

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

**PATCHAM**

**BH2008/00238**

**307 Carden Avenue Brighton**

Two storey side extension with pitched roof and single storey rear extension with flat roof.

**Applicant:** Mr Mohsen Dastorian Fard

**Officer:** Karen Tipper 293335

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

**1) UNI**

The proposed side extension would create a visually heavy and intrusive extension by reason of its design, size, height and close proximity to the boundary to the detriment of the parent property, street scene and would unbalance the semi-detached pair, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed rear extension would by reason of its siting, size, length and height, would create a visually dominant and overbearing appearance to the detriment of the existing residential amenity of No.305 Carden Avenue, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2008/00238**

**307 Carden Avenue Brighton**

Two storey side extension with pitched roof and single storey rear extension with flat roof.

**Applicant:** Mr Mohsen Dastorian Fard

**Officer:** Karen Tipper 293335

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

**1) UNI**

The proposed side extension would create a visually heavy and intrusive extension by reason of its design, size, height and close proximity to the boundary to the detriment of the parent property, street scene and would unbalance the semi-detached pair, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed rear extension would by reason of its siting, size, length and height, would create a visually dominant and overbearing appearance to the detriment of the existing residential amenity of No.305 Carden Avenue, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2008/01389**

**191 Mackie Avenue Brighton**

Proposed single storey rear kitchen extension.

**Applicant:** Mr I Barron

**Officer:** Louise Kent 292198

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

**1) 01.01AA**

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

**2) 03.02A**

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

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

**BH2008/01395**

**11 Petworth Road Brighton**

Single storey side and rear extension.

**Applicant:** Mr D Cowland

**Officer:** Sonia Kanwar 292359

**Refused on 13/08/08 DELEGATED**

**1) UNI**

The proposed extension, by virtue of its design, extensive flat roof, siting, size and massing would form an incongruous and unsympathetic feature resulting in an overextended appearance to the building which would be detrimental to the character and appearance of the building and have an adverse effect on the visual amenity of the surrounding area. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

**BH2008/01494**

**RSPCA Kennels Braypool Lane Brighton**

Rebuild of existing dog kennels.

**Applicant:** RSPCA Mid-Sussex & Brighton Branch

**Officer:** Sonia Kanwar 292359

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

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**3) UNI**

The demolition shall not be commenced until fences for the protection of trees to be retained have been erected to 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.*

**BH2008/01533**

**140 Mackie Avenue Brighton**

Conversion of existing two storey maisonette into 1 bedroom flat and one 2 bedroom flat.

**Applicant:** Mr M Patel  
**Officer:** Ray Hill 292323  
**Approved on 20/08/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 02.06A**

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

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

**3) 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) 06.02A**

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

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

**BH2008/01660**

**Flat 40 The Priory London Road Brighton**

Replacement UPVC kitchen window

**Applicant:** Mrs Ronita Graham  
**Officer:** Helen Hobbs 293335

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

**1) 01.01AA**

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

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

**BH2008/01718**

**140 Mackie Avenue Brighton**

Replacement shopfront with new security roller shutter.

**Applicant:** Mr M Patel  
**Officer:** Ray Hill 292323

**Refused on 15/08/08 DELEGATED**

**1) UNI**

The shutter box, by reason of its size, design, prominence and finish, would detract from the appearance of the shop front and the visual amenity of the street scene, contrary to policies QD8 and QD10 of the Brighton & Hove Local Plan and Supplementary Planning Document 02 'Shop Front Design'.

**2) UNI2**

The security shutter, by reason of its materials and design, would obscure the shop front and create an unattractive 'dead' appearance to the frontage which would detract from the appearance of the building and the visual amenity of the street scene, and would harm the vitality of the shopping parade, contrary to policy QD8 of the Brighton & Hove Local Plan and Supplementary Planning Document 02 'Shop Front Design'.

**BH2008/01842**

**82 Wilmington Way Brighton**

Single storey side extension to east elevation.

**Applicant:** Mr & Mrs Pert

**Officer:** Chris Swain 292178

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

**1) UNI**

The proposed extension, by reason of its scale and design would result in a roof design that would relate poorly to the existing building and would be incongruent with the uniform form and pattern of development on the southern side of Wilmington Way detracting from the appearance and character of the building and the street scene and contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2008/02018**

**139 Mackie Avenue Brighton**

Single storey side extension.

**Applicant:** Mr Neil Boys

**Officer:** Chris Swain 292178

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

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/02110**

**150 Ladies Mile Road Brighton**

Extension to form side garage

**Applicant:** Mr Richard Roberts

**Officer:** Helen Hobbs 293335

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

**1) 01.01AA**

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

**2) 03.02A**

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

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

**BH2008/02117**

**7 Heston Avenue Brighton**

Certificate of lawfulness for proposed loft conversion.

**Applicant:** Mr J Lucas

**Officer:** Helen Hobbs 293335

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

**PRESTON PARK**

**BH2008/01347**

**37 Stanford Avenue Brighton**

Single storey rear extension and alterations to existing house.

**Applicant:** Mr David Thomson

**Officer:** Helen Hobbs 293335

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

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**3) 13.03A**

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

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

**4) UNI**

The external doors of the development hereby approved shall be painted timber and retained as such thereafter.

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

**BH2008/01390**

**2 Ashford Road Brighton**

Replacement UPVC double glazed windows (resubmission of BH2007/03936).

**Applicant:** Mr Colin Sayers

**Officer:** Sonia Kanwar 292359

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

**1) 01.01AA**

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

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

**BH2008/01647**

**1 Southdown Avenue Brighton**

Certificate of Lawfulness for existing rear garden decking.

**Applicant:** Mr & Mrs Lawless

**Officer:** Helen Hobbs 293335

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

**BH2008/01671**

**First Floor Flat 40 Southdown Avenue Brighton**

Dormer window to rear roof slope and conservation style roof window to front roof slope.

