of the plot (no.4) would be significantly higher than the adjacent property (no.126 Longhill Road). Given the close proximity of the aforementioned properties to one another this would result in a poor visual relationship which would be detrimental to the visual amenity of the street scene. Cumulatively the proposal represents an unsuitable design solution for this plot which would cause significant harm to the character and appearance of this site and the wider street scene. As such the proposal is contrary to policies QD1, QD2, QD3 and QD5 of the Brighton & Hove Local Plan.

**2) UNI**

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

**BH2008/01371**

**28 Grand Crescent Rottingdean**

Rear and side extensions with loft conversion. Resubmission.

**Applicant:** Mr A McDonner

**Officer:** Steve Lewis 292321

**Approved on 08/07/08 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*

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**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.*

**4) 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 & Hove Local Plan.*

**5) UNI**

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

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

**6) UNI**

The development and disposal of construction and demolition waste shall be carried out in strict accordance with the Waste Minimisation Statement submitted on 27/05/2008 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.*

**BH2008/01727**

**2 West Street Rottingdean**

1 no. internally illuminated fascia sign and 1 no. internally illuminated projecting sign.

**Applicant:** AAH Plc

**Officer:** Sonia Kanwar 292359

**Approved on 04/07/08 DELEGATED**

**1) 10.01**

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

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

**2) 10.02**

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

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

**3) 10.03**

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

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

**4) 10.04**

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

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

**5) 10.05**

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

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

**6) 10.06**

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

No advertisement shall be sited or displayed so as to-

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

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

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

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

**7) 10.07A**

The illumination of the advertisement shall be non-intermittent.

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

## **WOODINGDEAN**

### **BH2008/00836**

#### **23 Selhurst Road Brighton**

Erection of single storey extension to front of property.

**Applicant:** Mr John Harvey

**Officer:** Nicola France 292211

**Approved on 04/07/08 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 proposed front bay window shall match the existing front bay window in terms of materials, frame and glazing bar profiles, proportions and method of opening.

*Reason: As insufficient information has been submitted, to ensure a satisfactory appearance to the development and in accordance with policy QD14 of the Brighton & Hove Local Plan.*

### **BH2008/00993**

#### **86 to 88 Warren Road Brighton**

Proposed change of use at ground floor level from (A1) Retail to mixed use of (A1) Retail and (D1) Therapy Rooms.

**Applicant:** Mrs Annie Dorling

**Officer:** Chris Elphick 293990

**Approved on 27/06/08 DELEGATED**

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

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

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

#### **2) UNI**

The premises shall not be open or in use except between the hours of 0930 and 1800 Mondays to Sundays.

*Reason: To protect the amenities of adjoining properties from possible disturbance and in accordance with policy QD27 of the Brighton & Hove Local Plan.*

#### **3) UNI**

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or any amendment thereto, the rear part of the premises shall be used only as therapy rooms as described in the documents accompanying the application and for no other purpose within Use Class D1 without the further written consent of

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the Local Planning Authority. As proposed, the front part of the premises shall be used at all times for A1 retail purposes on a complementary or ancillary basis to the approved D1 use. Should the approved D1 use cease, the use of the premises shall revert to Use Class A1 unless an alternative use has in the meantime been expressly permitted.

*Reason: To protect the amenities of adjoining properties from possible disturbance from other D1 uses and to protect the Warren Road local parade and in accordance with policies QD27 and SR7 of the Brighton & Hove Local Plan.*

**BH2008/01222**

**19 Sycamore Close Brighton**

Conversion of a single dwelling into two self contained flats. Re-submission.

**Applicant:** Mrs P Walker

**Officer:** Kate Brocklebank 292175

**Refused on 26/06/08 DELEGATED**

**1) UNI**

The proposed development would result in the loss of a small family dwelling which has an original floor area of less than 115 sq.m and was originally built with less than 4 bedrooms. As such the proposal is contrary to policy HO9 of the Brighton & Hove Local Plan.

**2) UNI2**

Inadequate amenity space is provided for the ground floor flat, which would be detrimental to the living conditions of the future occupiers of the scheme, and as such is contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

**3) UNI3**

Insufficient information regarding refuse and recycling storage provision, has been provided by the applicant, in order for the proposal to be fully judged against criterion c of policy HO9 and policies QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

**4) UNI4**

Insufficient information regarding cycle parking provision has been provided by the applicant, in order for the proposal to be fully judged against criterion d of policy HO9 and policies QD2, QD14, TR1 and TR14 of the Brighton & Hove Local Plan.

**BRUNSWICK AND ADELAIDE**

**BH2007/03616**

**53-55 Holland Road Hove**

Conversion of redundant student halls of residence to 2 town houses & 2 self contained basement flats.

**Applicant:** Carless Developments Ltd

**Officer:** Jason Hawkes 292153

**Approved on 20/06/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 02.04A**

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

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

**3) 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*

**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) 06.03A**

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) UNI**

The new and replacement windows shall be single glazed painted timber vertical sliding sashes with no trickle vents and with concealed sash boxes recessed within the reveals and masonry cills to match exactly the original sash windows, including architraves, frame and glazing bar dimensions and mouldings and subcill, cill and reveal details.

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

**7) UNI**

No development shall take place until details of all external doors and rear boundary treatment to the basement courtyard, including 1:50 drawings, have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details.

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



### **8) UNI**

The reinstated windows to the rear, as shown in section B-B of drawing 0739-002E, shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such, unless otherwise agreed with the Local Planning Authority in writing.

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

### **9) UNI**

Notwithstanding the submitted Waste Minimisation Statement, no development shall take place a further written statement which outlines detailed information on 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.*

### **10) UNI**

No development shall take place until details have been received indicating how the scheme complies with Lifetime Homes standards. The details and plans shall be submitted to the Local Planning Authority for approval and the works shall be carried out in accordance with the approved details and thereafter retained.

