

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED

PATCHAM

BH2008/00925

Maycroft & Parkside London Road & 2 4 6 & 8 Carden Avenue Patcham

Demolition of existing buildings and development of residential care home.

Applicant: Sunrise Senior Living Ltd

Officer: Gemma Barnes 292265

Refused on 11/07/08 PLANNING COMMITTEE

1) UNI

The proposed residential care home, by reason of its bulk, massing, footprint, height and design, would relate poorly to adjoining houses in Carden Avenue, would be out of character with the surrounding area and represents overdevelopment of the site.

The proposal is contrary to policies QD1, QD2, QD3 and QD27 of the Brighton & Hove Local Plan.

2) UNI

The proposal involves the net loss of six houses and, as such, represents an unacceptable loss of dwellings contrary to policy HO8 of the Brighton & Hove Local Plan.

3) UNI

The proposal, due to increased traffic movements and proximity to the junction of London Road and Carden Avenue, would exacerbate existing traffic problems in the area and as such is contrary to policies TR1 and TR7 of the Brighton & Hove Local Plan.

BH2008/00932

19 Warmdene Road Brighton

Rear extension at ground floor with accommodation provided within the roofspace with a rear gable end roof and 2 side dormers. Single storey side extension and change from hipped to gable roof at the front.

Applicant: Mr G McCoy

Officer: Sonia Kanwar 292359

Approved on 29/07/08 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.

Report from: 10/07/2008 to: 30/07/2008

BH2008/01361

208 Mackie Avenue Brighton

Demolition of existing rear conservatory & side car port & erection of rear extension.

Applicant: Mr J Cook

Officer: Chris Swain 292178

Approved on 29/07/08 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) 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.

4) 03.02A

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

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

BH2008/01682

The Dharma School 149 Ladies Mile Road Brighton

Conservatory to the front including removal of existing.

Applicant: Mr Peter Murdock

Officer: Sonia Kanwar 292359

Approved on 23/07/08 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.

Report from: 10/07/2008 to: 30/07/2008

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.

3) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the development shall be implemented fully in accordance with the Arboricultural Method Statement submitted on the 13 May 2008.

PRESTON PARK

BH2008/00741

1 Preston Road Brighton

Illuminated fascia signs and projecting sign.

Applicant: Barclays Bank PLC

Officer: Nicola France 292211

Approved on 25/07/08 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-

Report from: 10/07/2008 to: 30/07/2008

- (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.

BH2008/00853

63 Ditchling Rise Brighton

Certificate of Lawfulness for the existing use of a basement flat and upper maisonette on ground and first floors.

Applicant: Mr Paul Newman

Officer: Chris Elphick 293990

Approved on 23/07/08 DELEGATED

BH2008/00910

11A Preston Park Avenue Brighton

Demolition of existing house and the erection of 3 detached dwellings with parking.

Applicant: Mr Peter Brynin

Officer: Kate Brocklebank 292175

Refused on 22/07/08 DELEGATED

1) UNI

The proposal, by reason of its height, siting, design and lack of landscaping and levels details, would form an unsympathetic and unacceptable development that would fail to preserve or enhance the character and appearance of the Preston Park Conservation Area and as such is contrary to policies QD1, QD2, QD3 and HE6 of the Brighton & Hove Local Plan.

2) UNI

The applicant has failed to demonstrate that the scheme will not give rise to an unacceptable level of overlooking to the neighbouring property number 10.5 Preston Park Avenue, contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI

Insufficient information with respect to nature conservation and enhancement measures on the site have been provided. The applicant has failed to demonstrate that the proposed development would not have an adverse impact on the biodiversity of the site. Contrary to policies QD17 and QD18 of the Brighton & Hove Local Plan.

4) UNI

The proposal would result in loss of trees on the site and the applicant has failed to demonstrate that adequate consideration has been given to tree protection and landscape design and the scheme is therefore considered to be contrary to policy QD15 of the Brighton & Hove Local Plan.

5) UNI

Report from: 10/07/2008 to: 30/07/2008

The applicant has failed to demonstrate that the proposed development would fully comply with Lifetime Homes Standards and therefore the development is contrary to policy HO13 of the Brighton & Hove Local Plan.

BH2008/00920

37 Stanford Avenue Brighton

Demolition of existing garage and replacement with new garage.

Applicant: Mr David Thompson

Officer: Nicola France 292211

Approved on 24/07/08 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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of No. 37 Stanford Avenue.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The garage hereby approved shall only be used for purposes ancillary to the residential use of No. 37 Stanford Avenue and shall at no time be used for any other purpose.

Reason: To safeguard the character of the area and to protect the amenity of adjoining residential occupiers and to comply with policies QD27 and HE6 of the Brighton & Hove Local Plan.

BH2008/01327

196 Dyke Road Brighton

Proposed demolition of two houses and erection of a four storey block of 9 flats.

Applicant: Mr L. Vella

Officer: Gemma Barnes 292265

Approved on 21/07/08 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) 02.04A

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) 02.06A

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

Report from: 10/07/2008 to: 30/07/2008

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) 04.02A

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

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

5) 05.01A

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

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

6) 06.01A

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

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

7) 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.

8) UNI

The development hereby approved shall not be commenced until a scheme for the protection of the Elm Tree located in close proximity to the front boundary wall has been submitted to, and approved in writing by the Local Planning Authority (the scheme shall include consent from the owner of the land on which the tree is sited). The trees shall be protected in accordance with the approved scheme and in accordance with BS5837.

Reason: In the interests of visual amenities of the surrounding area and to comply with policies QD15 and QD16 of the Brighton & Hove Local Plan.

9) UNI

Report from: 10/07/2008 to: 30/07/2008

Prior to commencement of development the following details shall be submitted to and approved in writing by the Local Planning Authority:

- i) Large scale details (1:20 elevations and sections and 1:1 joinery details) of the balconies, balcony balustrades, windows, doors, cills, lintels and eaves.
- ii) Large scale details (1:20 elevations and sections and 1:1 joinery details) of all windows and doors.
- iii) Large scale details (1:20 elevations) of the cycle stores and meter cupboards.
- iv) Samples of all external materials.
- v) A landscaping scheme including details of the hard and soft landscaping, level changes, reinstated paths, new paths and hard paving areas, fences, railings, walls, piers and gates, including 1:50 scale plans and elevations and a schedule of planting,

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

Reason: To protect the character and appearance of the development in accordance with policies QD1 and QD2 of the Brighton & Hove Local Plan.

10) UNI

No development shall be commenced until full details of existing and proposed ground levels within the site and on land adjoining the site by means of spot heights and cross-sections; proposed siting, finished floor levels and ridge heights of the proposed building and neighbouring development have been submitted to and approved in writing by the Local Planning Authority. All levels shall be in metric units and related to Ordnance Survey Datum. The development shall thereafter be built in accordance with the agreed details.

Reason: To safeguard the character and appearance of the area, and to comply with policies QD1, QD2 and HE3 of the Brighton & Hove Local Plan.

11) UNI

The existing flint walls along the side and rear boundaries shall be protected during construction of the development hereby approved and shall be thereafter retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the development in accordance with policies QD1 and QD2 of the Brighton & Hove Local Plan.

12) UNI

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

Reason: To ensure that the proposed development 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.

BH2008/01436

173 Waldegrave Road Brighton

The removal of an existing lean to, replaced by a single storey extension providing a utility room and lounge.

Applicant: Ms Vikki Hayward-Cripps

Officer: Steve Lewis 292321

Refused on 15/07/08 DELEGATED

Report from: 10/07/2008 to: 30/07/2008

1) UNI

The extension by reason of its siting, scale, detailing, massing, bulk and materials, is considered to be poorly designed and would fail to relate to the existing building. The extension would be of detriment to the character and appearance of the existing dwelling and would fail to preserve and enhance the character and appearance of the Preston Park Conservation Area. As such the proposal is contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2008/01504

136 Balfour Road Brighton

Certificate of Lawfulness for proposed rear roof extension, rear dormer, front rooflights and alterations to fenestration at rear.

Applicant: Dave Butcher

Officer: Sonia Kanwar 292359

Approved on 22/07/08 DELEGATED

BH2008/01626

32 Osborne Road Brighton

Certificate of Lawfulness for proposed roof conversion.

Applicant: Robert Maullin

Officer: Helen Hobbs 293335

Refused on 18/07/08 DELEGATED

1) UNI

The proposed roof alterations do not constitute permitted development under Class B of Part 1 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995, as amended, as the proposed rooflight positioned on the flat roof dormer would be higher than the highest part of the original roof.

BH2008/01832

106 Hythe Road Brighton

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr Richard Dillane

Officer: Helen Hobbs 293335

Approved on 28/07/08 DELEGATED

REGENCY

BH2008/01255

17 Powis Square Brighton

Alterations to layout of external steps from basement to street level in order to improve safety.

Applicant: Mr Robert Mabey

Officer: Jason Hawkes 292153

Approved on 23/07/08 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.

Report from: 10/07/2008 to: 30/07/2008

2) UNI

No works shall take place until a sample of the York stone proposed for the steps and details of the proposed risers have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

BH2008/01302

42 Meeting House Lane Brighton

1 no. fascia sign, 1 no. hanging sign and 1 no. fabric sign to existing canopy (part retrospective).

Applicant: Mr Alun Sperring

Officer: Wayne Nee 292132

Approved on 24/07/08 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-

Report from: 10/07/2008 to: 30/07/2008

- (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.

BH2008/01308

30 Norfolk Road Brighton

Extension at first and second floor levels.

Applicant: Mr & Mrs Karmani

Officer: Wayne Nee 292132

Approved on 18/07/08 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

The existing windows to be removed shall be reused on the proposed extension and shall match the concealed trickle vents, depth of the reveals and the cill details of the existing.