**Applicant:** Mr Bruce Elliott

**Officer:** Chris Swain 292178

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

**1) 01.01AA**

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

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

**2) 13.05A**

The rooflights in the approved development shall be of 'conservation style' fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

**BH2008/01756**

**27 Grantham Road Brighton**

Variation of condition 3 of application 90/1357/FP to change existing opening hours from 09:00 - 12:00 and 12:45 - 15:45 Mondays to Fridays to 08:00 - 17:30 Mondays to Fridays (Retrospective)

**Applicant:** Mrs Lynn Hoare

**Officer:** Gemma Barnes 292265

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

**1) UNI**

The premises shall not be open or in use except between the hours of 08:00 and 17:30 Mondays to Fridays with no use permitted on Saturdays, Sundays or Bank Holidays.

*Reason: In order to safeguard the amenities of neighbours in accordance with policies SU9, SU10, HO26 and QD27 of the Brighton & Hove Local Plan.*

**2) UNI**

No amplified sound or music shall be played outside the building.

*Reason: To ensure that the proposal would not generate noise disturbance and lead to a significant loss of residential amenity and in accordance with policies SU10, QD27 and HO26 of the Brighton & Hove Local Plan*

**3) UNI**

Outdoor play sessions should be restricted to between the hours of 09.00 and 17.00 Mondays to Fridays.

*Reason: To ensure that the proposal would not generate noise and other*

*disturbance and lead to a significant loss of residential amenity and in accordance with policies SU10, QD27 and HO26 of the Brighton & Hove Local Plan.*

**BH2008/01789**

**14 Campbell Road Brighton**

Proposed ground floor extension over existing rear extension at basement level.

**Applicant:** Mr Ben Kench & Mrs Rachel Sargent

**Officer:** Chris Swain 292178

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

**1) 01.01AA**

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

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

**2) 02.02A**

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

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

**3) 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.*

**BH2008/01966**

**177 Preston Drove Brighton**

One front and two rear rooflights.

**Applicant:** Mr & Mrs Garfield

**Officer:** Helen Hobbs 293335

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

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

### **3) 13.05A**

The rooflights in the approved development shall be of 'conservation style' fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

### **BH2008/02049**

#### **47 Havelock Road Brighton**

Proposed loft conversion with conservation style rooflight to front roofslope and five rooflights to rear roofslope.

**Applicant:** Mr Webb

**Officer:** Chris Swain 292178

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

#### **1) UNI**

The proposed rear rooflights, by reason of their design, size, siting and excessive number would form incongruous and visually intrusive elements to the rear roofslope, detracting from the appearance and character of the property and the surrounding Preston Park conservation area, and as such are contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

### **BH2008/02104**

#### **20 Florence Road Brighton**

Certificate of Lawfulness for a single storey extension to the rear of the property.

**Applicant:** Mr & Mrs P Stewart

**Officer:** Helen Hobbs 293335

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

### **REGENCY**

### **BH2008/00862**

#### **8 & 9 Brighton Square Brighton**

New shop fronts.

**Applicant:** Vogue Diamond Ltd

**Officer:** Ray Hill 292323

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

#### **1) UNI**

The Applicant has failed to satisfactorily demonstrate that the security shutter, when down, would not obscure the shop front, creating an unattractive dead appearance to the frontage which would harm the vitality of the shopping area and detract from the appearance of the building and the visual amenity of the Old Town Conservation Area contrary to policies QD8 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 02 'shop front design'.

### **BH2008/00880**

#### **8 Montpelier Terrace Brighton**

Loft conversion, including installation of rooflights and the creation of a sunken terrace area. Internal alterations including formation of staircase.

**Applicant:** Philip Clegg

**Officer:** Jonathan Puplett 292525

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

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

The works hereby permitted shall be commenced before the expiration of three



years from the date of this consent.

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

**2) 14.11A**

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**

The original first floor ceiling timbers and plasterwork and the existing eaves plates, rafters, purlins and ridge boards of the outer roofslopes of the roof shall be retained in situ and not removed and the top of the new flat roof structure shall be flush with the top of the original ridgeboard.

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

**4) UNI**

The existing slates shall be salvaged and reused and any defective slates replaced in new slate to match exactly the original slates.

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

**5) UNI**

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

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

**6) UNI**

The rooflights and extract vents on the flat roof shall not be visible above the roof ridges as seen from ground level in surrounding streets.

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

**7) UNI**

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

- i) 1:20 sample elevations and sections, and 1:1 joinery sectional profiles of all new joinery work including all types of new windows, laylights and doors including their internal panelling, shutters and architraves, staircases and their balustrading and handrails, skirting boards, dado rails and picture rails;
- ii) the method of fire protection of the walls, floors, ceilings and doors, including 1:5 sections through walls and ceilings, and smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes that may be required to meet fire regulations;
- iii) the method of any new sound and thermal insulation of the floors and walls, including 1:5 sections through walls and ceilings;
- iv) details including plans and sections at 1:50 scale of the structural steelwork and new timber joist and rafters and a method statement for how the works are to be carried out;
- v) details of the new ridge cappings around the edges of the pitched roofs;
- vi) details of the new rooflights, including 1:20 scale drawings;
- vii) detail and samples of materials;
- viii) details of the extract vents;
- ix) Record survey drawings including plans and sections of the existing original roof timbers at scale 1:50.

**BH2008/00908**

**19-20 Dukes Lane Brighton**

Replacement air conditioning units to rear (retrospective).

**Applicant:** Melissa Cook

**Officer:** Jason Hawkes 292153

**Refused on 15/08/08 DELEGATED**

**1) UNI**

Insufficient information has been received to demonstrate that use of the air conditioning units will not result in a significant loss of amenity to the occupiers of adjacent properties in terms of noise disturbance. The proposal is therefore contrary to policies QD14, QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

**BH2008/01093**

**8 Montpelier Terrace Brighton**

Loft conversion, including installation of rooflights and the creation of a sunken terrace area.