*Reason: To ensure the scheme is built to a lifetime homes standard and to comply with policy HO13 of the Brighton & Hove Local Plan.*

### **11) UNI**

Prior to the occupation of the flats and houses, 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.*

## **BH2008/00475**

### **Flat 2 36 Brunswick Square Hove**

External alterations comprising new external access doors at first floor level and provision of replacement fully tiled "warm" flat roof.

**Applicant:** Ian Walton

**Officer:** Sue Dubberley 292097

**Approved on 04/07/08 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.*

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## **2) UNI**

No development shall take place until the further details of the new doors have been submitted to and approved by the local planning authority in writing and the works shall be carried out in strict accordance with the approved details and maintained as such thereafter. Reason: To ensure a satisfactory appearance to the development and to comply with policy HE1 of the Brighton & Hove Local Plan.

### **BH2008/00827**

#### **Flat 6 7 Brunswick Terrace Hove**

Construction of hallway storage cupboard. Addition of new cornice in hallway to match existing.

**Applicant:** Mr Nic Cleanthi

**Officer:** Wayne Nee 292132

**Approved on 02/07/08 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 new works, including architraves and skirting boards etc. shall match exactly the originals in materials, sizes, proportions and designs.

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

### **BH2008/00967**

#### **The Cumberland Hotel 97 Lansdowne Place Hove**

Internal alterations and external ventilation flue outlets to rear elevation.

**Applicant:** Mr David Willis

**Officer:** Paul Earp 292193

**Approved on 09/07/08 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) 14.03A**

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

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

#### **4) UNI**

The timber framed sliding sash windows proposed within the rear elevation shall be installed within 1 year of the works hereby approved commencing.

*Reason: To ensure the replacement of the windows in the interest of preserving the character and appearance of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.*

#### **BH2008/01064**

##### **4 St Johns Road Hove**

Replacement of second floor Juliet balconies to units 1 & 2 with clear glazed safety screens to first floor windows; and fixed glazed panels to the base of ground floor windows to all units on the front elevation. Replacement of top 1.1 metre high section of the rear boundary masonry wall with stainless steel balustrading with obscure glazed panels on the rear elevation. (Amendment to BH2006/02305.)

**Applicant:** Wildcourt Ltd

**Officer:** Guy Everest 293334

**Approved on 09/07/08 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 rear balustrade shall be obscurely glazed and installed in accordance with the approved plans prior to occupation of the live-work units. The balustrade shall be maintained as such thereafter.

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

#### **BH2008/01106**

##### **Freemasons Tavern 38-39 Western Road Hove**

New shop awning to front elevation.

**Applicant:** Mr Stephen Simpson

**Officer:** Guy Everest 293334

**Approved - no conditions on 26/06/08 DELEGATED**

#### **BH2008/01108**

##### **Freemasons Tavern 38-39 Western Road Hove**

Shop awning to front elevation (Retrospective).

**Applicant:** Mr Stephen Simpson

**Officer:** Guy Everest 293334

**Approved on 26/06/08 DELEGATED**

##### **1) UNI**

The awning hereby approved shall not be opened or in use after 23.00 hours or before 10.00 hours on any day.

*Reason: In the interests of protecting neighbouring amenity and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.*

## **2) UNI**

The minimum height of the awning, when open or closed, shall be at least 2.3m above ground level at any point; and at its fullest extent the canopy shall maintain a minimum clearance of 450mm from the carriageway edge.

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

### **BH2008/01152**

#### **37 & 39 St Johns Road Hove**

Conversion of 2 no. 1st floor windows into 2 no. doors with juliette balconies on front elevation.

**Applicant:** Mr Edward Derby

**Officer:** Wayne Nee 292132

**Approved on 24/06/08 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**

No development shall take place until full details of the balustrading to the balcony areas, including samples and 1:20 section of the railings, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

## **CENTRAL HOVE**

### **BH2008/00486**

#### **Unit 2 Planet House 1 The Drive Hove**

Change of use from (A1) hairdressers to (A3) salad bar with associated terrace to front.

**Applicant:** Ms Engvall & Mr Lloyd

**Officer:** Jonathan Puplett 292525

**Refused on 07/07/08 DELEGATED**

#### **1) UNI**

Policy SR5 of the Brighton & Hove Local Plan seeks to ensure that a healthy proportion of at least 50% (Use Class A1) retail units are retained in town and district shopping centres, and that concentrations of uses other than Class A1 are avoided. As existing, the section of Church Road surrounding the application property, between The Drive and Wilbury Road, consists of 36% A1 use (11 A1 units and 19 non-A1 units), and the proposed change of use would reduce this

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figure to 33% (10 A1 units and 20 non-A1 units). The proposal would therefore worsen the existing situation, harming the viability and vitality of the shopping centre, contrary to the above policy.

## **2) UNI2**

Policy HE6 of the local plan seeks to ensure that all proposals within a conservation area preserve or enhance the character and appearance of the area, and policy QD14 seeks to ensure that all proposal for extensions and alterations are appropriate in regard to their visual impact. The proposed terrace located on the public highway in front of the unit would appear as an incongruous feature in the street scene, to the detriment of the visual amenities of the area and the character of the surrounding conservation area.

## **BH2008/00710**

### **Land Rear of 16-18 Blatchington Road Hove**

Construction of a three storey building comprising 2 two-bedroom town houses with 4 integral car parking spaces. First floor balcony areas to both houses.

**Applicant:** Highgrove Real Estate Ltd

**Officer:** Guy Everest 293334

### **Refused on 09/07/08 DELEGATED**

#### **1) UNI**

The development by reason of its height, bulk and design would appear overbearing, out of scale and poorly detailed in relation to neighbouring development. The resulting building would appear an incongruous addition to the street out of keeping with the prevailing character and appearance of the area. The proposal is therefore contrary to policies QD1, QD2, QD3 and QD5 of the Brighton & Hove Local Plan.