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

4) UNI

No development shall take place until full details of the cast iron columns, including samples and 1:20 drawing of the details, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and maintained as such thereafter.

Reason: As insufficient information has been submitted, to ensure a satisfactory appearance to the development and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

5) UNI

The proposed south elevation window 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.

Report from: 10/07/2008 to: 30/07/2008

BH2008/01313

187 Western Road Brighton

New Shopfront

Applicant: Mr Michael Porten

Officer: Jason Hawkes 292153

Approved on 23/07/08 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

BH2008/01314

187 Western Road Brighton

Display of internally illuminated signage comprising two projecting signs, one fascia sign and a sign set behind the shopfront fronting Regent Hill.

Applicant: Mr Michael Porten

Officer: Jason Hawkes 292153

Approved on 23/07/08 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

Report from: 10/07/2008 to: 30/07/2008

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

No advertisement shall be sited or displayed so as to-

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

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

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

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

7) UNI

For the avoidance of doubt, the fascia sign above the entrance shall have individual illuminated letters only and no other part of this sign surrounding the doorway shall be illuminated.

Reason: To ensure a satisfactory appearance to the development and in accordance with policy QD12 of the Brighton & Hove Local Plan.

BH2008/01571

Brighton Town Hall Bartholomew Square Brighton

Listed Building Consent for installation of two projectors, three cameras and three aerials in the council chamber.

Applicant: Brighton & Hove City Council

Officer: Guy Everest 293334

Approved on 14/07/08 GOVERNMENT OF THE SOUTH EAST

1) 01.05AA

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

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

2) UNI

All cabling should be chased into the walls and made good with paint colour to match the existing.

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

3) UNI

Details of the proposed alterations to the built in desks should be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. These details shall be in the form drawings and photographs, indicating clearly the parts to be removed.

Reason: Insufficient information has been submitted, to preserve the character of the listed building and to comply with policy HE1 of the adopted Brighton & Hove Local Plan.

BH2008/01572

7 Vine Place Brighton

Construction of additional storey with pitched roof above existing building.

Applicant: Mr A Pearson & Miss C Nutt

Officer: Jason Hawkes 292153

Refused on 21/07/08 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. 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. 6-8 Vine Place is comprised of single-storey terraced 19th century cottages with slate ridged roofs concealed behind a parapet. The cottages are all set behind high garden walls, creating a 'secret garden' feel. The proposed first floor addition, with a prominent hipped roof, is considered to be out of character with the adjacent single-storey cottages and will disrupt the unity of this group of single-storey buildings, representing an incongruous feature. The proposal is therefore considered to be inappropriate to the predominately single-storey character of Vine Place and undermines the 'secret garden' feel of this twitten. The scheme therefore detracts from the character and appearance of the conservation area and is therefore contrary to the above polices.

2) UNI

Report from: 10/07/2008 to: 30/07/2008

Policy QD27 of the Brighton & Hove Local Plan seeks to protect the residential amenity of neighbouring properties. In this location, due to the position and bulk of the first floor addition in close proximity to adjacent properties, the proposal results in a significant loss of privacy, overshadowing, loss of light, increased sense of enclosure and overlooking of adjacent habitable rooms and enclosed gardens on neighbouring properties. The proposal therefore leads to a loss of amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2008/01620

FLAT 12 Windlesham Hall 7-9 Windlesham Avenue Brighton

Replacement UPVC windows.

Applicant: Mr Waller

Officer: Mark Thomas 292336

Approved on 28/07/08 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

BH2008/01801

43 Norfolk Square Brighton

Replacement and/or strengthening of floors to two floors of rear extension necessitated by dry/wet rot. Reinstatement of associated ceilings with plasterboard and other minor restoration works.

Applicant: Dr Ashley Lupin

Officer: Jonathan Puplett 292525

Approved on 29/07/08 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 walls, doors and architraves of the first floor W.C. and associated lobby shall be retained as existing unless otherwise agreed in writing by the Local Planning Authority.

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

ST. PETER'S & NORTH LAINE

BH2007/04164

40 Princes Road Brighton

Removal of ground and first floor bay window and replacement to match original style.

Applicant: Mr and Mrs Beechey

Officer: Nicola France 292211

Refused on 10/07/08 DELEGATED

Report from: 10/07/2008 to: 30/07/2008

1) UNI

Insufficient information has been submitted by the applicant, in the form of elevational plans which show both the extent of removal of the existing bays and other sections of the front elevation and also show the proposed bays including fenestration pattern, corbelling, window surrounds under eaves decoration, string course and other decorative features. As such the proposal cannot be properly judged against policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2007/04459

36 Church Street Brighton

Demolition of existing building with retention of front facade. Erection of new structure comprising shop, office, storage and 2 x two bedroom flats.

Applicant: City Property Developments

Officer: Liz Holt 291709

Approved on 14/07/08 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) 02.04A

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) 02.06A

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) 05.03

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) 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

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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.

6) UNI

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

7) UNI

Notwithstanding the details submitted as part of the application, the front façade of the building, including the shopfront fascia and its cornice and the first floor sash windows shall be retained, repaired and reinstated to its original condition.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD14, QD5, QD10 and HE6 of the Brighton & Hove Local Plan.

8) UNI

The new dwellings shall be constructed to as many of the Lifetime Homes standards as possible to the satisfaction of the Local Planning Authority.

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

9) UNI

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 plant or equipment shall not commence until all specified works have been carried out to the approval of the Local Planning Authority.

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

10) UNI

The reconstructed building shall be smooth rendered and the new and existing renderwork shall be painted with smooth masonry paint.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD14, and HE6 of the Brighton & Hove Local Plan.

11) UNI

No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority;

- i) details of the rooflight
- ii) the treatment of the recessed entrance lobby, including its threshold, step, flooring, walls and soffit,
- iii) samples and details of materials,

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- iv) 1:20 sample elevations and sections and 1:1 scale profiles of the new shopfront, the windows and doors and their frames, including the shopfront door the metal gate, their cills, reveals, thresholds and steps,
- v) Details of the parapet copings, and
- vi) Details of the location and design of the meter cupboards.

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

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD14, QD5, QD10 and HE6 of the Brighton & Hove Local Plan.

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

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD14, and HE6 of the Brighton & Hove Local Plan.

12) UNI

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

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD14, and HE6 of the Brighton & Hove Local Plan.

BH2008/00481

St Bartholomews C of E Primary School Ann Street Brighton

Extension at first floor to form new offices with associated internal alterations and window replacements.

Applicant: The School Governors

Officer: Louise Kent 292198

Approved on 29/07/08 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

Notwithstanding the submitted plans, unless otherwise agreed in writing with the Local Planning Authority, the cladding shall be Rockclad RAL 70001 silver grey and retained as such thereafter.

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

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BH2008/00855

38A Trafalgar Street Brighton

Installation of double-glazed velux window to east roof slope (retrospective).

Applicant: Ms Louise Colbourne

Officer: Nicola France 292211

Approved - no conditions on 24/07/08 DELEGATED

BH2008/01112

8 St Georges Place Brighton

Installation of one air conditioning unit and new ballustrade to roof above w.c. on landing between 2nd and 3rd floor at rear of building.

Applicant: Mr Peter Hoare

Officer: Nicola France 292211

Approved on 29/07/08 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) B03.10

A scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration shall be submitted to and approved by the Local Planning Authority. The use of the premises shall not commence until all specified works have been carried out to the satisfaction of the Local Planning Authority.

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

3) UNI

Noise associated with plant and machinery (i.e. the airconditioning system and the external condenser unit itself), incorporated within the development shall be controlled, such that the Rating Level, measured or calculated at 1 metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB(A) below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS4142:1997.

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

BH2008/01178

35 Roundhill Crescent Brighton

Loft conversion to form room in roof including two rear rooflights. Formation of opening between the existing kitchen and living room.

Applicant: Mrs Andromeda Godfrey

Officer: Sonia Kanwar 292359

Approved on 25/07/08 DELEGATED

1) 01.05A

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

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Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) 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

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

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

4) UNI

A minimum of 300mm downstand, and wall nibs showing the line of the previously existing wall between the front and rear main rooms on the ground floor shall remain in situ and retained as such.

Reason: As insufficient details have been submitted and to ensure the preservation of the character of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan

BH2008/01412

Unit 1A Jubilee Street Brighton

New shop fit to existing unit with disabled access and associated shop front alterations.

Applicant: Clement Joscelyne

Officer: Liz Holt 291709

Approved on 14/07/08 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 shopfront glazing and framing, including its cill details and ventilation louvring, shall match exactly those of the library shopfront in its materials, colours and finishes, and the frames and glazing shall be installed in the same plane as the plane of the library shopfront glazing and frames and its transoms shall line up with those of the library.

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.

3) UNI

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The shop door handles shall match exactly those of the Pizza Express unit in the square adjoining Jubilee Street, which forms part of the development.

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 brickwork of the stallriser shall exactly the existing brickwork, of the library building including the colour, texture and dimensions of the bricks, its bonding and its pointing method and colour.

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 paving of the recessed entrance threshold shall be of concrete slabs to match exactly those around the square and in the library entrance recess.

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 windows shall not be obscured, blanked out or covered over with plastic films, paint or other materials 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.

7) UNI

No blinds or awnings shall be attached to the exterior of the building 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.

8) UNI

The measures set out in the Waste Minimisation Statement submitted on the 19th May 2008 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 SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

WITHDEAN

BH2008/00610

15 Withdean Road Brighton

First floor extensions to dwelling house. Detached garage with gable end roof including roof window & dormer.