**Applicant:** Phillip Clegg

**Officer:** Jonathan Puplett 292525

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

**1) 01.01AA**

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

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

**2) 14.11A**

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**

The original first floor ceiling timbers and plasterwork and the existing eaves plates, rafters, purlins and ridge boards of the outer roofslopes of the roof shall be retained in situ and not removed and the top of the new flat roof structure shall be flush with the top of the original ridgeboard.

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

**4) UNI**

The existing slates shall be salvaged and reused and any defective slates replaced in new slate to match exactly the original slates.

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

**5) UNI**

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

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

**6) UNI**

The rooflights and extract vents on the flat roof shall not be visible above the roof ridges as seen from ground level in surrounding streets.

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

## **7) UNI**

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

- i) 1:20 sample elevations and sections, and 1:1 joinery sectional profiles of all new joinery work including all types of new windows, laylights and doors including their internal panelling, shutters and architraves, staircases and their balustrading and handrails, skirting boards, dado rails and picture rails;
- ii) the method of fire protection of the walls, floors, ceilings and doors, including 1:5 sections through walls and ceilings, and smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes that may be required to meet fire regulations;
- iii) the method of any new sound and thermal insulation of the floors and walls, including 1:5 sections through walls and ceilings;
- iv) details including plans and sections at 1:50 scale of the structural steelwork and new timber joist and rafters and a method statement for how the works are to be carried out;
- v) details of the new ridge cappings around the edges of the pitched roofs;
- vi) details of the new rooflights, including 1:20 scale drawings;
- vii) detail and samples of materials;
- viii) details of the extract vents;
- ix) Record survey drawings including plans and sections of the existing original roof timbers at scale 1:50.

## **BH2008/01245**

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

Internal and external reinstatement/refurbishment works. Reinstatement of pedestrian bridge from upper esplanade to bandstand.

**Applicant:** Mr Ian Shurrock

**Officer:** Clare Simpson 292454

**Approved Secretary of State on 05/08/08 DELEGATED**

### **1) 01.05AA**

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

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

### **2) UNI**

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

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

### **3) UNI**

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

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

### **4) UNI**

Before development commences on the render repair, a detailed method

statement shall be submitted to the approved by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details and retained as such thereafter.

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

#### **5) UNI**

For the avoidance of doubt, the colour and pattern of the tiling to the bandstand and bridge depicted by drawing no. 3068.DD.305 is indicative only. Full details of the proposed tiling finishes, including samples and confirmation of the pattern shall be submitted to, and approved by the Local Planning Authority in writing. The works shall be carried out in strict accordance with the approved details and retained as such thereafter.

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

#### **6) UNI**

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

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

#### **7) UNI**

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

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

#### **8) UNI**

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

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

#### **9) UNI**

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

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

### **BH2008/01307**

#### **St Mary Magdalenes Catholic Primary School Spring Street Brighton**

Extension of 2no. existing ground floor classrooms with raised timber decking outdoor play area adjacent to it and new store extension adjacent to existing hall.

**Applicant:** The Goveners

**Officer:** Chris Wright 292097

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

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

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

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

**2) 03.02A**

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

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

**3) 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) 08.01**

No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until there have been submitted to and approved in writing by the Local Planning Authority:

(a) A desk top study documenting all the previous and existing land uses of the site and adjacent land;

(b) A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and

(c) A detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works. The development hereby permitted shall not be occupied or brought into use until verification has been submitted to the Local Planning Authority by the agreed competent person that any remediation scheme has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

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

approved remediation scheme.

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

**BH2008/01469**

**12e-12f Bedford Towers Kings Road Brighton**

Proposed 2 no. balcony enclosures in white UPVC on north and west elevations (retrospective).

**Applicant:** Mr Jim Redwood

**Officer:** Wayne Nee 292132

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

**BH2008/01553**

**Unit 4 11-12 North Street Brighton**

Alterations to shopfront to provide recessed entrance to new kiosk (amendment to approved permission BH2007/02163), pavement levels adjusted.

**Applicant:** HBOS (Halifax) plc

**Officer:** Jason Hawkes 292153

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

**1) 01.01AA**

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

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

**2) UNI**

The proposed stall riser, window cills, window and door frames, pilasters, dentils & corbels shall match the appearance of those on the existing shopfront as closely as possible. The proposed paving shall also match existing paving on the street as closely as possible.

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

**3) UNI**

Notwithstanding the submitted details, prior to works commencing, further details of waste minimisation measures showing how the scheme will reduce the amount of waste being sent to landfill, including 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.*

**BH2008/01591**

**Flat 3 21 Belvedere Terrace Brighton**

Removal of partition wall (retrospective).

**Applicant:** David Stanton

**Officer:** Jonathan Puplett 292525

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

**1) UNI**

The window shutter which has been hung back to front shall be re-hung correctly,

and mouldings shall be added to the reinstated architraves between the northern and central window to match exactly the original window architraves.

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

### **BH2008/01693**

#### **7 Ship Street Brighton**

Change of use from Arts Club (D1) to Hotel (C1) and renovation of the existing listed building to provide an extension for the adjacent Hotel at 3-6 Ship Street. Works will include a small extension to the rear of the Arts Club. Resubmission.

**Applicant:** Mr Stephen Rodwell

**Officer:** Paul Earp 292193

**Approved on 12/08/08 DELEGATED**

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

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

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

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

No works 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 works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

#### **3) 14.03A**

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

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

#### **4) 14.06A**

All existing architectural features including staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained except where otherwise agreed in writing with the Local Planning Authority.

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

#### **5) 14.15A**

Before work commences details of the method of fire protection of the walls, floors, ceilings and doors, including 1:5 sections through walls and ceilings, 1:20 elevations of doors and 1:1 scale moulding sections shall be submitted to and approved in writing by the Local Planning Authority. All existing original doors shall be retained and where they are required to be upgraded to meet fire regulations a schedule shall be submitted to and approved in writing by the Local Planning Authority. Self-closing mechanisms, if required, shall be of the concealed mortice type.