#### **2) UNI**

The development by reason of its siting, height and bulk would have an overbearing impact resulting in significant overshadowing and loss of light on adjoining properties to the rear (west). The proposal is therefore contrary to policies QD27 of the Brighton & Hove Local Plan.

#### **3) UNI**

The development would create cramped accommodation unsuitable for family occupation and below the standard that the Council would reasonably expect by reason of habitable rooms of an inadequate size; a failure to incorporate lifetime home standards in the design; and a proliferation of internal bathrooms. The proposal is therefore contrary to policies SU2, QD27, HO3, HO4 and HO13 of the Brighton & Hove Local Plan.

#### **4) UNI**

The applicant has failed to adequately demonstrate that the proposed development would be fully sustainable and achieve a high standard of efficiency in the use of energy, water and resources. The proposal is therefore contrary to policy SU2 of the Brighton & Hove Local Plan.

## **BH2008/00985**

### **16 Eaton Road Hove**

Re-new flat roof covering and replace roof lanterns.

**Applicant:** Sevenbuild Freeholds Limited

**Officer:** Ray Hill 292323

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**Approved on 02/07/08 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 frames of the roof lanterns hereby approved shall be constructed in softwood only.

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

**BH2008/00997**

**128 Church Road Hove**

Change of use of first floor with second floor extension with additional accommodation in the roof space to form five flats. (revised scheme).

**Applicant:** Mr Siade Abdulkhawi

**Officer:** Jason Hawkes 292153

**Refused on 30/06/08 DELEGATED**

**1) UNI**

Policy HE6 of the Brighton & Hove Local Plan requires developments within Conservation Areas to preserve or enhance the character and appearance of the area. The proposed extensions to form a part two, part three storey with additional accommodation in the roof would, by reason of scale, bulk, height and detailing, appear alien and incongruous representing an unsightly feature, which would detract from the character and appearance of the building and would fail to preserve or enhance the character and appearance of the Cliftonville Conservation Area. The proposal is therefore contrary to policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1: Roof Alterations and Extensions.

**2) UNI2**

The proposal would be contrary to policy EM6 of the Brighton & Hove Local Plan which seeks to retain small industrial, business and warehouse premises for employment purposes unless a) specially built or converted starter business units are available elsewhere in the neighbourhood at a comparable rental; b) the premises have been assessed and are genuinely redundant i.e. they are vacant and have been marketed locally at a price that reflects their condition and commercial value and for a period of time that reflects the likely demand for the size of premises; c) continued use of the premises for business purposes would cause undue disturbance to residential neighbours; or access to the premises does not meet an acceptable safety standard and cannot reasonably be improved. No information has been submitted with the application and the application is therefore contrary to the requirements of policy EM3 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposed accommodation is considered below the standard the council would reasonably expect, given the lack of outlook, natural light and ventilation in two of the proposed bedrooms in two of the flats. The proposal is therefore contrary to policies HO3, HO4 and QD27 of the Brighton & Hove Local Plan.

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#### **4) UNI4**

Insufficient information has been provided to show that the proposed communal roof garden would by reason of height, and positioning in close proximity to the southern boundary of the site lead to increased levels of overlooking and consequential loss of privacy to the occupiers of existing adjoining properties to the detriment of neighbouring residential amenity. The proposal would therefore be contrary to planning policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

#### **5) UNI5**

The submitted plans accompanying the application fail to adequately demonstrate that the proposed extension would not be detrimental to the amenities enjoyed by the neighbouring occupiers by reasons of loss of light, general overshadowing and increased sense of enclosure. The proposal is therefore contrary to planning policies QD14 and QD27 of the Brighton & Hove Local Plan.

#### **6) UNI6**

Policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste requires the submission of a Waste Management Plan with the application. This should demonstrate how the elements of sustainable waste management, including demolition and re-use of waste has been incorporated into the scheme. Insufficient information has been submitted with the application to demonstrate compliance with policy SU13 and SPD03.

### **BH2008/01206**

#### **63 Osborne Villas Hove**

Single storey rear and side extensions, rooflights to the north & south facing roofslopes.

**Applicant:** Mr Michael Kelly  
**Officer:** Jason Hawkes 292153

**Approved on 04/07/08 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**

Construction works shall be carried out in accordance with BS 5837 (2005) Recommendations for Trees in Relation to Construction and Arboricultural Practice Note 1.

*Reason: In order to protect existing trees on site and on adjacent properties and in accordance with policy QD16 of the Brighton & Hove Local Plan.*

### **BH2008/01254**

#### **Basement and ground floor flats 57 Norton Road Hove**

Replacement of windows to front, rear and side elevations (part retrospective).

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**Applicant:** Mr Neil Herbert  
**Officer:** Mark Thomas 292336  
**Approved on 23/06/08 DELEGATED**

**BH2008/01311**

**Flat 8 8 Kings Gardens Hove**

Installation of internal stud wall (retrospective).

**Applicant:** Ms Angela Barnstaple  
**Officer:** Jonathan Puplett 292525

**Refused on 02/07/08 DELEGATED**

**1) UNI**

The partition wall has obscured the bay form from the living area and spoiled the proportions of the space; the plan form of the historic building has not been respected by the addition of the wall. Furthermore, the small plain arched opening within the new wall is considered to be an uncharacteristic feature for this historic building that looks incongruous in this space. The proposal is therefore contrary to the above policy HE1 of the Brighton & Hove Plan, which seeks to preserve the architectural and historic character and appearance of listed buildings.

**BH2008/01368**

**Ground Floor Flat 15 St Catherines Terrace Hove**

Refurbishment and minor alterations to include reinstatement of original front entrance, replacement and new windows, and internal alterations.