Applicant: Mr J. King

Officer: Jonathan Puplett 292525

Approved on 14/07/08 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 them 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

No development shall take place until further information (in the form of a method statement) has been submitted regarding the protection of existing trees on site during construction works; including those trees in close proximity to the location of the proposed detached garage. All trees on site, and in particular those subject to protection orders shall be protected during construction works in compliance with standard BS 5837 (2005).

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

BH2008/01167

23 Hazeldene Meads Brighton

Two storey side extension including two dormers to rear and the creation of a new driveway to front.

Applicant: Mr Philip Collis

Officer: Jonathan Puplett 292525

Approved on 18/07/08 DELEGATED

1) 01.01AA

Report from: 10/07/2008 to: 30/07/2008

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) 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 two west facing first floor bathroom windows shall not be glazed other than with obscure glass and shall thereafter be permanently retained as such.

Reason: To safeguard the privacy of neighbouring residents in compliance with policies QD14 and QD27 of the Brighton & Hove Local Plan.

6) UNI

No development shall take place until further details of the impact of the construction work hereby approved on the existing trees located within the site. This information should take the form of a tree survey and method statement showing which trees are to be removed and detailing how the trees which are to remain shall be protected in order to ensure compliance with standard BS 5837 (2005). Details shall also be submitted regarding the transplantation of the existing Japanese Maple tree to a suitable location, or details of a replacement specimen should transplantation not be possible. Works shall be carried out in strict accordance with the approved details.

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

7) UNI

No development shall take place until details of a new tree to compensate for the loss of the existing trees located along the northern boundary of the site. The tree

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shall be planted in the first planting season following the construction of the extension hereby approved. If the tree within a period of 5 years from the completion of the development dies, is removed, or becomes seriously damaged or diseased, it shall be replaced with a specimen of a similar size and species.

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

BH2008/01363

Stanford House South Road Brighton

Reinstatement of the front entrance door.

Applicant: Mr Alan Thompson

Officer: Guy Everest 293334

Approved on 14/07/08 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

No works shall take place until 1:1 joinery details, or sample timber sections, showing the proposed glazing bar and door panel moulding have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2008/01419

20 Reigate Road Brighton

Proposed barn end roof extension.

Applicant: Miss S Tunks

Officer: Mark Thomas 292336

Refused on 30/07/08 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 roof extensions represent an overdevelopment of the roofspace. The proposed barn end roof extensions will result in an inappropriately bulky roofspace and will be prominent on the street scene. The proposed development would harm the appearance of the property and the wider street scene. The proposal is therefore contrary to the above policy and guidance.

2) 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 barn end roof extensions, by virtue of their positioning and bulk, form an inappropriate addition to the property. The development would result in an increased sense of overshadowing and a

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significant loss of daylight for the residents of the property at no. 22 Reigate Road. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/01531

172 Surrenden Road Brighton

Two dormers to rear to replace existing dormers.

Applicant: Mr Mick Rigby

Officer: Jason Hawkes 292153

Approved on 28/07/08 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

Prior to works commencing, details of the proposed waste contractors shall be submitted to the Local Planning Authority for approval. Any contractor must be registered with the Environment Agency. The measures shall be implemented in strict accordance with the approved details.

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

BH2008/01558

103 Maldon Road Brighton

Single storey rear extension and conversion of garage to habitable room.

Applicant: Mr and Mrs Smallcombe

Officer: Guy Everest 293334

Approved on 28/07/08 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.

BH2008/01593

5 Copse Hill Brighton

Two-storey rear extension.

Applicant: Mr & Mrs Hurd

Officer: Guy Everest 293334

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Refused on 23/07/08 DELEGATED

1) UNI

The proposal by virtue of its height, bulk and projection in close proximity to the shared boundary with 7 Cope Hill would appear overbearing and result in significant loss of light, overshadowing, and overlooking. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2008/01636

Ground Floor Flat 12 Reigate Road Brighton

Proposed rear conservatory extension.

Applicant: Miss Sue Adams

Officer: Jonathan Puplett 292525

Approved on 25/07/08 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.

BH2008/01751

10 Withdean Road Brighton

Single storey conservatory style extension to rear, garage extension to front and associated alterations.

Applicant: Mr Peter & Dr Barbara Lloyd

Officer: Mark Thomas 292336

Approved on 28/07/08 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.

BH2008/01758

50 Green Ridge Brighton

Demolition of existing garage and construction of single storey rear/side extension.

Applicant: Mr Keith Greenfield

Officer: Jonathan Puplett 292525

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Approved on 24/07/08 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.

EAST BRIGHTON

BH2008/01082

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 30/07/08 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 policy HE1 of the Brighton & Hove Local Plan.

BH2008/01202

Hamilton Lodge School Walpole Road Brighton

Replacement window, as part of alterations to staff sanitary accommodation.

Applicant: The Trustees

Officer: Nicola France 292211

Approved on 29/07/08 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.

BH2008/01296

Caretakers House 180 Whitehawk Road Brighton

Report from: 10/07/2008 to: 30/07/2008

Temporary change of use from C3 caretaker's house to D1 school use for a period of 12 months, at which point the property will revert to residential use.

Applicant: Ms Linda Ellis

Officer: Kate Brocklebank 292175

Approved on 15/07/08 DELEGATED

1) UNI

The change of use of the premises to D1 non-residential educational use in connection with Whitehawk Primary School hereby permitted shall cease and the property be restored to its former use as a single dwellinghouse (C3) on or before the expiration of the period ending 15th July 2009.

Reason: To enable the Local Planning Authority to review the special circumstances under which this permission is granted as an exception to policy HO8 of the Brighton & Hove Local Plan.

BH2008/01509

9 & 10 Chichester Terrace Brighton

Replacement balustrade.

Applicant: Derek Granger

Officer: Sonia Kanwar 292359

Approved on 25/07/08 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 works shall take place until a 1:10 cross-section drawing of the glass and metal has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

3) UNI

No works shall take place until a 1:20 elevational drawing showing the detail of the metal railings and the method of fixing to the glass has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2008/01979

9-10 Chichester Terrace Brighton

Replacement balustrade.

Applicant: Mr Derek Granger

Officer: Sonia Kanwar 292359

Approved on 25/07/08 DELEGATED

Report from: 10/07/2008 to: 30/07/2008

1) 01.01AA

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

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

2) UNI

No works shall take place until a 1:10 cross-section drawing of the glass and metal has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

3) UNI

No works shall take place until a 1:20 elevational drawing showing the detail of the metal railings and the method of fixing to the glass has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

HANOVER & ELM GROVE

BH2008/00727

21 Montreal Road Brighton

Erection of a first floor extension to rear.

Applicant: Ms Helen Goodwin

Officer: Nicola France 292211

Approved on 29/07/08 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) 02.03A

The proposed first floor bathroom window shall not be glazed otherwise than with obscured glass (and the bottom section fixed shut) and thereafter 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.

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4) 03.02A

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

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

BH2008/01290

50 Elm Grove Brighton

Certificate of lawfulness for existing rear porch, conservatory and garden room.

Applicant: Mr Stephen Hubbard

Officer: Chris Swain 292178

Refused on 25/07/08 DELEGATED

1) UNI

Parts of the existing first floor balcony are within two metres of the boundary and over four metres in height and thus the proposal cannot be considered to comply with Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995, as amended. No evidence has been submitted to demonstrate that the development was carried out more than four years ago.

BH2008/01336

31 Islingword Road Brighton

Erection of single storey rear extension.

Applicant: Mr William Bagguley

Officer: Sonia Kanwar 292359

Approved on 23/07/08 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) UNI

The kitchen/dining room window facing No. 30 Islingword Road 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.

BH2008/01362

Wellington House Wellington Street Brighton

1 No. wall mounted sign to front elevation.

Report from: 10/07/2008 to: 30/07/2008

Applicant: Brighton & Hove City Council

Officer: Sonia Kanwar 292359

Approved on 25/07/08 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.

BH2008/01454

South Lodge Hanover Crescent Brighton

Erection of garden railings and alterations to existing wall and means of enclosure.

Applicant: Ms Karen Saunders

Report from: 10/07/2008 to: 30/07/2008

Officer: Steve Lewis 292321

Approved on 28/07/08 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) UNI

The railings shown on the approved plans shall be painted black and thereafter shall be retained as such 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.

BH2008/01595

55 Ryde Road Brighton

Construction of a single storey rear extension.

Applicant: Mrs Alison Cattle

Officer: Helen Hobbs 293335

Refused on 23/07/08 DELEGATED

1) UNI

The length, siting, height and design of the proposal would, by reason of loss of light and outlook, overshadowing and its overbearing impact, adversely impact on the residential amenity currently enjoyed by the adjoining property No.57 Ryde Road, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/01698

106 Elm Grove Brighton

Certificate of lawfulness for proposed loft conversion to form room in the roof with rear dormer.

Applicant: Mr Lee Daniels

Officer: Louise Kent 292198

Approved on 29/07/08 DELEGATED

HOLLINGBURY & STANMER

BH2007/03849

Arundel Building University of Sussex Falmer Brighton

Installation of air handling unit and fume extract fan plant on existing roof.

Applicant: Estates & Facilities Management

Officer: Louise Kent 292198

Approved on 28/07/08 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: 10/07/2008 to: 30/07/2008

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

2) UNI

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

Reason: In order to protect the amenity of adjacent buildings in accordance with policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2008/00412

Centenary Industrial Estate Hughes Road Brighton

Extension on two storeys to existing factory to provide secure car parking at ground floor level and further manufacturing/storage at first floor.

Applicant: Shaws Glass Ltd

Officer: Kate Brocklebank 292175

Approved on 29/07/08 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) 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.