*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.*

#### **6) UNI**

Details of new ceiling lighting fixtures shall be submitted to and approved by the Local Planning Authority before works commence. The reinstatement of traditional ceiling roses should be carried out as spotlights are unacceptable.  
*Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.*

#### **7) UNI**

Any proposed new fireplaces, cornicing, skirting board, doors, windows, paneling or other decorative features should be carefully recorded and any replacements where not including in this application should be submitted to and approved in writing by the Local Planning Authority. The drawings shall include 1:1 sections through and 1:20 elevations. The fireplace to the first floor proposed additional bedroom 06 should be retained as the design of this fireplace reflects the period of history that the building spent as the Sussex Arts Club.

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

### **BH2008/01699**

#### **7 Ship Street Brighton**

Change of use from Arts Club (D1) to Hotel (C1) and renovation of the existing listed building to provide an extension for the adjacent Hotel at 3-6 Ship Street. Works will include a small extension to the rear of the Arts Club. Resubmission.

**Applicant:** Mr Stephen Rodwell

**Officer:** Paul Earp 292193

**Approved on 12/08/08 DELEGATED**

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

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

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

#### **2) 13.01A**

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

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

#### **3) 13.03A**

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

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

#### **4) 15.01A**

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

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

#### **5) 15.02A**

No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local



Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

**BH2008/01825**

**27-28 Meeting House Lane Brighton**

Insertion of new shop window, alterations to entrance doors, and internal alterations.

**Applicant:** Mr Patrick Moorhead

**Officer:** Jonathan Puplett 292525

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

**1) 01.05AA**

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

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

**BH2008/01826**

**27-28 Meeting House Lane Brighton**

Change of use of Ground Floor from Office (B1) to Shop (A1) and associated external alterations including insertion of new shop window and alterations to entrance doors.

**Applicant:** Mr Patrick Moorhead

**Officer:** Jonathan Puplett 292525

**Approved on 13/08/08 DELEGATED**

**1) 01.01AA**

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

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

**BH2008/01835**

**5 to 6 Consecutive Cranbourne Street Brighton**

Display of halo-illuminated fascia sign and halo-illuminated projecting sign.

**Applicant:** Mr Richard Kernan

**Officer:** Clare Simpson 292454

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

**1) 10.01**

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

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

**2) 10.02**

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

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

**3) 10.03**

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

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

**4) 10.04**

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

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

**5) 10.05**

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

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

**6) 10.07A**

The illumination of the advertisement shall be non-intermittent.

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

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

**BH2008/00038**

**Black Horse Public House 112 Church Street Brighton**

Alterations to shop front - new rear access to first floor - part demolition of single storey building at rear.

**Applicant:** Enterprise Inns Plc

**Officer:** Chris Elphick 293990

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

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/01317**

**139 to 142 North Street Brighton**

Create a new DDA level access, removing existing window and section of wall, replace with fully glazed door and window above to match the style of existing.

**Applicant:** Barclays Bank Plc

**Officer:** Liz Holt 291709

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

**1) 01.01AA**

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

**2) 03.02A**

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

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

**BH2008/01357**

**17-19 Oxford Street Brighton**

Change of use of ground and first floor from class A2 (Financial and Professional services use) to class A3 (Restaurant and Cafe use) and A4 (Drinking Establishment use).

**Applicant:** Art Leisure Ltd

**Officer:** Kathryn Boggiano 292138

**Refused on 04/08/08 PLANNING COMMITTEE**

**1) UNI**

The rear roof terrace and use of the building as a late night drinking establishment would, by reason of noise and disturbance, unduly impact on the living conditions and amenity of the residents and occupiers of the neighbouring properties and as such the proposal is contrary to policies SU9, SU10, QD2, QD27 and SR12 of the Brighton & Hove Local Plan 2005.

**BH2008/01453**

**82 Lewes Road Brighton**

Move external staircase at front and alter shopfront window and door location to launderette (Amendment to approval BH2008/00130).

**Applicant:** Mr Amir Mousavi

**Officer:** Louise Kent 292198

**Approved on 15/08/08 DELEGATED**

**1) 01.01AA**

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

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

**BH2008/01560**

**Basement Flat 39A Compton Avenue Brighton**

Replacement of 2 no. sash windows with timber patio doors to rear elevation.

**Applicant:** Ms Carmel Hughes

**Officer:** Sonia Kanwar 292359

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

**1) 01.01AA**

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

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

**2) 13.02A**

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

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

with policy HE6 of the Brighton & Hove Local Plan.

**3) UNI**

The proposed doors hereby approved shall be constructed of timber frames and shall be retained so thereafter.

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

**BH2008/01592**

**30-31 Queens Road Brighton**

Certificate of Lawfulness for the existing use of a pawnbrokers (A2 use).  
(Resubmission).

**Applicant:** Paul Properties DPF No1 Ltd

**Officer:** Louise Kent 292198

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

**BH2008/01596**

**LGFF 59 Shaftesbury Road Brighton**

Replacement of existing sash window at front of property with part glazed door.

**Applicant:** Matt Goyne

**Officer:** Chris Swain 292178

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

**1) 01.01AA**

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

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

**2) UNI**

The door hereby approved should be painted timber and retained as such thereafter.

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

**BH2008/01685**

**24 Richmond Road Brighton**

Installation of first floor sash window on front elevation.

**Applicant:** Ms Sarah Farr

**Officer:** Helen Hobbs 293335

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

**1) 01.01AA**

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

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

**2) UNI**

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

*Reason: As insufficient information has been submitted to adequately ensure the satisfactory preservation of the conservation area and in accordance with policy HE6 of the Brighton & Hove Local Plan.*

**BH2008/01817**

**36-36A London Road Brighton**

Installation of new shopfront. Erection of 2 no. satellite dishes and TV aerial.