**Applicant:** Ms Emma Clark  
**Officer:** Ray Hill 292323

**Approved on 04/07/08 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.*

**3) UNI**

The external finishes of the infilled window opening in the north facing elevation of the building together with an other works of making good 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**

No works on site shall commence until details of the new timber door at lower ground floor level on the southern elevation, drawn at a scale of 1:20 have been submitted to and approved in writing by the Local Planning Authority. The works



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

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

**5) UNI**

The French doors in the southern elevation shall be of painted timber construction and shall be implemented and maintained strictly in accordance with the approved drawings.

*Reason: In order to protect the visual amenity of the building and to preserve and enhance the character of the Conservation Area and to comply with policy HE6 of the Brighton & Hove Local Plan.*

**BH2008/01406**

**16 Eaton Road Hove**

Renew flat roof covering & replace roof lanterns.

**Applicant:** Sevenbuild Freeholds Ltd

**Officer:** Paul Earp 292193

**Approved on 02/07/08 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 frames of the roof lanterns hereby approved shall be constructed in softwood only.

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

**GOLDSMID**

**BH2008/00457**

**70 Goldstone Road Hove**

Conversion of ground floor window to french doors. Formation of terrace with stairs leading down to garden. (Retrospective).

**Applicant:** Mr Naveed Akhtar

**Officer:** Mark Thomas 292336

**Refused on 25/06/08 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan states extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The raised terrace by virtue of its projection, positioning, and proximity to the neighbouring boundary (western), forms an inappropriate addition to the property. The development would result in an increased sense of overlooking and loss of privacy to 68 and 72 Goldstone Road. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan. In addition, the terrace area is

inappropriately large in relation to the garden area, contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

**BH2008/00846**

**Flat 1A 62 The Drive Hove**

Proposed summer house to rear.

**Applicant:** G Morgan & W Coley

**Officer:** Paul Earp 292193

**Approved on 19/06/08 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*

**BH2008/01135**

**Flat 2 47 Denmark Villas Hove**

Insertion of new window on north elevation at first floor level, to match existing in style and materials.

**Applicant:** Mr Robert Beaken

**Officer:** Mark Thomas 292336

**Approved on 23/06/08 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.*

**BH2008/01179**

**Unit B & C Peacock Industrial Estate Davigdor Road Hove**

Proposed replacement signage including new fascia signs and totem signs (Retrospective).

**Applicant:** Howdens Joinery

**Officer:** Wayne Nee 292132

**Approved on 02/07/08 DELEGATED**

**1) 10.01**

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

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

**2) 10.02**

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

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

**3) 10.03**

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

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

**4) 10.04**

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

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

**5) 10.05**

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

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

**6) 10.06**

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

No advertisement shall be sited or displayed so as to-

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

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

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

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

**BH2008/01238**

**Sussex Court Eaton Road Hove**

One new build single storey dwelling.

**Applicant:** Sussex Court Ltd

**Officer:** Jason Hawkes 292153

**Refused on 19/06/08 DELEGATED**

### **1) UNI**

Brighton & Hove Local Plan policies QD1 and QD2 require new development to be of a high standard of design that would make a positive contribution to the surrounding area and emphasises and enhances the positive characteristics of the local neighbourhood. Policies QD3 and HO4 require that new infill development does not result in town cramming or detriment to the visual amenity of the surrounding area. Policy HE6 also states that development within or affecting the setting of conservation areas should preserve or enhance the character or appearance of the area. The proposed dwelling by virtue of its inappropriate size, design and materials is considered to be an overdevelopment of the site which results in a cramped form development and the loss of an important break in the street scene. The design and size of the building is also out of scale with both the adjacent Victorian semi-detached villas and blocks of flats and will appear as an incongruous addition further detracting from the coherence of the street scene. The proposal is therefore considered to detract from setting of the conservation area and the visual amenity of the area and is contrary to the above policies.

### **2) UNI2**

Policy QD16 of the Brighton & Hove Local Plan states that new development must identify existing trees, shrubs and hedgerow and seek to retain existing trees and hedgerows. The proposal results in the loss of an significant piece of greenery and landscaping in the street scene which forms an important break in the street scene and adds to the character of the area. Also, the almost total coverage of the site precludes any substantial landscaping to mitigate the loss of the existing greenery. The scheme is therefore contrary to the above policy.

### **3) UNI3**

Policy TR1 of the Brighton & Hove Local Plan requires that development proposals should provide for the demand for travel they create and maximise the use of public transport, walking and cycling. The scheme does not include any details of any off street parking or details of proposed cycling parking. Based on the information submitted, the proposal appears to make inadequate provision for the increase in traffic likely to be generated and will result in an increased demand for on-street parking in an area where provision is limited. The proposal is therefore contrary to the above policy.

### **4) UNI4**

Policy HO5 requires the provision of private usable amenity space in new residential development where appropriate to the scale and character of the development. The new dwelling does not benefit from an outside usable private amenity space suitable for the scale of the dwelling. The proposal is therefore contrary to the above policy.

### **5) UNI5**

Policy HO13 of the Brighton & Hove Local Plan requires new residential units incorporate Lifetime Homes criteria wherever practicable. Insufficient information has been provided to indicate how these standards have been met.

### **6) UNI6**

Policy TR14 of the Brighton & Hove Local Plan requires proposals all new development to provide secure, convenient and sheltered parking facilities for cyclists. No cycle parking has been provided in the scheme. The proposal is therefore contrary to the above policy.

## **7) UNI7**

Policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 on Construction and Demolition Waste seek to reduce construction waste and require a Waste Minimisation Statement demonstrating how elements of sustainable waste management have been incorporated into the scheme in order to reduce the amount of waste being sent to landfill. Policy SU2 also requires all proposals to demonstrate a high standard of efficiency in the use of energy, water and materials. Insufficient information has been submitted with the application to demonstrate how these requirements have been met which are not generic and relate specifically to the proposal. The scheme is therefore contrary to the above policies and supplementary planning document.

## **8) UNI8**

Policy SU2 of the Brighton & Hove Local Plan requires proposals to provide space within each planning unit for refuse, waste recycling and composting. No information has been provided regarding refuse. The proposal is therefore contrary to the above policy.