Report from: 10/07/2008 to: 30/07/2008

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

5) UNI

The premises shall not be open or in use except between the hours of 07:30 and 19:00 Monday to Saturday and not at anytime on Sundays or Bank Holidays.

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

6) UNI

A scheme for the suitable treatment of all plant and machinery (i.e. any air conditioning, extraction, or ventilation units) 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 adjoining occupiers and to accord with policies QD27 and SU10 of the Brighton & Hove Local Plan.

BH2008/01642

3 Ridge View Brighton

Certificate of lawfulness for proposed loft conversion.

Applicant: Mr and Mrs Peters

Officer: Helen Hobbs 293335

Approved on 23/07/08 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2008/01301

83 Moulescoomb Way Brighton

Installation of satellite dish on south facing elevation.

Applicant: Mr Lee Morris

Officer: Louise Kent 292198

Refused on 29/07/08 DELEGATED

1) UNI

The proposal for the erection of a satellite dish at first floor level of the property is contrary to policy QD22 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 7 on Satellite Receiving Dishes and Other Aerials. It is considered that the proposal will be detrimental to the character and appearance of the site and surrounding residential amenity, contrary to Policy QD27 of the Brighton & Hove Local Plan.

QUEEN'S PARK

BH2008/00784

25 St Lukes Road Brighton

First floor extension on side elevation.

Applicant: Ms Helga Fisher

Officer: Chris Swain 292178

Refused on 29/07/08 DELEGATED

1) UNI

Report from: 10/07/2008 to: 30/07/2008

The proposal, by reason of its scale, design and excessive bulk would result in an addition that relates poorly to the existing building and forms an incongruent element in within the street scene that is detrimental to the appearance and character of the building and the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2008/01323

9 Charles Street Brighton

Removal of additions (en-suite bathrooms, fire lobbies) added between 1988 and 1990. Creation of new bathroom, two new fire places.

Applicant: Mr Adam Barnett

Officer: Chris Elphick 293990

Approved on 29/07/08 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) UNI

Prior to the commencement of works, a schedule of existing and proposed features, such as (but not limited to) cornicing, skirting boards, ceiling roses and fireplaces, and external signage and brackets shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include photographs, 1:20 elevations of fireplaces and ceiling roses and 1:1 sections of existing and proposed cornicing and skirting boards and any other architectural feature of the building.

Reason: As insufficient details have been provided, to ensure the preservation of the listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

4) UNI

Prior to the commencement of works, 1:1 sections and 1:20 elevations of the proposed windows, roof lanterns, doors and fanlights shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the agreed details.

Reason: As insufficient details have been provided, to ensure the preservation of the listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

5) UNI

Prior to the commencement of works, details of any proposed damp proofing works or tanking shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the agreed details.

Reason: As insufficient details have been provided, to ensure the preservation of the listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2008/01534

Report from: 10/07/2008 to: 30/07/2008

21 to 22 Lower Rock Gardens Brighton

Remove existing bungarouche wall to rear of the main building and reinstate the rear wall with new part brick and part concrete block wall.

Applicant: Beardsley Property Management Ltd

Officer: Steve Lewis 292321

Approved on 23/07/08 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.

BH2008/01615

87 St James's Street Brighton

Proposed kitchen extraction flue (resubmission of BH2008/00437).

Applicant: Mr I Gunsell

Officer: Sonia Kanwar 292359

Refused on 21/07/08 DELEGATED

1) UNI

The proposal, by reason of its low level discharge system, would fail to adequately disperse odours and would therefore have an adverse impact on the amenity of neighbouring residents/ occupiers contrary to policies SU9 and QD27 of the Brighton & Hove Local Plan.

BH2008/01617

87 St James's Street Brighton

Proposed kitchen extraction flue. (Resubmission of BH2008/00436.)

Applicant: Mr I Gunsell

Officer: Sonia Kanwar 292359

Approved on 21/07/08 DELEGATED

1) 01.05AA

Report from: 10/07/2008 to: 30/07/2008

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

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

BH2008/01644

45 Queens Park Rise Brighton

Rear roof terrace with a glass balustrade on existing flat roof, to be screened by raising an existing parapet wall.

Applicant: Mr Brian Noel

Officer: Sonia Kanwar 292359

Approved on 25/07/08 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.

BH2008/01673

Harvester 1 Madeira Drive Brighton

5 no. externally illuminated advertisements, 2 no. non-illuminated advertisements and one canopy sign and associated lighting.

Applicant: Mr Antonio Barba

Officer: Sonia Kanwar 292359

Refused on 25/07/08 DELEGATED

1) UNI

Having regard to the inappropriate coverage and overall cumulative impact, the proposal is deemed to result in a cluttered appearance and detract from the character and appearance of the listed building and adversely affect the visual amenity of the wider conservation area. The proposal is therefore contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan.

BH2008/01956

25 Bristol Road Brighton

Conversion of house into 2 no. self contained flats.

Applicant: Tamworth Property Development

Officer: Gemma Barnes 292265

Approved on 28/07/08 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

Report from: 10/07/2008 to: 30/07/2008

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) 04.02A

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

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

4) 05.04

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

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

5) UNI

No development shall take place until details of a scheme to provide sustainable transport infrastructure including cycle parking for residents and visitors, 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.

6) UNI

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

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

ROTTINGDEAN COASTAL

BH2007/03017

5-8 West Street Rottingdean

Installation of PVC screen for existing ATM.

Applicant: Tesco Stores Ltd

Report from: 10/07/2008 to: 30/07/2008

Officer: Gemma Barnes 292265

Refused on 28/07/08 DELEGATED

1) UNI

The proposed development by reason of its design, materials and siting would result in an ad hoc and unsympathetic feature adjacent to the parent property and would appear incongruous in the street scene. The development is considered to be contrary to policy QD2 and QD14 of the Brighton & Hove Local Plan.

Report from: 10/07/2008 to: 30/07/2008

BH2008/01442

41 High Street Rottingdean Brighton

Retention of six air condenser units (resubmission).

Applicant: Barclays Bank Plc

Officer: Liz Holt 291709

Refused on 18/07/08 DELEGATED

1) UNI

The units, by virtue of the omission of the timber boxes, the appearance of the related external pipework and the electrical wiring and the positioning of units CU1 and CU2, are of harm to the architectural and historic character and appearance of the Grade II Listed Building, contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Listed Buildings General Advice (SPGBH13).

BH2008/01480

31 Falmer Road Brighton

Erection of two storey extension to north elevation of existing property.

Applicant: Mr & Mrs Macrorie

Officer: Steve Lewis 292321

Approved on 21/07/08 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) 02.01A

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

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

3) 02.02A

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

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

4) 03.02A

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

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

Report from: 10/07/2008 to: 30/07/2008

5) UNI

The existing trees on the site shall be protected during the construction works to BS5837 (2005) Trees on Development Sites standards unless otherwise agreed in writing by the Local Planning Authority. Reason: In the interests of tree preservation and to ensure existing landscape features are retained in the interests of the visual amenity of the area, to accord with policies QD15 and QD16 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 30/05/2008 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.

BH2008/01526

Mill Cottage 79 High Street Rottingdean

Single detached garage to replace existing (Resubmission).

Applicant: Mr N Austin

Officer: Helen Hobbs 293335

Approved on 18/07/08 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 HE3 of the Brighton & Hove Local Plan.

3) UNI

Before the work commences, a sample panel of flintwork shall be constructed on the site and shall be approved by the local planning authority in writing and the works shall be carried out and completed to match the approved sample flint panel.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of the setting of this listed building and in accordance with policy HE3 of the Brighton & Hove Local Plan.

4) UNI

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

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE3 of the Brighton & Hove Local Plan.

5) UNI

Report from: 10/07/2008 to: 30/07/2008

The doors and their frames shall be of unstained timber treated with clear wood preservative and allowed to weather to a natural silver-grey colour.
Reason: To ensure a satisfactory appearance to the development and to comply with policy HE3 of the Brighton & Hove Local Plan.

6) UNI

The building shall not have boxed eaves or a fascia and shall have clipped open eaves. A 1:1 scale sectional drawing of the eaves detail shall be submitted to and approved by the local planning authority in writing before work commences.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of the setting of this listed building and in accordance with policy HE3 of the Brighton & Hove Local Plan.

BH2008/01816

21 Beacon Hill Brighton

Demolition of single storey extension & removal of dormer. Erection of 2 no. two-storey extensions, new casement doors/sidelights to lounge. New canopy and terrace to south west elevation.

Applicant: Mr & Mrs J Ford

Officer: Sonia Kanwar 292359

Approved on 18/07/08 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.

WOODINGDEAN

BH2008/00353

37 Downsway Brighton

Proposed single-storey extensions to rear.

Applicant: Mr Marley

Officer: Nicola France 292211

Approved on 10/07/08 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

Report from: 10/07/2008 to: 30/07/2008

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) 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 rear extension hereby approved, which provides accommodation for the bedroom and en-suite, shall only be used for the purpose of providing residential accommodation which is ancillary to the main dwelling. The rear extension shall not be used as a separate dwelling.

Reason: To ensure that the accommodation does not operate as a separate dwelling, which would need to be fully assessed against policies HO3 and HO4 of the Brighton & Hove Local Plan.

BH2008/00829

85D Crescent Drive North Brighton

Alterations to roof including raising the ridge height. Insertion of two dormers and rooflight in north/east elevation, dormer and rooflight in south/east elevation, two rooflights to north/west elevation and window and rooflight to south/west elevation.

Applicant: Mr C Potter

Officer: Chris Swain 292178

Approved on 18/07/08 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) 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.