**Applicant:** Coral Racing c/o Coral Estates Ltd

**Officer:** Sonia Kanwar 292359

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

**1) 01.01AA**

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

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

**BH2008/01818**

**36/36A London Road Brighton**

Internally illuminated fascia signs and internally illuminated projecting sign.

**Applicant:** Coral Racing c/o Coral Estates Ltd

**Officer:** Sonia Kanwar 292359

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

**1) 10.01**

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

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

**2) 10.02**

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

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

**3) 10.03**

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

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

**4) 10.04**

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

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

**5) 10.05**

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

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

**6) 10.06**

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

No advertisement shall be sited or displayed so as to-

(a) endanger persons using any highway, railway, waterway, dock, harbour or

aerodrome (civil or military);

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

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

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

**7) 10.07A**

The illumination of the advertisement shall be non-intermittent.

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

**BH2008/01834**

**34a Dyke Road Brighton**

Conversion of an outside store to provide a kitchen extension. Including installation of new window and doors.

**Applicant:** Mr David Rook

**Officer:** Helen Hobbs 293335

**Approved on 13/08/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 13.03A**

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

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

**3) UNI**

The external door hereby approved shall be painted timber and retained as such thereafter.

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

**BH2008/01861**

**14 Kensington Place Brighton**

Replacement windows.

**Applicant:** Miss Toni Irvin

**Officer:** Helen Hobbs 293335

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

**1) UNI**

The replacement front bay window is considered to have a detrimental impact upon the architectural and historic character and appearance of the property and the wider Conservation Area, by virtue of the measurements of the meeting rails and bottom rails, as well as the use of non-traditional joinery. The proposal is therefore contrary to policy HE6 of the Brighton & Hove Local Plan.

**WITHDEAN**

**BH2008/01207**

**35 South Road Brighton**

Display of 2 non-illuminated fascia signs. Retrospective.

**Applicant:** Choices Estate Agents

**Officer:** Ray Hill 292323  
**Refused on 05/08/08 DELEGATED**

**1) UNI**

The proposed signs by virtue of their size and prominent siting, would be detrimental to the visual amenities of the locality contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07: Advertisements

**BH2008/01536**

**3 Highcroft Mews Highcroft Villas Brighton**

Rear conservatory.

**Applicant:** Mr & Mrs J Robertson

**Officer:** Jason Hawkes 292153

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

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**3) UNI**

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

**4) UNI**

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

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

**BH2008/01568**

**12 Bramble Rise Brighton**

Proposed front dormer (resubmission of withdrawn application BH2007/04644).

**Applicant:** Mrs M Judge

**Officer:** Wayne Nee 292132

**Approved on 15/08/08 DELEGATED**

**1) 01.01AA**

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

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

*Planning Act 1990*

**2) 03.02A**

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

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

**BH2008/01614**

**9 Green Ridge Brighton**

Roof alterations and extensions to form bedroom and shower within the roof space.

**Applicant:** Mr Currier

**Officer:** Clare Simpson 292454

**Refused on 11/08/08 DELEGATED**

**1) UNI**

The proposed roof extensions add bulk and volume to a property which is already prominent in the street when viewed in context with neighbouring bungalows. As a result the house would appear overextended and the raised gables would appear out of keeping with the prevailing character of the street scene.

Furthermore the works would have a dominating and overbearing impact on neighbouring properties. The proposal is therefore contrary to policies QD1, QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2008/01648**

**42 Harrington Road Brighton**

Front and side conservation rooflights for loft conversion.

**Applicant:** Ms L Scott-Moncrieff

**Officer:** Mark Thomas 292336

**Refused on 11/08/08 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area, further guidance is contained within Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1). Policy HE6 states that proposals within or affecting the setting of a conservation area should preserve or enhance the character or appearance of the area. The proposed rooflights situated above the front bay would represent unsympathetic and prominent additions to the detriment of the property, the street scene and the wider Preston Park conservation area. As such, the proposal is contrary to the aforementioned policy and guidance.

**BH2008/01677**

**34 Robertson Road Brighton**

Rear dormer and roof terrace.

**Applicant:** Mr Richard Little

**Officer:** Jason Hawkes 292153

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

**1) 01.01AA**

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

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

**2) UNI**



The terrace shall be limited to the size indicated on the approved drawing nos.25 & 26. Access to the remaining flat roof of the rear extension shall be for maintenance or emergency purposes only and this part of the 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) UNI**

The screen as indicated on drawing no. 26 shall be installed before the terrace is brought into use. The screen shall be retained as such thereafter.

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

### **4) 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.*

## **BH2008/01877**

### **88 Wayland Avenue Brighton**

Loft conversion with rear dormers and side half gables.

**Applicant:** Mr & Mrs Hunt

**Officer:** Mark Thomas 292336

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

### **1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposed dormer windows are inappropriately sized and positioned and represent an overdevelopment of the roofspace. The proposed half gable roof extensions will result in an inappropriately bulky roofspace and will be prominent on the street scene, exaggerating the lower level of the adjacent bungalows. 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.

## **EAST BRIGHTON**

## **BH2008/01156**

### **21 Alan Way Brighton**

Conversion of existing house into 2 no. flats.

**Applicant:** Neil Stovell

**Officer:** Kate Brocklebank 292175

**Approved on 15/08/08 DELEGATED**

### **1) 01.01AA**

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

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

**2) 02.03A**

The windows on the south and west elevation of the lower ground floor flat living room extension shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

**3) 02.05A**

The development hereby approved shall not be occupied until elevational details of the refuse and recycling storage facilities indicated on the approved plans have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full as approved and made available for use prior to occupation. These facilities shall thereafter be retained for use at all times.

*Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policies SU2 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.*

**5) 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.*

**6) 06.01A**

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

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

**7) UNI**

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

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

**BH2008/01475**

**95 Swanborough Drive Brighton**

Two storey pitched roof extension at side (revision of BH2007/04021).