### **BH2008/01666**

#### **34 Newtown Road Hove**

Certificate of proposed lawfulness for construction of single-storey rear extension and enlarged rear dormer.

**Applicant:** Mr Mainprize & Ms Thomas

**Officer:** Mark Thomas 292336

**Approved on 01/07/08 DELEGATED**

#### **1) UNI**

The proposed enlarged rear dormer and the existing front dormer have an approximate volume of 12.73m<sup>3</sup>. The Proposed single storey rear extension has an approximate volume of 27.4m<sup>3</sup>. The total volume of existing/proposed extensions/alterations is 40.13 m<sup>3</sup>. The proposal is therefore permitted under Schedule 2, Part 1, Class A & B of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

### **HANGLETON & KNOLL**

### **BH2008/01266**

#### **8 West Way Hove**

Additional two storeys above existing single-storey building to form 7 self contained flats (5 one bed units & 2 x 2 bed units).

**Applicant:** Mr Ariff Essaji

**Officer:** Guy Everest 293334

**Refused on 27/06/08 DELEGATED**

#### **1) UNI**

The development by reason of its height and bulk would appear overbearing and out of scale in relation to neighbouring development. The resulting building would therefore appear an incongruous addition to the street 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.

## **2) UNI2**

The development by reason of an overly dominant front stairwell and discordant design and materials would relate poorly to the remainder of the building and create an unwelcome contrast with surrounding development detrimental to the 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**

The development would create cramped accommodation unsuitable for family occupation and below the standard that the Council would reasonably expect by reason of habitable rooms of an inadequate size; a failure to incorporate lifetime home standards in the design; a proliferation of internal bathrooms; and inadequate outlook and natural light. The proposal is therefore contrary to policies SU2, QD27, HO3, HO4 and HO13 of the Brighton & Hove Local Plan.

## **4) UNI4**

The development due to the presence of roof terrace and balconies at first and second floor levels would result in downward overlooking and significant loss of privacy for occupiers of adjoining properties. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

## **5) UNI5**

Insufficient information has been submitted with the application to demonstrate the proposal would not represent an un-neighbourly form of development detrimental to amenity for occupiers of adjoining properties by way of loss of light and overshadowing. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

## **6) UNI6**

The applicant has failed to adequately demonstrate that the proposed development would be fully sustainable and achieve a high standard of efficiency in the use of energy, water and resources. The proposal is therefore contrary to policy SU2 of the Brighton & Hove Local Plan, and Supplementary Planning Guidance Notes SPGBH16 (Energy Efficiency & Renewable Energy) and SPGBH21 (Brighton & Hove Sustainability Checklist).

### **BH2008/01377**

#### **22 Sherbourne Road Hove**

Certificate of Lawfulness for existing single storey rear extension (resubmission of BH2007/03417).

**Applicant:** Miss Natalie Gardiner

**Officer:** Mark Thomas 292336

**Approved on 02/07/08 DELEGATED**

### **BH2008/01508**

#### **128 Dale View Hove**

Certificate of lawfulness for proposed loft conversion including hip to gable roof extension, rear dormer, and rooflights.

**Applicant:** Mr Keith Pullen

**Officer:** Mark Thomas 292336

**Approved on 02/07/08 DELEGATED**

**BH2008/01711**

**12 Park Rise Hove**

Proposed extension to existing conservatory at rear.

**Applicant:** Mr Alan Chatfield

**Officer:** Mark Thomas 292336

**Refused on 04/07/08 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed single storey rear conservatory 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. 10 Park Rise. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**NORTH PORTSLADE**

**BH2008/01294**

**25 New Barn Close Portslade Brighton**

Proposed loft conversion including front dormer.

**Applicant:** Mrs Humphries

**Officer:** Mark Thomas 292336

**Approved on 27/06/08 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.*

**BH2008/01366**

**160 Mile Oak Road Portslade**

Widening of existing driveway (retrospective).

**Applicant:** Mrs Susan Davies

**Officer:** Mark Thomas 292336

**Approved on 04/07/08 DELEGATED**

## **SOUTH PORTSLADE**

### **BH2008/01161**

#### **Proposed Mini Showroom Victoria Road Portslade**

Consent to display 4 x fascia signs (illuminated), 4 x flag poles (illuminated), 2 x free standing entrance signs and 1 x mini communication panel (illuminated).

**Applicant:** Chandlers Garage (Holdings) Ltd

**Officer:** Jason Hawkes 292153

#### **Split Decision on 30/06/08 DELEGATED**

##### **1) 10.01**

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

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

##### **2) 10.02**

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

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

##### **3) 10.03**

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

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

##### **4) 10.04**

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

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

##### **5) 10.05**

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

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

##### **6) 10.06**

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

No advertisement shall be sited or displayed so as to-

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

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

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

Report from:

19/06/2008 to: 09/07/2008



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

**7) 10.07A**

The illumination of the advertisement shall be non-intermittent.

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

**1) UNI**

Policy QD12 of the Brighton & Hove Local Plan states that signs that prejudice public safety and amenity will not be allowed. Policy QD27 also states that planning permission will not be granted for any development which results in a material nuisance and loss of amenity to adjacent residents. The proposed signs E & F face onto Southdown Avenue which is comprised of dwellinghouses, some of which face the site. Insufficient information has been provided to show that the illumination of these signs will not result in a significant impact on the amenity of the adjacent houses. The scheme is therefore contrary to the above policies.

**BH2008/01318**

**299 Old Shoreham Road Portslade Brighton**

Roof extension with rear dormer.