Report from: 10/07/2008 to: 30/07/2008

3) 05.03

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

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

4) UNI

The dormer window to the south east facing elevation shall not be glazed otherwise than with obscured glass and the method of opening shall be exactly as shown on the proposed plans and thereafter permanently retained as such. Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5) UNI

Prior to the commencement of development a scheme shall be submitted and approved in writing by the Local Planning Authority detailing measures to protect the trees on the boundary with No.87 Crescent Drive North during construction of the development. The scheme shall be implemented in full and the protection measures retained for the duration of the construction period.

Reason To safeguard the protected trees from damage during construction on the site and to comply with policy QD15 of the Brighton & Hove Local Plan.

BH2008/01286

47 Selhurst Road Brighton

Demolition of existing bungalow and detached garage. Construction of 2 three bedroom chalet bungalows with integral garages.

Applicant: Mr Conrad Levy

Officer: Kate Brocklebank 292175

Refused on 11/07/08 DELEGATED

1) UNI

The proposed detached dwellings relate poorly to adjoining development and prevailing character of the area with respect to siting and design and would appear adversely obtrusive in the street scene. 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.

BH2008/01430

23 The Ridgway Brighton

UPVC conservatory to rear.

Applicant: Mr Lewendon

Officer: Sonia Kanwar 292359

Approved on 23/07/08 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: 10/07/2008 to: 30/07/2008

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 windows in the southern elevation of the conservatory 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.

BH2008/01598

93 The Ridgway Brighton

First floor rear extension over existing rear extension (resubmission of BH2008/00090).

Applicant: Mrs F Davis

Officer: Sonia Kanwar 292359

Approved on 25/07/08 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

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

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

Report from: 10/07/2008 to: 30/07/2008

BRUNSWICK AND ADELAIDE

BH2007/00942

55-57 Church Road Hove

Part change of use of no.57 from retail (A1) to restaurant (A3) in conjunction with no.55 single storey rear extension, alterations to basement and ground floor and installation of extract ducting to rear elevation. Formation of front boundary wall and replacement shopfronts to nos. 55 & 57

Applicant: Mrs E Plane

Officer: Guy Everest 293334

Approved on 15/07/08 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) 02.05A

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) 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) 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.

5) UNI

No alcohol shall be sold or supplied except to persons who are taking meals on the restaurant premises and who are seated at tables.

Reason: To ensure that service is solely for seated customers in the manner of a restaurant or café such that there is no vertical drinking space disproportionate to the seating area, and to minimise opportunities for crime and disorder to take place

Report from: 10/07/2008 to: 30/07/2008

on and in the vicinity of the site, to comply with policies QD7 and SR12 of the Brighton & Hove Local Plan.

6) UNI

The rear doors to the ground floor of 57 Church Road shall only be opened for emergencies and maintenance and for no other purpose whatsoever.

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

7) UNI

The existing extract flue to the rear side elevation should be removed once the proposed new extract system is operational.

Reason: In the interests of visual amenity of the premises within The Avenues Conservation Area in compliance with policy QD14 and HE6 of the Brighton & Hove Local Plan.

8) UNI

The rear garden of 57 Church Road shall not be used for outdoor seating or use otherwise by customers of the restaurant premises.

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

9) UNI

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.

10) UNI

The external finishes of the rear extension 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.

11) UNI

The noise and odour control measures shall be implemented and maintained in accordance with the approved plans and acoustic report.

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

12) 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 HE6 of the Brighton & Hove Local Plan.

BH2007/04032

Amber Court 38 Salisbury Road Hove

Formation of additional storey comprising four flats.

Applicant: Vic Marchant

Officer: Guy Everest 293334

Report from: 10/07/2008 to: 30/07/2008

Refused on 14/07/08 DELEGATED

1) 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 and a failure to incorporate lifetime home standards in the design. The proposal is therefore contrary to policies QD27, HO3, HO4 and HO13 of the Brighton & Hove Local Plan.

2) UNI2

The development by reason of an overly dominant front stairwell and discordant fenestration would relate poorly to the remainder of the building and appear an incongruous feature detrimental to the character and appearance of the building and surrounding area. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

3) UNI3

The development would result in significant loss of light, overshadowing and loss of privacy for occupiers of adjoining properties to the rear on Palmeira Avenue. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/00502

22 Brunswick Terrace Hove

Remedial work in vaulted cellar to prevent collapse of road. (retrospective).

Applicant: Mr Gary Sayers

Officer: Jason Hawkes 292153

Approved on 10/07/08 DELEGATED

1) UNI

The newly formed wall inside the cellar shall be painted black and retained as such thereafter.

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

BH2008/00504

24 Brunswick Terrace Hove

Emergency remedial works in vaulted cellar to prevent collapse of road above.

Applicant: Mr Gary Sayers

Officer: Jason Hawkes 292153

Approved on 10/07/08 DELEGATED

1) UNI

The newly formed wall inside the cellar shall be painted black and retained as such thereafter.

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

BH2008/00837

Flat 4 12 Brunswick Square Hove

Internal alterations including relocation of the kitchen and conversion of existing kitchen into a bedroom.

Applicant: Mr Nasser Tag-el-Din

Officer: Jason Hawkes 292153

Approved on 30/07/08 DELEGATED

Report from: 10/07/2008 to: 30/07/2008

1) 01.05AA

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

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

2) 14.11A

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

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

3) UNI

No works shall take place until the following details 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.

(a) Details of all new doors including 1:50 elevation drawings.

(b) A section through the new bedroom / passage partition showing the position of the original cornice / mouldings.

(c) Details of all new drainage and ventilation for the new bathroom. No visible ducting or pipework will be appropriate for the listed building.

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

BH2008/01026

89 Lansdowne Place Hove

Conversion of two flats into one town house, removal of non-original internal walls, re-instatement of original features and new sliding doors to rear.

Applicant: Stig Evans

Officer: Ray Hill 292323

Approved on 29/07/08 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

Details of the reinstated stair balustrading and handrail, including 1:20 elevations shall be submitted to and approved in writing by the Local Planning Authority before work commences. The works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

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

3) UNI

Any new doors shall be of timber construction with recessed panels, and be of a specified size and design as agreed in writing by the Local Planning Authority prior to the commencement of work.

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

4) UNI

Report from: 10/07/2008 to: 30/07/2008

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 run around the new walls and blocked up doors to match exactly the originals in the respective part of the building.
Reason: To ensure a satisfactory appearance to the development to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

5) UNI

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

Reason: As insufficient information has been submitted to ensure the satisfactory preservation of the Listed Building and in accordance with policy HE1 of the Brighton & Hove Local Plan.

6) UNI

The external finishes of any works of making good shall match in material, colour, style, bonding and texture to those of the existing building.

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

BH2008/01215

Flat 6 15 Brunswick Square Hove

Alteration of internal stud walls to increase size of bathroom, partial removal of internal stud walls for relocation of kitchen to the front of property, creating open plan living/kitchen room. partial removal of plaster board panelling and reinstatement of stair hand rail.

Applicant: Mr M Coombes

Officer: Ray Hill 292323

Approved on 25/07/08 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 kitchen waste shall not be surfaced mounted but concealed within the walls and the walls made good to the satisfaction of the Local Planning Authority, in accordance with a fully annotated 1:50 scale plan showing its location which shall be submitted to and approved by the Local Planning Authority in writing before work commences.

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

3) UNI

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

Report from: 10/07/2008 to: 30/07/2008

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

4) UNI

The new stair handrails and balustrading shall match the existing unless otherwise agreed in writing by the Local Planning Authority before work commences.

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

BH2008/01280

19 Norfolk Square Brighton

Installation of air conditioning unit in courtyard (retrospective).

Applicant: Mr Hasan Kara

Officer: Paul Earp 292193

Refused on 14/07/08 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan permits alterations to buildings which are well designed and detailed to the building to be altered. The air conditioning unit and enclosure unit by virtue of its appearance, size and materials relates poorly to, and detracts from the appearance of the building. For this reason the proposal is contrary to policy QD14.

2) UNI2

Policies QD14 and QD27 of the Brighton & Hove Local Plan aim to protect residential amenity. The air conditioning unit, situated in close proximity to residential properties, and operating continuously and without adequate sound proofing, is detrimental to the residential amenities. For these reasons the proposal is contrary to policies QD14 and QD27.

CENTRAL HOVE

BH2008/01653

22 Ventnor Villas Hove

Insertion of new window to side (north elevation) and replacement of existing rear patio doors with new french doors and side lights - resubmission.

Applicant: Rachel Chandler

Officer: Mark Thomas 292336

Approved on 23/07/08 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.

BH2008/01934

Report from: 10/07/2008 to: 30/07/2008

149-155 Church Road Hove

Installation of 3 illuminated individual letter signs and 2 illuminated projecting signs.

Applicant: Barclays Bank Plc

Officer: Mark Thomas 292336

Approved on 28/07/08 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) 10.07A

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.

7) UNI

All signs should be located a minimum of 2.3m above ground level and offer a minimum clearance back from the carriageway edge of 450mm.

Reason: In the interest of highway safety.

8) UNI

Illumination of the signs should accord with the latest draft of the Institute of Engineers Technical Report No.5- The Brightness of Illuminated Advertisements.

Reason: In the interest of highway safety.

GOLDSMID

BH2008/01004

120 Shirley Street Hove

Report from: 10/07/2008 to: 30/07/2008

Conversion of house into a lower ground floor 1 bedroom flat and 3 bedroom maisonette over.

Applicant: Mr Scott Sale

Officer: Guy Everest 293334

Approved on 14/07/08 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) 05.04

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

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

5) UNI

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 agreed details.