**Applicant:** Mr Hanna

**Officer:** Steve Lewis 292321

**Approved on 14/08/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**3) UNI**

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

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

**BH2008/01607**

**1 - 52 Clare Walk Slinfold Close Brighton**

Change of use of garage into office and storage area.

**Applicant:** Sanctuary Hereward

**Officer:** Steve Lewis 292321

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

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**3) UNI**

Notwithstanding the approved plans, details of the front elevation at 1:5- scale, including the proposed window and door shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The works shall be carried out in strict accordance with the approved details and shall thereafter be retained to the satisfaction of the Local Planning Authority.

*Reason: To ensure a satisfactory completion to the development and to accord with policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.*

**4) UNI**

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

*Reason: to safeguard the amenity of adjoining occupiers, to avoid noise and disturbance and in accordance with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.*

#### **5) UNI**

The premises shall not be open or in use except between the hours of 08.00 and 18.00 hours on Mondays to Fridays, and between 08.00 and 12.30 hours on Saturdays and not at anytime on Sundays or Bank Holidays.

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

### **BH2008/01746**

#### **3 Chesham Street Brighton**

Demolition of existing single storey rear extension and existing outbuilding.

Construction of infill rear extension.

**Applicant:** Mr Peter Beer

**Officer:** Sonia Kanwar 292359

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

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

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

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

#### **2) 02.02A**

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

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

#### **3) 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) 13.02A**

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

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

### **BH2008/01748**

#### **163 Wilson Avenue Brighton**

Single storey rear extension.

**Applicant:** Mrs Linda Woods

**Officer:** Louise Kent 292198

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

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/01851**

**20A Eaton Place Brighton**

Internal alterations (resubmission of BH2007/04696).

**Applicant:** Miss Dee Shelly

**Officer:** Sonia Kanwar 292359

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

**1) 01.05AA**

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

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

**2) UNI**

2. No works shall take place until 1:20 elevational drawings and floor plans of the kitchen units showing their relationship with any cornicing/picture rails, plus a detailed plan for service runs, 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**

**BH2008/00860**

**71 Hanover Street Brighton**

Insertion of one conservation rooflight to front and two conservation rooflights to rear.

**Applicant:** Mr D Hearn

**Officer:** Chris Swain 292178

**Approved on 15/08/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 13.05A**

The rooflights in the approved development shall be of 'conservation style' fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

**BH2008/01383**

**18 Hartington Road Brighton**

Change of use of existing 3 storey/6 bedroomed dwelling house into 2 storey/4 bedroom house and 2 bedroom flat at lower ground floor.

**Applicant:** Mr Allen

**Officer:** Kate Brocklebank 292175

**Approved on 13/08/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 02.06A**

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

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

**3) 04.02A**

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

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

**4) 05.03**

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) 05.04**

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

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

**6) UNI**

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use for both flats. 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.*

**BH2008/01448**

**124 Elm Grove Brighton**

Replacement shopfront.

**Applicant:** Mr Richard Payne

**Officer:** Sonia Kanwar 292359

**Refused on 14/08/08 DELEGATED**

**1) UNI**

The alterations to the frontage, by virtue of the style, materials, size positioning and method of opening of the windows and the large areas of render within the shopfront, appear incongruous and out of keeping with the existing building and the surrounding area. The proposal is therefore contrary to policies QD2, QD10 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance SPD2 on Shop front design.

**BH2008/01451**

**South Lodge Hanover Crescent Brighton**

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

**Applicant:** Ms Karen Saunders

**Officer:** Steve Lewis 292321

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

**1) 01.01AA**

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

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

**2) 13.02A**

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

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

**3) UNI**

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

**BH2008/01663**

**28 Bentham Road Brighton**

Two storey rear extension above existing single storey extension, with alterations and new soil vent pipe to front (Resubmission of BH2008/00328).

**Applicant:** Mrs Jun Warbrick

**Officer:** Louise Kent 292198

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

**1) 01.01AA**

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

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

**2) 03.02A**

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

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies*

QD1 and QD14 of the Brighton & Hove Local Plan.

**BH2008/01767**

**93 Lincoln Street Brighton**

Certificate of lawfulness for proposed loft conversion to include rear facing dormer.

**Applicant:** Mr Pat Lott

**Officer:** Steve Lewis 292321

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

**BH2008/01807**

**146 Hartington Road Brighton**

Single storey rear extension and loft conversion including two rear dormers and one front rooflight. Installation of one window on the East elevation.

**Applicant:** Mr Richard White

**Officer:** Helen Hobbs 293335

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

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/01925**

**32A Melbourne Street Brighton**

Certificate of Lawfulness for proposed conversion

**Applicant:** Mr N Dowsing & S Sparks

**Officer:** Kate Brocklebank 292175

**Refused on 15/08/08 DELEGATED**

**HOLLINGBURY & STANMER**

**BH2008/00776**

**3 Nanson Road Brighton**

Creation of a new two bedroom house by building on top of existing garage extension. Resubmission.

**Applicant:** Mr Michael Collins

**Officer:** Kate Brocklebank 292175

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

**1) UNI**

Cumulatively, the proposal does not make adequate provision for private amenity space in this suburban locality, where predominantly neighbouring properties benefit from generous rear gardens. The proposal would be out of keeping with the established built form and character of the area, which currently comprises two storey dwellings set within spacious plots. The proposal fails to enhance the positive qualities of the key neighbourhood principles of the area and does not respect the spacing characteristics of the neighbourhood. Consequently the



proposal represents an over-development of the site resulting in 'town cramming' to the detriment of the character of the area. As such the principle of the development is unacceptable as the proposal fails to comply with policies HO5, QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

## **2) UNI2**

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

### **BH2008/01719**

#### **19 Haig Avenue Brighton**

Insertion of window to front elevation to create second bedroom and creation of porch to front elevation.