**Applicant:** Mr & Mrs T Sadler

**Officer:** Jonathan Puplett 292525

**Refused on 30/06/08 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 contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposal to construct a gable-end roof to the property would create an excessively bulky, top heavy appearance, and add to the generally uncoordinated and overextended appearance of the existing property. Furthermore, the proposed rear dormer is contrary to the design guidance of SPGBH1, due to its design and bulk, featuring relatively large areas of cladding. Overall, the proposed extensions and alterations would significantly worsen the appearance of the property to the detriment of the street scene. The scheme is therefore contrary to the above policy and guidance.

**STANFORD**

**BH2008/00103**

**Hove Park The Drove Hove**

Proposed 33KU/11KU electricity substation.

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

**Officer:** Paul Earp 292193

**Approved on 09/07/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 05.03**

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

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

**3) 13.01A**

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

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

**4) B04.01**

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

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

**5) B04.02**

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

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

**6) 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.

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*Reason: To protect the trees which are to be retained on the site and to comply with policy QD15 of the Brighton & Hove Local Plan.*

**7) UNI**

Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed highway works, surface water drainage, outfall disposal and street lighting to be provided, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details and retained as such thereafter.

*Reason: In the interests of highway safety and for the benefit and convenience of the public at large and to comply with policy TR7 of the Brighton & Hove Local Plan.*

**8) UNI**

Details of the boundary fence, which should be solid timber, are to be submitted to and agreed by the Local Planning Authority before works commence, and thereafter maintain as such at all times.

*Reason: To provide screening to the development to safeguard the visual amenities of the area and to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.*

**9) UNI**

The crossover hereby approved shall be constructed in accordance to the Council's approved Manual for Estates roads under licence from the Highway Operations manager prior to the commencement of any other development on site.

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

**BH2008/00669**

**75 Dyke Road Avenue Hove**

Variation of condition 3, application no. BH2006/03622 to enable roof lights to be inserted in NW, SW and SE elevations of the two dwellings. (Retrospective)

**Applicant:** Sigma Estates

**Officer:** Paul Earp 292193

**Approved - no conditions on 09/07/08 DELEGATED**

**BH2008/00799**

**1 Goldstone Cottages Woodland Drive Hove**

Erection of new 3 bedroom detached cottage on vacant land adjoining 1 Goldstone Cottages.

**Applicant:** Mr Derek Blackmer

**Officer:** Clare Simpson 292454

**Refused on 07/07/08 DELEGATED**

**1) UNI**

The proposed development fails to respect the building line of the cottages and projects substantially to rear and intrudes into the open green space behind and adjacent to the existing buildings. The positioning, design and detailing of the new building would appear out of character with its surroundings and the development would disrupt the rhythm of the existing terrace. The development therefore fails to respect the context of its setting and would detract from the appearance of the surrounding area and the character of the Engineerium Conservation Area. The

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proposal is contrary to policies QD1, QD2, QD3, and HE6 of the Brighton & Hove Local Plan.

**2) UNI2**

The new property projecting deep in to the curtilage of the site relative to 1 Goldstone Cottages fails to respect the existing spaces between buildings and would be overbearing and have a increased sense of enclosure for occupiers of existing house. The development would be detrimental to the residential amenity of occupiers of the site. The proposal is contrary to policies QD1, QD2, QD3, and QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

The property would be accessed via a narrow access road where conflicts between vehicles and pedestrian movements appear prevalent. The proposal would increase car parking demand and traffic and travel movement around the site which is considered to be unacceptable and potentially hazardous for users. The increased level of activity generated from an additional unit would be detrimental to the residential amenities of neighbouring dwellings. The development is therefore contrary to policies QD2, QD3 and QD27 of the Brighton & Hove Local Plan.

**BH2008/00823**

**55 Hill Drive Hove**

Three storey side extension, front and rear dormers, rear orangery, car port and two storey extension (amended proposal).

**Applicant:** Mr Kieran Connolly

**Officer:** Jason Hawkes 292153

**Approved on 01/07/08 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.*

#### **4) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order or without modification) no window other than those expressly authorised by this permission shall be constructed in the side elevations of the extensions facing 53 and 57 Hill Drive without first obtaining permission from the Local Planning Authority.

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

#### **5) UNI**

The side windows facing 53 Hill Drive shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such, unless otherwise agreed with the Local Planning Authority in writing.

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

### **BH2008/00872**

#### **44 Tongdean Avenue Hove**

Construction of side dormer and enlargement of existing rear dormer.

**Applicant:** Mr Prince

**Officer:** Wayne Nee 292132

**Refused on 04/07/08 DELEGATED**

#### **1) UNI**

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. The advice contained within supplementary planning guidance on roof alterations and extensions (SPGBHI) seeks to ensure proposed dormers are kept as small as possible, should be well contained within the existing roof profile, and with the overall width of the dormer being no wider than the windows below. The proposed side dormer and enlarged rear dormer, by virtue of their excessive size and inappropriate location, would form unduly bulky and top-heavy features, detrimental to the appearance of the building and the surrounding Tongdean Avenue 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.

### **BH2008/01027**

#### **Unit 4, Goldstone Retail Park Newtown Road Hove**

Display of one illuminated fascia sign to front elevation and one non illuminated fascia sign to side elevation. Removal of existing signs to front and side elevations.

**Applicant:** Scottish Widows Investment Partnership

**Officer:** Ray Hill 292323

**Approved on 27/06/08 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.*

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**2) 10.02**

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

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

**3) 10.03**

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

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

**4) 10.04**

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

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

**5) 10.05**

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

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

**6) 10.06**

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

No advertisement shall be sited or displayed so as to-

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

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

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

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

**7) 10.07A**

The illumination of the advertisement shall be non-intermittent.

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

**BH2008/01069**

**136A Woodland Drive Hove**

Construction of front dormer window at first floor level.

**Applicant:** Mr & Mrs R Munday

**Officer:** Mark Thomas 292336

**Refused on 27/06/08 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

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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 protrudes above the existing roof level, and, when viewed together with the existing dormer, represents an over-development of the existing roof space. The proposed development would harm the appearance of the property which is located within a conservation area. The proposal is therefore contrary to the above policy and guidance.