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

6) UNI

No development shall commence until details of the proposed front boundary wall and railings have been submitted to and approved in writing by the Local Planning

Report from: 10/07/2008 to: 30/07/2008

Authority. The development shall be carried out in accordance with the agreed details.

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.

BH2008/01011

Flat 7 Eaton Hall Eaton Gardens Hove

Replacement of existing windows and doors with UPVC (retrospective)

Applicant: Mrs Fielding

Officer: Wayne Nee 292132

Approved - no conditions on 29/07/08 DELEGATED

BH2008/01606

35 Hove Park Villas Hove

Certificate of lawfulness for proposed rear extension.

Applicant: C & D Vaughan

Officer: Clare Simpson 292454

Approved on 25/07/08 DELEGATED

BH2008/01618

80 Fonthill Road Hove

Proposed roof extension from hipped roof to gable end, and installation of rooflights and window opening at new gable end wall (Resubmission).

Applicant: Ms Amanda O'Grady

Officer: Mark Thomas 292336

Approved on 18/07/08 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.

BH2008/01655

34 Newtown Road Hove

Proposed front dormer to replace existing.

Applicant: Mr I Mainprize and Ms J Thomas

Officer: Jason Hawkes 292153

Approved on 24/07/08 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

Report from: 10/07/2008 to: 30/07/2008

BH2008/01759

3 South View Somerhill Avenue Hove

Conversion of existing basement store into new games/utility room, and replacement terrace including new access to basement area, blocking up existing access, and new doors and windows on rear elevation.

Applicant: Mr & Mrs Cambell

Officer: Wayne Nee 292132

Refused on 14/07/08 DELEGATED

HANGLETON & KNOLL

BH2008/01070

2 Hangleton Manor Close Hove

First floor side extension above existing office and garage.

Applicant: Mr Jeremy Hubert

Officer: Wayne Nee 292132

Refused on 23/07/08 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 and the surrounding area. Policy QD2 states that all new developments should be designed taking into account the local characteristics, including height, bulk, and design of existing buildings. The proposed first-floor flat roofed extension, by virtue of its excessive size, bulk, form and inappropriate materials, would relate poorly to the remainder of property and form an incongruous addition which would be detrimental to the appearance of the building and the surrounding area. The proposal is therefore contrary to the objectives of development plan policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2008/01388

7 Summerdale Road Hove

Roof extension and dormer to rear.

Applicant: Mr & Mrs Marc Phillips

Officer: Wayne Nee 292132

Refused on 18/07/08 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 (SPGBH1). The proposal to replace the existing hipped roof with a barn-hip would imbalance the symmetry of the semi-detached pair to the detriment of the appearance of the properties, and would create a visually heavy roof to one half. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Roof Alterations and Extensions (SPGBH1).

2) UNI

Report from: 10/07/2008 to: 30/07/2008

The advice contained within Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1) seeks to ensure proposed dormers are kept as small as possible, do not contain large areas of cladding and states the overall width of the dormer should be no wider than the windows below. The proposed rear dormer, by reason of its size, bulk and design, is considered to form an unacceptable alteration to the rear roof slope. As such, the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and SPGBH1.

3) UNI

Supplementary Planning Guidance SPGBH1 states that roof lights should be kept as few and as small as possible and should not dominate the roof. The proposed three front roof lights, by reason of their location and excessive number, would form an unacceptable and visually prominent alteration to the front roof slope. As such, the proposal is contrary to policy QD14 and SPGBH1.

BH2008/01417

210a Hangleton Road Hove

Vary condition 3 of permission 3/86/0894 to allow use of the premises within class A2 (Financial & Professional Services).

Applicant: Mr & Mrs Ransom

Officer: Jonathan Puplett 292525

Approved - no conditions on 23/07/08 DELEGATED

BH2008/01479

128 Hangleton Valley Drive Hove

Single storey extension to garage.

Applicant: Mr Bucknell

Officer: Jason Hawkes 292153

Approved on 24/07/08 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

Prior to works commencing, details of the proposed waste contractors shall be submitted to the Local Planning Authority for approval. Any contractor must be registered with the Environment Agency. The measures shall be implemented in strict accordance with the approved details.

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

Report from: 10/07/2008 to: 30/07/2008

BH2008/01716

68 Applesham Avenue Hove

Two storey side extension.

Applicant: Mr and Mrs T Howell

Officer: Guy Everest 293334

Refused on 23/07/08 DELEGATED

1) UNI

The development by virtue of its siting, bulk and design would unbalance the existing semi-detached pair and appear an excessively large and incongruous addition harmful to the composition of the building and surrounding area. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The development extends in close proximity to the northern boundary of the site and, by virtue of its siting, bulk and projection in relation to the prevailing building line on Thornhill Close, would result in a loss of open character and a closing of long-views at a prominent junction location to the detriment of the wider streetscapes character and appearance. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2008/01840

11 Northease Drive Hove

Rebuilding of front / side boundary wall. Construction of single storey side extension / store. Extension of existing vehicular crossover.

Applicant: Mr A Wahid

Officer: Jonathan Puplett 292525

Refused on 30/07/08 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 in question, adjoining properties and to the surrounding area. The proposed side boundary wall with brick pillars and fencing is excessive in height and given the prominent location of the property, would represent an overly prominent incongruous feature in the street scene. The wall would harm the character and appearance of the property and the wider street scene, contrary to the above policy.

BH2008/01922

4 Queens Parade Hove

Replacement of timber windows with white UPVC to first floor flat.

Applicant: Mr Christian Mumby

Officer: Mark Thomas 292336

Approved on 28/07/08 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

Report from: 10/07/2008 to: 30/07/2008

NORTH PORTSLADE

BH2008/01688

23 Edgehill Way Portslade Brighton

Single storey side extension.

Applicant: Richard Guile & Kelly Smith

Officer: Ray Hill 292323

Approved on 28/07/08 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.

BH2008/01733

Mile Oak Community Centre Chalky Road Portslade

Replacement of all timber windows with double glazed PVCu units and replacement of timber fire exit door with PVCu door.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Approved on 30/07/08 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.

SOUTH PORTSLADE

BH2008/00664

Flat 14 Greenways Highlands Road Portslade

Replacement uPVC windows.

Report from: 10/07/2008 to: 30/07/2008

Applicant: Bowerheath Ltd
Officer: Wayne Nee 292132
Approved on 28/07/08 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

BH2008/01153

297 Old Shoreham Road Portslade

Demolition of existing buildings and construction of a three storey building comprising a one bedroom ground floor flat and a three bedroom first floor/atic maisonette.

Applicant: Mr & Mrs T Sadler
Officer: Jason Hawkes 292153
Refused on 10/07/08 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 HO4 states that residential development will be permitted at higher density where it can be demonstrated that the proposal exhibits a high standard of design. The proposed building by virtue of its excessive scale in this relatively small plot is considered to be an overdevelopment of the site which fails to respect the constraints of the site and its relationship to surrounding residential properties. The proposal is therefore contrary to the above policies.

2) UNI2

The proposed gable-end roof to the property would create an excessively bulky, top heavy appearance in juxtaposition with the two hipped roofs on the neighbouring properties. The proposed rear dormer, by virtue of its excessive size and inappropriate design, would also form an incongruous and unsightly bulky feature, detrimental to the appearance of the building and the surrounding area. The design of the proposed building is therefore contrary to the objectives of development plan policies QD1 and QD2 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

3) UNI3

Policy QD27 of the Brighton & Hove Local Plan seek to protect the residential amenity of neighbouring properties. In this location, due to the position and bulk of the dwelling in close proximity to adjacent properties, the proposal results in a significant loss of outlook, overshadowing, loss of light and a heightened sense of enclosure to neighbouring properties to the east and west. The proposal therefore leads to a loss of amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

Policy HO13 states that planning permission will be granted for new residential development that are built to a lifetime homes standard whereby they can be adapted to meet the needs of people with disabilities. Planning Advice Note 3: Accessible Housing and Lifetime Homes also states that the policy will be fully

Report from: 10/07/2008 to: 30/07/2008

applied to new build. Insufficient information has been submitted with the application to show how these standards have been incorporated into the scheme. The proposal is therefore contrary to the above policy.

5) UNI5

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. Furthermore policy SU13 and Supplementary Planning Document 03 on Construction and Demolition Waste seek to reduce construction waste and require, as best practice, a Waste Minimisation Statement demonstrating how elements of sustainable waste management have been incorporated into the scheme. No information has been submitted with the application to demonstrate how these requirements have been met.

BH2008/01153

297 Old Shoreham Road Portslade

Demolition of existing buildings and construction of a three storey building comprising a one bedroom ground floor flat and a three bedroom first floor/atic maisonette.

Applicant: Mr & Mrs T Sadler

Officer: Jason Hawkes 292153

Refused on 10/07/08 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 HO4 states that residential development will be permitted at higher density where it can be demonstrated that the proposal exhibits a high standard of design. The proposed building by virtue of its excessive scale in this relatively small plot is considered to be an overdevelopment of the site which fails to respect the constraints of the site and its relationship to surrounding residential properties. The proposal is therefore contrary to the above policies.

2) UNI2

The proposed gable-end roof to the property would create an excessively bulky, top heavy appearance in juxtaposition with the two hipped roofs on the neighbouring properties. The proposed rear dormer, by virtue of its excessive size and inappropriate design, would also form an incongruous and unsightly bulky feature, detrimental to the appearance of the building and the surrounding area. The design of the proposed building is therefore contrary to the objectives of development plan policies QD1 and QD2 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

3) UNI3

Policy QD27 of the Brighton & Hove Local Plan seek to protect the residential amenity of neighbouring properties. In this location, due to the position and bulk of the dwelling in close proximity to adjacent properties, the proposal results in a significant loss of outlook, overshadowing, loss of light and a heightened sense of enclosure to neighbouring properties to the east and west. The proposal therefore leads to a loss of amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

Report from: 10/07/2008 to: 30/07/2008

Policy HO13 states that planning permission will be granted for new residential development that are built to a lifetime homes standard whereby they can be adapted to meet the needs of people with disabilities. 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 with the application to show how these standards have been incorporated into the scheme. The proposal is therefore contrary to the above policy.