**Applicant:** Mr Daniel Wilson

**Officer:** Steve Lewis 292321

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

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

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

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

#### **2) 03.02A**

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

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

#### **3) UNI**

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

### **BH2008/01843**

#### **Crowhurst Corner Crowhurst Road Brighton**

Construction of sign board comprising of 7 boards located at the north corner of site.

**Applicant:** Mr Robert Stiles

**Officer:** Helen Hobbs 293335

**Approved on 12/08/08 DELEGATED**

#### **1) 10.01**

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

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

#### **2) 10.02**

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

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

### **3) 10.03**

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

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

### **4) 10.04**

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

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

### **5) 10.05**

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

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

### **6) 10.06**

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.*

## **MOULSECOOMB & BEVENDEAN**

### **BH2008/01394**

#### **99 Staplefield Drive Brighton**

Single storey rear conservatory and single storey side utility room extension, existing utility to be removed.

**Applicant:** Mr David Hogg

**Officer:** Chris Swain 292178

**Approved on 14/08/08 DELEGATED**

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

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

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

#### **2) 02.02A**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that

Order with or without modification), no window, dormer window or rooflight other than those expressly authorised by this permission shall be constructed without Planning Permission obtained from the Local Planning Authority.

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

### **3) 02.07A**

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.*

## **QUEEN'S PARK**

### **BH2007/04562**

#### **Garage adjacent 51 St Lukes Terrace Brighton**

Change of use of garage with addition of floor and alterations to form two storey one-bedroom house.

**Applicant:** Ms Chevonne Kord

**Officer:** Kate Brocklebank 292175

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

#### **1) UNI**

The proposal by reason of its design, height and siting would be an incongruous addition to the street and would be of detriment to the character and appearance of the area failing to preserve the setting of the Queen's Park Conservation Area contrary to policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposal by reason its design, height and siting is would adversely affect the residential amenities of neighbouring dwellings to the west and north of the site by way of overshadowing, overbearing affect and the perception of overlooking contrary to policy QD27 of the Brighton & Hove Local Plan.

#### **3) UNI3**

The proposed development would provide a poor level of natural light and outlook which will give rise to a feeling of confinement and sense of enclosure, resulting in a poor living environment for future occupiers contrary to policy QD27 of the Brighton & Hove Local Plan.

#### **4) UNI4**

The applicant has failed to demonstrate that the proposal will be efficient in the use of energy, water and materials as insufficient information has been submitted in this respect and therefore the development fails to meet the overall aims and objectives of policy SU2 of the Brighton & Hove Local Plan.

### **BH2007/04608**

#### **21 Atlingworth Street Brighton**

Internal alterations to existing layout of guest house (retrospective).

**Applicant:** Mr Claas Wulff  
**Officer:** Helen Hobbs 293335  
**Approved on 18/08/08 DELEGATED**

**1) 14.06A**

All existing architectural features including staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained except where otherwise agreed in writing with the Local Planning Authority.

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

**2) 14.12A**

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

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

**3) 14.13A**

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

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

**BH2008/00659**

**17 New Steine Mansions Devonshire Place Brighton**

Alterations to three timber framed windows.

**Applicant:** Mr David Haines  
**Officer:** Chris Swain 292178

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

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/01403**

**41-45 St James's Street Brighton**

Removal of condition 6 attached to BH1997/00792/FP to allow opening hours in accordance with the premises license and operating schedule.

**Applicant:** Mr David Radtke  
**Officer:** Gemma Barnes 292265

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

**1) UNI**

This premise is located in close proximity of residential dwellings. The increase in opening hours would result in a significant increase in the level of noise and disturbance to adjacent residential properties to the detriment of their amenity, contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

**BH2008/01434**

**The Colonnade Public Conveniences Madeira Drive Brighton**

Refurbishment of public wc consisting of new disabled facility and decoration to the floors, walls and ceiling.

**Applicant:** Mr Clive Robinson

**Officer:** Sonia Kanwar 292359

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

**1) 01.05AA**

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

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

**2) UNI**

Notwithstanding the approved plans, all woodwork shall be finished in varnish, to match the existing woodwork in the toilets. All new tiles should match the existing tiles in terms of colour, texture and size.

*Reason: As insufficient information has been provided, to safeguard the character of the listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.*

**BH2008/01507**

**24 St Georges Terrace Brighton**

Change of use from guest house (C1) to residential dwelling (C3) with no building works.

**Applicant:** Tamara Podmore

**Officer:** Steve Lewis 292321

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

**1) 01.01AA**

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

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

**2) 02.01A**

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

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

**3) UNI**

Within three months of the date of this permission or unless otherwise agreed a scheme for the storage of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full as approved within one month of the written approval.

*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) UNI**

Within three months of the date of this permission or unless otherwise agreed a scheme of secure cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full as approved within one month of the written approval.

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

#### **BH2008/01650**

##### **22A Upper Rock Gardens Brighton**

Removal of existing ground floor rear chimney breast and internal alterations.

**Applicant:** Ms Cathy Ceesay

**Officer:** Helen Hobbs 293335

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

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

The removal of the chimney breast at the rear of the property would result in the loss of the plan layout and fabric of the property. Policy HE1 states that proposals for listed buildings will only be permitted where the development would not have any adverse effect on the architectural and historic character of the building. Further advice contained within Supplementary Planning Guidance on listed building interiors (SPGBH 11) states that the complete or substantial removal of original features will not normally be acceptable. The proposal would therefore be harmful to the historic character, proportions and appearance of the grade II listed building and the scheme is therefore contrary to policy HE1 of the Brighton & Hove Local Plan and SPGBH 11.

##### **2) UNI2**

The proposed insertion of a bathroom to the bedroom would divide up an originally proportioned room and relate poorly to the chimney breast. SPGBH11 advises against dividing rooms to create ill-proportioned and irregular spaces. Therefore the proposal would be harmful to the historic character, proportions and appearance of the grade II listed building and the scheme is contrary to policy HE1 of the Brighton & Hove Local Plan and SPGBH11.