**BH2008/01187**

**2A Tredcroft Road Hove**

Conversion of a bungalow into a two-storey house, retaining the existing ground floor construction with a pitched roof similar to existing, new conservatory to rear.

**Applicant:** Ms T Gray

**Officer:** Jason Hawkes 292153

**Approved on 30/06/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.01A**

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

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

**3) UNI**

The proposed first floor window in the side south west elevation of the house shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such, unless otherwise agreed with the Local Planning Authority in writing.

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

**4) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other order revoking that Order with or without modification), no window or rooflight other than expressly authorised by this permission shall be constructed to the side south west elevation of the house 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.*

**BH2008/01212**

**Rear of 1 and 2 Torrance Close Hove**

New chalet style bungalow in land to rear of 1 and 2 Torrance Close (resubmission).

**Applicant:** Mr S Osbourne

**Officer:** Jason Hawkes 292153

Report from:

19/06/2008 to: 09/07/2008

## **Refused on 04/07/08 DELEGATED**

### **1) UNI**

Brighton & Hove Local Plan policies QD1 and QD2 require new development to be of a high standard of design that would make a positive contribution to the surrounding area and emphasises and enhances the positive characteristics of the local neighbourhood. Policies QD3 and HO4 require that new infill development does not result in town cramming and that new development will be required to make efficient use of a site. Having regard to the contrived vehicular access for the proposed dwelling, with limited space between 2 Torrance Close and the northern boundary, the scheme results in an unsatisfactory layout to the detriment of residential and visual amenity. Additionally, the proposal, by virtue of the inappropriate access and excessive size of the dwelling in close proximity to the boundaries, is considered to be an overdevelopment of the site which fails to respect the constraints of the site and its relationship to surrounding residential properties resulting in a cramped form of development. The scheme is therefore contrary to the above policies.

### **2) UNI2**

Policy QD27 of the Brighton & Hove Local Plan seek to protect the residential amenity of neighbouring properties. The contrived vehicular access for the proposed dwelling, with limited space between 2 Torrance Close and the northern boundary, results in a significant noise disturbance to adjacent properties. Additionally, having regard to the excessive size and bulk of the proposed dwelling, the potential loss of the boundary screening and the close proximity of the proposal to the adjacent properties to the north, the proposal results in an unacceptable combination of overshadowing to the garden areas and a heightened sense of enclosure to the properties to the north. The proposal therefore leads to a loss of amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

### **3) UNI3**

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

### **4) UNI4**

Policy HO13 of the Brighton & Hove Local Plan requires new residential units incorporate Lifetime Homes criteria wherever practicable. Planning Advice Note 3: Accessible Housing and Lifetime Homes also states that the policy will be fully applied to new build. Insufficient information has been submitted to indicate how these standards have been fully met. The scheme is therefore contrary to the above policy and advice note.

## **BH2008/01303**

### **26 Hill Drive Hove**

Demolition of existing garage, and construction of new double garage with ancillary accommodation on lower ground floor and first floor.

**Applicant:** Dr Ahmad Hamed

**Officer:** Wayne Nee 292132

## **Refused on 03/07/08 DELEGATED**



## 1) UNI

Policy QD14 of the Brighton & Hove Local Plan states that extensions and alterations will only be granted if the proposed development is well designed, sited and detailed, and would not result in significant loss of amenity to neighbouring properties. The proposed double garage, by virtue of its size, elevated position, and proximity to the neighbouring boundary, forms an inappropriate and incongruous addition which is to the detriment of the appearance of the prevailing character of the street scene. The proposal is therefore contrary to policy QD1 and QD14 of the Brighton & Hove Local Plan.

## **WESTBOURNE**

### **BH2008/00765**

#### **55 & 59-61 New Church Road Hove**

Installation of additional velux rooflights to flat 20 and 21. Retrospective amendment to BH2005/02267/FP.

**Applicant:** Belmont Homes Ltd

**Officer:** Paul Earp 292193

**Approved on 19/06/08 PLANNING COMMITTEE**

### **BH2008/01099**

#### **23B C & D Coleridge Street Hove**

Two non illuminated stainless steel fascia signs to read 'Skerritts'.

**Applicant:** Mr Richard Skerritt

**Officer:** Paul Earp 292193

**Split Decision on 26/06/08 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) 10.05**

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

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

**5) 10.06**

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

No advertisement shall be sited or displayed so as to-

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

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

**1) UNI**

Policy QD12 of the Brighton & Hove Local Plan permits advertisements which are sensitively designed and relate well to the building and contribute to the visual amenity of the area. The site is within a residential area and the proposed sign, at first floor level, would be prominent in the street scene and out of character with the area. Whilst the need for advertising on this commercial building is appreciated, it is considered that the nature of the signage is superfluous and together with the sign approved above, would lead to a proliferation of advertising material to the detriment of the appearance of the building and street scene. For these reasons the proposal is contrary to policy QD12.

**BH2008/01117**

**55 & 59-61 New Church Road Hove**

Formation of roof terrace to flat 25 (at 4th floor, West elevation). Amendment to BH2005/02267/FP.

**Applicant:** Belmont Homes

**Officer:** Paul Earp 292193

**Approved on 19/06/08 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.*

**BH2008/01141**

**55 & 59-61 New Church Road Hove**

Installation of 2 additional velux rooflights to flat 39. Amendment to BH2005/02267/FP.

**Applicant:** Belmont Homes Ltd

**Officer:** Paul Earp 292193

**Approved on 20/06/08 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*

**BH2008/01144**

**55 & 59-61 New Church Road Hove**

Installation of one additional velux rooflight to flat 40. Amendment to BH2005/02267/FP.

**Applicant:** Belmont Homes Ltd

**Officer:** Paul Earp 292193

**Approved on 20/06/08 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*

**BH2008/01237**

**73 Coleridge Street Hove**

Proposed single storey rear extension.