5) UN15

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. Furthermore policy SU13 and Supplementary Planning Document 03 on Construction and Demolition Waste seek to reduce construction waste and require, as best practice, a Waste Minimisation Statement demonstrating how elements of sustainable waste management have been incorporated into the scheme. No information has been submitted with the application to demonstrate how these requirements have been met.

BH2008/01599

Portslade County Infants School Locks Hill Portslade

Installation of solar electric panels on the south-facing roof slope.

Applicant: Ms Dawn Oliver

Officer: Clare Simpson 292454

Approved on 30/07/08 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

BH2008/01687

245 Old Shoreham Road Portslade Brighton

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mrs & Mrs R J Williams

Officer: Mark Thomas 292336

Approved on 28/07/08 DELEGATED

BH2008/02038

25 Brambledean Road Portslade

Certificate of Lawfulness (proposed) for single storey rear extension and conversion of rear first floor window and ground floor window to doors.

Applicant: Mrs Laura James

Officer: Mark Thomas 292336

Approved on 30/07/08 DELEGATED

STANFORD

BH2007/03986

46 Hill Brow Hove

Report from: 10/07/2008 to: 30/07/2008

Alterations including single storey front extension, single storey and two storey rear extensions, remodelling of facades, front & rear dormer extensions, alterations to boundary walls and rear open swimming pool (amended boundary treatments).

Applicant: Mr & Mrs M Rudd

Officer: Jason Hawkes 292153

Approved on 10/07/08 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

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

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

4) 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.

5) 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 approved extensions without Planning Permission obtained from the Local Planning Authority.

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

6) UNI

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

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

Report from: 10/07/2008 to: 30/07/2008

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

7) UNI

The proposed windows in the side elevations of the rear extension and the high level side window for the kitchen / family room at ground floor level 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.

BH2008/01233

26 Bishops Road Hove

Alterations and extensions including first floor rear extension, two-storey front extensions, side extensions and new roof with dormer.

Applicant: Mr C Curd

Officer: Jason Hawkes 292153

Approved on 18/07/08 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

The proposed windows (including the rooflight) in the north 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.

5) UNI

Report from: 10/07/2008 to: 30/07/2008

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.

BH2008/01385

49 Hill Drive Hove

Additional storey to form 4 bedrooms.

Applicant: Mr R Starr

Officer: Clare Simpson 292454

Refused on 29/07/08 DELEGATED

1) UNI

The proposed roof extension, by virtue of its bulk, form and massing, gives the house an over-extended appearance. The relationship between the extension and the existing features of the property is incongruous and the development would give the building a top-heavy appearance to the detriment of the street-scene. The proposal is contrary to policy QD1, QD14 and Supplementary Planning Guidance Note 1 on Roof Alterations and Extensions.

BH2008/01481

20 Mallory Road Hove

Proposed first floor extension above existing ground floor extension.

Applicant: Dr & Mrs Graham Hunt

Officer: Wayne Nee 292132

Approved on 28/07/08 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 west elevation window shall be used as a window only, and not to give access to the flat roof of the existing ground floor extension for the purposes of 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.

BH2008/01590

4 Sandringham Drive Hove

Report from: 10/07/2008 to: 30/07/2008

Proposed two storey side/front extension and conversion of existing garage into utility/storage.

Applicant: Kevin Nicholson
Officer: Guy Everest 293334

Approved on 30/07/08 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

First floor windows to the southern (side) elevation shall not be glazed otherwise than with obscured glass and shall be fixed shut. The windows shall thereafter be permanently retained as such.

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

BH2008/01594

30 Court Farm Road Hove

Proposed single storey rear extension.

Applicant: Mr N Perry
Officer: Jason Hawkes 292153

Approved on 21/07/08 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) 02.07A

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

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

3) 03.02A

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

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

4) UNI

Report from: 10/07/2008 to: 30/07/2008

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

BH2008/01610

6 The Green Hove

Two storey extension to front and single storey extension to rear.

Applicant: Mr Simon Pilbeam

Officer: Clare Simpson 292454

Approved on 22/07/08 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) 02.07A

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

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

3) 03.02A

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

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

4) UNI

No development shall commence, until a revised drawing for the front elevation, incorporating a new window for the ground floor cloak room is submitted to and improved by the Local Planning Authority in writing. The drawing shall show an amended window which aligns with the new window above. The development shall be carried out in the accordance with the approved drawings and retained as such thereafter.

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

5) UNI

No works shall commence until an Arboriculture Method Statement is submitted to and approved by the Local Planning Authority in writing. This statement shall show how the trees, identified to be retained on the submitted plan, shall be protected to British Standard 5837 Trees on Development Sites. The works shall be carried out in strict accordance with the approved details.

Reason: In order to protect existing trees on the application site and to comply with policy QD16 of the Brighton & Hove Local Plan.

Report from: 10/07/2008 to: 30/07/2008

BH2008/01651

Plot 2 75 Dyke Road Avenue Hove

Erection of a single garage.

Applicant: Mr D Ives

Officer: Paul Earp 292193

Approved on 23/07/08 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) B04.03

The development shall not be commenced until fences for the protection of trees to be retained have been erected to a specification and in positions to be agreed by the Local Planning Authority. These fences shall be maintained in good repair until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

BH2008/01723

169 Woodland Avenue Hove

Single storey front extension and removal of condition 6 of 3/95/0476(F) to allow conversion of garage to living accommodation at 169 Woodland Avenue.

Applicant: Mr Sherif Ali

Officer: Jason Hawkes 292153

Approved on 29/07/08 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.

BH2008/01728

2 Frith Road Hove

Certificate of Lawfulness for proposed loft conversion including full width dormer at rear. Demolition of outhouse and insertion of new doors and windows to kitchen.

Report from: 10/07/2008 to: 30/07/2008

Applicant: Mr Dave Kingshott
Officer: Wayne Nee 292132
Approved on 24/07/08 DELEGATED

BH2008/01912

17 Cobton Drive Hove

Certificate of Lawfulness for proposed roof alterations including hip to gable roof extension, rear dormer and rooflights.

Applicant: Mr Craige Rowney
Officer: Mark Thomas 292336
Approved on 30/07/08 DELEGATED

WESTBOURNE

BH2008/01320

21 Richardson Road Hove

First floor rear extension, rear dormer, first floor roof terrace, enclose staircase and alterations to windows (amended scheme).

Applicant: Ms M. Sawyer
Officer: Jason Hawkes 292153
Refused on 21/07/08 DELEGATED

1) UNI

The proposed roof terrace, by virtue of its excessive size on a prominent extension, would form an unsightly feature due to the abundance of balustrades, screening, planters and terrace furniture. Additionally, the design and bulk of the proposed rear extensions will be out of character with the adjacent gable ended extensions and will appear as unsympathetic additions. The proposal is therefore considered overdevelopment and is detrimental to the appearance of the host building and surrounding area. The scheme is therefore contrary to the objectives of development plan policies QD1 and QD14 of the Brighton & Hove Local Plan.

2) UNI

Having regard to the size and position of the proposed first floor roof terrace and screening immediately adjacent the common boundary with the adjacent property to the south, the proposal results in an increased sense of enclosure and potential overlooking and loss of privacy of the garden and habitable rooms of the adjoining property. The proposal therefore results in a loss of amenity and is contrary to the objectives of development plan policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

Policy SU13 and Supplementary Planning Document 03 on Construction and Demolition Waste seek to reduce construction waste and require a Waste Minimisation Statement demonstrating how elements of sustainable waste management have been incorporated into the scheme in order to reduce the amount of waste being sent to landfill. Insufficient information has been submitted with the application to demonstrate how these requirements have been met. The proposal is therefore contrary to the above policy and supplementary planning document.

BH2008/01325

Report from: 10/07/2008 to: 30/07/2008

12 Aymer Road Hove

Replacement balcony rail at first floor level.

Applicant: Ms Elaine Wolfe

Officer: Wayne Nee 292132

Approved on 23/07/08 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

No development shall take place until full details of the balustrading to the balcony areas, including samples, 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.

BH2008/01330

11 Aymer Road Hove

New vehicle crossover and hardstanding.

Applicant: Mr Phillip Worley

Officer: Wayne Nee 292132

Refused on 18/07/08 DELEGATED

1) UNI

Policy HE6 of the Brighton & Hove Local Plan states that proposals likely to have an adverse impact on the character or appearance of a conservation area will not be permitted. The proposal for a crossover and new hardstanding would harm the appearance of the property and the surrounding street scene. The retention of front gardens of properties in the Pembroke and Princes area is of significant importance to ensure the preservation of the area's character. Car parking directly in front of the dwelling would detract from the appearance of the property and the surrounding Pembroke and Princes Conservation Area; the proposal is therefore contrary to policy HE6.

2) UNI

Policy TR7 of the Brighton & Hove Local Plan states that planning permission will only be granted for developments that do not increase the danger to users of adjacent pavements, cycle routes and roads. The proposed vehicular crossover would, by reason of lack of visibility from the existing opening in the front wall, result in increased risk to users of the public highway. This is contrary to policy TR7 of the Brighton & Hove Local Plan.

BH2008/01331

14 Aymer Road Hove

Report from: 10/07/2008 to: 30/07/2008

Replacement balcony rail at first floor level (part retrospective).