**Applicant:** Mr J Cotton

**Officer:** Wayne Nee 292132

**Refused on 19/06/08 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed single storey rear extension, by virtue of its projection, positioning, and proximity to the neighbouring boundary, forms an inappropriate addition to the property. The development would result in an increase sense of enclosure and a significant loss of daylight and outlook for the residents of the property at no. 75 Coleridge Street. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2008/01343**

**15 Westbourne Villas Hove**

Certificate of Lawfulness for proposed demolition of existing lean to and pergola and erection of new extension to rear and side.

**Applicant:** Mrs Ellen Shaibi

Report from:

19/06/2008 to: 09/07/2008

**Officer:** Wayne Nee 292132  
**Approved on 08/07/08 DELEGATED**

**BH2008/01404**

**4 Raphael Road Hove**

Certificate of Lawfulness for a proposed loft conversion including the construction of two dormers.

**Applicant:** Mr Paul Mitchell

**Officer:** Ray Hill 292323

**Approved on 02/07/08 DELEGATED**

**BH2008/01523**

**27 Braemore Road Hove**

Certificate of Lawfulness for proposed loft conversion including hip to gable roof extension and rear dormer.

**Applicant:** Ms Joanne Norris

**Officer:** Mark Thomas 292336

**Refused on 02/07/08 DELEGATED**

**WISH**

**BH2007/04470**

**Londis Portslade 86 Boundary Road Hove**

Retention of chiller units to rear wall of property. (Retrospective).

**Applicant:** Mr A Patel

**Officer:** Wayne Nee 292132

**Refused on 09/07/08 DELEGATED**

**1) UNI**

QD27 states that development will not be granted where it would cause material nuisance and loss of amenity to adjacent residents. SU10 states that proposals will be required to minimise the impact of noise on neighbouring properties and the surrounding environment. The units are situated at the rear of the property in a area characterised by predominantly commercial use on the ground floor with residential accommodation above. The equipment is in close proximity to residential accommodation, in particular no. 434 Portland Road, and has a significant impact on residential amenity by way of noise and general disturbance. The proposal is therefore contrary to policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

**2) UNI**

Policy QD14 of the Brighton & Hove Local Plan states that alterations to existing buildings will only be granted if the proposed development is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Due to their unsympathetic design, location and excessive number, the units constitute an incongruous and inappropriate addition. The units therefore detract from the appearance of the building and from the appearance of the surrounding area, including the street scene of Portland Road. The proposal is therefore contrary to the above policy.

**BH2008/00611**

**Land rear of 30/31 Boundary Road Hove**

Erection of an eco-house, partially underground.

**Applicant:** Mr Mark Jones

**Officer:** Guy Everest 293334

**Approved on 09/07/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.01A**

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

*Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & 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) 05.01A**

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

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

**5) 05.03**

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

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

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#### **6) 25.04A**

No development approved by this planning permission shall be commenced until:

- a) A desktop study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced;
- b) A site investigation has been designed for the site using the information obtained from the desktop study and any diagrammatical representations (Conceptual Model). This should be submitted to and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:
  - a risk assessment to be undertaken relating to groundwater and surface waters associated on and off the site that may be affected;
  - refinement of the Conceptual Model; and
  - the development of a Method Statement detailing the remediation requirements;
- c) The site investigation has been undertaken in accordance with details approved by the Local Planning Authority and a risk assessment has been undertaken; and
- d) A Method Statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters, using the information obtained from the Site Investigation has been submitted to the Local Planning Authority. This should be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site.

*Reason: The Agency considers that previous historical activities associated with this site may have potentially caused, or have the potential to cause, contamination of controlled waters and to ensure that the proposed site investigations and remediation will not cause pollution of controlled waters and in accordance with policies SU3 of the Brighton & Hove Local Plan.*

#### **7) UNI**

No development shall commence until existing and proposed ground levels at the application site showing the extent and depth of excavation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

*Reason: To safeguard the visual amenities of the area, and residential amenity of occupiers of nearby properties and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.*

#### **8) UNI**

No development shall take place until a scheme for hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of new planting, hard surfacing, means of enclosure and any other items as required by the Local Planning Authority.

*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.*

#### **9) 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

Report from:

19/06/2008 to: 09/07/2008

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 the development provides for the travel demands it will create and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.*

**10) UNI**

No development shall take place until details of the proposed grey water system have been submitted to and approved in writing by the Local Planning Authority. The system shall thereafter be installed and maintained in accordance with the agreed details.

*Reason: To prevent pollution of the water environment and in accordance with policy SU3 of the Brighton & Hove Local Plan.*

**11) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no extension, enlargement or other alteration of the building 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 QD1, QD2 and QD27 of the Brighton & Hove Local Plan.*

**12) UNI**

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

*Reason: To 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.*

**BH2008/01028**

**Saxon Court 321 Kingsway Hove**

Replacement of all existing windows and doors on south elevation.

**Applicant:** Retirement Security Ltd

**Officer:** Wayne Nee 292132

**Approved on 04/07/08 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*

**BH2008/01635**

**8 Jesmond Road Hove**

Certificate of lawfulness for proposed single storey rear extension, and loft conversion with hip to gable and rear dormer.

**Applicant:** Mr & Mrs Johnson

**Officer:** Guy Everest 293334

**Approved on 02/07/08 DELEGATED**

**Withdrawn Applications**

**BH2008/00632**

**Western Esplanade Portslade**

Proposed erection of 24 no. beach huts and 1 no. boat house.

**Applicant:** Ms Jayne Babb

**Officer:** Guy Everest 293334

**WITHDRAWN ON 03/07/08**

**BH2008/00633**

**Western Esplanade Portslade**

Proposed erection of 26 no. beach huts.

**Applicant:** Ms Jayne Babb

**Officer:** Guy Everest 293334

**WITHDRAWN ON 03/07/08**