Applicant: Mrs Zoe Bristol
Officer: Wayne Nee 292132
Approved on 28/07/08 DELEGATED

1) 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.

2) UNI

No development shall take place until full details of the balustrading to the balcony areas, including samples, 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.

BH2008/01465

77A Carlisle Road Hove

Demolition of existing extension and construction of conservatory at rear (resubmission of BH2007/04538).

Applicant: Mr Clark
Officer: Wayne Nee 292132
Approved on 29/07/08 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.

BH2008/01483

Garden Flat 44 Sackville Road Hove

Replacing existing timber windows with UPVC.

Applicant: Miss Maria Duque
Officer: Wayne Nee 292132
Approved on 30/07/08 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

Report from: 10/07/2008 to: 30/07/2008

The proposed front elevation window shall match the appearance and style of the existing wooden sash window as closely as possible.

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

BH2008/01499

224-226 Portland Road Hove

Single storey rear extension.

Applicant: Mr Tony Gravenor

Officer: Guy Everest 293334

Approved on 23/07/08 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.

BH2008/01584

86 Cowper Street Hove

Reinstatement of two-storey bay windows to front elevation to match neighboring properties.

Applicant: John Francis

Officer: Jason Hawkes 292153

Approved on 23/07/08 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 bay window shall match original neighbouring bay windows as closely as possible and the external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture to the existing building.

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

3) UNI

Notwithstanding the Waste Management Plan submitted with the application, no development shall take place until a full Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning

Report from: 10/07/2008 to: 30/07/2008

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.

BH2008/01628

57 Coleridge Street Hove

Change of use from ground floor retail unit (A1) to self-contained one-bedroom flat, with single-storey rear extension (with roof terrace and external stair at ground floor level) and alterations to front elevation.

Applicant: Mr Barry Wilson

Officer: Guy Everest 293334

Approved on 28/07/08 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) 02.07A

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) 05.03

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

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

4) 05.04

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

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

5) 06.02A

Report from: 10/07/2008 to: 30/07/2008

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.

6) UNI

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development 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 the development provides for the travel demands it will create and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

7) UNI

A scheme for screening along the rear boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed screening shall be implemented prior to occupation of the ground floor unit and shall be maintained as such thereafter.

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

8) UNI

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

BH2008/01638

86 Cowper Street Hove

Certificate of Lawfulness for a proposed rear dormer and front rooflights.
Resubmission.

Applicant: Mr John Francis

Officer: Jason Hawkes 292153

Approved on 24/07/08 DELEGATED

Report from: 10/07/2008 to: 30/07/2008

BH2008/01828

76 Coleridge Street Hove

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr Edward Tyndale -Biscoe

Officer: Jonathan Puplett 292525

Approved on 28/07/08 DELEGATED

BH2008/01980

34 Modena Road Hove

Certificate of lawfulness for proposed construction of four side dormers.

Applicant: Becky Tanyar

Officer: Mark Thomas 292336

Refused on 30/07/08 DELEGATED

WISH

BH2008/01146

6 Hogarth Road Hove

Proposed single storey rear extension (resubmission of refused application BH2007/01431).

Applicant: Mr J Hooper

Officer: Wayne Nee 292132

Approved on 24/07/08 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.

BH2008/01182

32 Saxon Road Hove

Rear single storey extension, and pitched roof to existing flat roof of front porch/garage.

Applicant: Mr Bahram Amir

Officer: Jonathan Puplett 292525

Approved on 10/07/08 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) 02.07A

Report from: 10/07/2008 to: 30/07/2008

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

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

3) 03.02A

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

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

BH2008/01319

53-55 Boundary Road Hove

Proposed rear extension and flat conversions to create 4 no. new dwellings.

Applicant: Roseview Homes Ltd

Officer: Guy Everest 293334

Refused on 10/07/08 DELEGATED

1) UNI

The existing self-contained flats at first and second floor levels are not suitable for conversion into smaller units of accommodation by virtue of an original floor area below 115m² and comprising only one-bedroom. The proposal is therefore contrary to policy HO9 of the Brighton & Hove Local Plan.

2) UNI2

Notwithstanding reason no. 1 the development as a whole represents an overdevelopment of the site which would create cramped accommodation unsuitable for family occupation and below the standard that the Council would reasonably expect due to habitable rooms of an inadequate size; a failure to incorporate lifetime home standards in the design; and, at third floor level, inadequate outlook and natural light. The proposal is therefore contrary to policies SU2, QD27, HO3, HO4 and HO13 of the Brighton & Hove Local Plan.

3) UNI3

The proposed rear third floor stairwell extension would appear an unsympathetic and incongruous addition to the building that would significantly harm its character and appearance, and that of the surrounding area. The proposal is therefore contrary to policies QD14 of the Brighton & Hove Local Plan, and to the provisions of Supplementary Planning Guidance Note 1 on roof alterations and extensions.

4) UNI4

Policy SU2 of the Brighton & Hove Local Plan requires proposals demonstrate a high standard of efficiency in the use of energy, water and materials. Insufficient information has been submitted to demonstrate how sustainability measures for efficiency in the use of energy, water and materials have been incorporated into the design of the development.

5) UNI5

The development fails to provide cycle parking for occupants of the proposed dwellings in an undercover, secure and readily accessible location at street level. The proposal is therefore contrary to policy TR14 of the Brighton & Hove Local Plan.

Report from: 10/07/2008 to: 30/07/2008

BH2008/01337

165A New Church Road Hove

Removal of existing conservatory and erection of single storey rear extension and side chimney.

Applicant: Mr John Bannister

Officer: Wayne Nee 292132

Approved on 30/07/08 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.

BH2008/01352

97 New Church Road Hove

Proposed replacement of existing rear single-storey structure with construction of new single-storey rear extension, remodelling of front bay windows, replacement boundary wall with vehicle entrance from New Church Road & site layout alterations (amended description).

Applicant: Mr and Mrs Foley

Officer: Jason Hawkes 292153

Approved on 24/07/08 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) 02.07A

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

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

3) 03.01A

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.

Report from: 10/07/2008 to: 30/07/2008

4) UNI

The proposed window in the side elevation of the rear extension facing west 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 properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5) UNI

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

6) UNI

No works shall commence until a detailed drawing of all alterations to the highway, footway and any street furniture, including the proposed crossover, has been submitted to and approved by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

Reason: In the interests of highway safety and in accordance with policy TR7 of the Brighton & Hove Local Plan.

7) UNI

No works shall commence until full details of a landscaping scheme has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include details of 2 replacement trees to compensate for the loss of 2 existing trees, as well details of any external lighting. The measures shall be implemented in strict accordance with the approved details.

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

8) UNI

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

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

BH2008/01365

Shermond House 58 - 59 Boundary Road Hove

Replacement uPVC windows.

Applicant: Mr Alan Willmott

Officer: Mark Thomas 292336

Approved on 18/07/08 DELEGATED

Report from: 10/07/2008 to: 30/07/2008

1) 01.01AA

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

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

2) 03.02A

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

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

BH2008/01456

Stoneham Road Baptist Church 29 Stoneham Road Hove

Amendment to planning permission BH2005/01529/FP (erection of 8 houses) under construction comprising of alterations to the facades.

Applicant: Creative Developments Ltd

Officer: Clare Simpson 292454

Approved on 24/07/08 DELEGATED

1) UNI

The screening on the second floor roof terraces shall not be glazed other than with obscured glazing and retained as such thereafter.

Reason to protect the residential amenity of future occupiers and the residential amenity of neighbouring properties in accordance with policy QD27 of the Brighton & Hove Local Plan.

BH2008/01529

38 Saxon Road Hove

Certificate of lawfulness for the proposed development of a loft conversion, including a hip to barn hip roof extension, rear dormer and front rooflights.

Applicant: Mr Brian Rousell

Officer: Wayne Nee 292132

Approved on 29/07/08 DELEGATED

BH2008/01857

33 St Heliers Avenue Hove

Construction of rear dormer window.

Applicant: Mr Alan Butcher

Officer: Wayne Nee 292132

Approved on 23/07/08 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.

Report from: 10/07/2008 to: 30/07/2008

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.

BH2008/01959

Rear of 60-62 Boundary Road Hove

Construction of a pair of semi detached houses with associated off street parking.

Applicant: Mr Ali Merat

Officer: Guy Everest 293334

Refused on 24/07/08 DELEGATED

1) UNI

The development by reason of its size, bulk and scale would appear visually intrusive and incongruous in relation to the established character and pattern of adjoining development. Furthermore, the introduction of tightly constrained residential development would have a cramped appearance out of character with its surroundings. The proposal would therefore be contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

2) UNI

The development by reason of its height and siting in close proximity to shared boundaries would appear overbearing and result in significant overshadowing, loss of light and outlook for occupiers of adjoining properties. The proposal would therefore be contrary to planning policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

BH2008/02013

70 St Leonards Road Hove

Certificate of lawfulness for proposed rear single storey extension, roof extension, rooflights and new rear window opening.

Applicant: Mr Ben Hatch

Officer: Mark Thomas 292336

Approved on 30/07/08 DELEGATED

BH2008/02031

17 Lennox Road Hove

Certificate of Lawfulness (proposed) for construction of rear dormers and front rooflights

Applicant: Mr Tim Cregan

Officer: Mark Thomas 292336

Approved on 29/07/08 DELEGATED

BH2008/02035

14 Alpine Road Hove

Certificate of proposed lawfulness for the construction of two rear dormers and two front rooflights.

Applicant: Mr Damon Cater

Officer: Mark Thomas 292336

Approved on 30/07/08 DELEGATED

Report from: 10/07/2008 to: 30/07/2008