#### **BH2008/01943**

##### **46 Devonshire Place Brighton**

Change of use of dwelling house to self-contained maisonettes including loft conversion with front and rear dormers and lower roof terrace at rear.

**Applicant:** Mrs Miranda Llewellyn

**Officer:** Gemma Barnes 292265

#### **Approved on 18/08/08 DELEGATED**

##### **1) 02.06A**

Prior to first occupation of the development hereby approved a scheme for the storage and of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full as approved prior to first 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.*

##### **2) 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.*

**3) 06.02A**

Prior to the occupation of the development hereby approved details of secure cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to first occupation 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.*

**4) 13.02A**

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

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

**5) 13.03A**

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

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

**6) 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.*

**7) 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.*

**8) UNI**

Prior to first occupation of the development hereby approved the sustainability measures set out in the sustainability checklist/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 is sustainable and makes efficient use of energy, water and materials and in accordance with policy SU2 of the Brighton & Hove Local Plan.*

**9) UNI**

All new french doors are to be timber and retained as such thereafter.

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

**10) UNI**

Within 2 months of the date of this decision samples of the screen to the first floor roof terrace shall be submitted to and approved in writing by the Local Planning Authority. The screen shall be completely obscure glazed and erected to in accordance with details shown on the approved plan and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To safeguard the amenities of nearby properties and to comply with*

*policy QD27 of the Brighton & Hove Local Plan.*

**11) UNI**

Unless otherwise agreed in writing with the Local Planning Authority, the rear and front dormers hereby approved shall be clad in lead and retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD1 and HE6 of the Brighton & Hove Local Plan.

**12) UNI**

Prior to first occupation of the development, plans, elevations and details of materials to be used for the bin and cycle store shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved drawings and details.

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

**ROTTINGDEAN COASTAL**

**BH2008/00939**

**Land on The Elms The Green Rottingdean**

Proposed new courtyard dwelling.

**Applicant:** Mr and Mrs Wenstrom

**Officer:** Chris Elphick 293990

**Refused on 04/08/08 PLANNING COMMITTEE**

**1) UNI**

The proposal would result in a substantial loss of the open green character of the 'The Elms' and historic original village green. It would intrude into the setting and views of the Kipling Gardens and the village green, detracting from the character and appearance of these important open spaces and this part of the Conservation Area, contrary to policies QD2, QD4, QD20 and HE6 of the Brighton & Hove Local Plan.

**2) UNI2**

If this proposal were permitted the Local Planning Authority would be likely to find it more difficult to resist similar proposals in the vicinity, the cumulative effect of which would be to significantly alter the historic form and layout of properties within the immediate locality to the serious detriment of the character of this part of the Conservation Area, contrary to policy HE6 of the Brighton & Hove Local Plan.

**3) UNI3**

The principle of developing a new dwelling in the original curtilage of 'The Elms', which is considered to be of significant historical merit and prime importance to the setting of this Listed Building in its entirety, is considered to be inappropriate and unacceptable, and would result in harm to the setting of the Grade II Listed Building, contrary to policy HE3 of the Brighton & Hove Local Plan.

**4) UNI4**

The proposed dwelling by virtue of its size and position would result in a substantial loss of the historic curtilage and open garden setting of 'The Elms' representing an intrusion upon the views of and from the house, detracting from the setting of this Grade II Listed Building, contrary to policy HE3 of the Brighton & Hove Local Plan.

**5) UNI5**

Having regard to the existing built form and layout of the adjoining properties which comprise residential dwellings set within spacious plots, the proposed



dwelling by way of its limited site area and close proximity to Kipling Cottage and The Elms would represent a form of development which would be out of keeping with the present character of the area and detrimental to the quality of amenity currently experienced by neighbouring properties as a result of enclosing the existing space between the buildings contrary to policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

#### **6) UNI6**

The applicant has failed to demonstrate that the proposed dwelling would incorporate measures to ensure a satisfactory level of sustainability and has failed to demonstrate that the development would meet a minimum BREEAM/Echomes rating of at least 'Very Good', or a Code for Sustainable Homes rating of 'Level 3'. As such the proposal is considered to be contrary to policy SU2 of the Brighton & Hove Local Plan.

### **BH2008/00940**

#### **Land at The Elms The Green Rottingdean**

Proposed new courtyard dwelling.

**Applicant:** Mr and Mrs Wenstrom

**Officer:** Chris Elphick 293990

**Refused on 04/08/08 PLANNING COMMITTEE**

#### **1) UNI**

The principle of developing a new dwelling in the original curtilage of 'The Elms', which is considered to be of significant historical merit and prime importance to the setting of this Listed Building in its entirety, is considered to be an unacceptable form of development resulting in harm to the setting of the Grade II Listed Building, contrary to policy HE3 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed dwelling by virtue of its size and position would result in a substantial loss of the historic curtilage and open garden setting of 'The Elms' representing an intrusion in the views of and from the house, detracting from the setting of the Grade II Listed Building, contrary to policy HE3 of the Brighton & Hove Local Plan.

#### **3) UNI3**

Insufficient information has been submitted by the applicant, in the form of a method statement for the retention and protection during and after works, of the listed flint wall on the northern and eastern boundary of the application site. Therefore, the applicant has failed to demonstrate that the proposal would not result in harm to the structural integrity of this wall and would not harm its character, appearance and architectural and historic interest, contrary to policy HE1 of the Brighton & Hove Local Plan.

### **BH2008/01091**

#### **Ground Floor Unit 88 High Street Rottingdean**

Change of use from A1 to A2 to facilitate expansion of existing business on 1st and 2nd floors.

**Applicant:** Mr Richard Walker

**Officer:** Gemma Barnes 292265

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

#### **1) UNI**

The applicant has failed to demonstrate that the existing Class A1 retail use is no longer economically viable. Furthermore, the proposed change of use would result in the number of non retail units in this Local Centre exceeding 35%. As

such the proposal would harm the retail function of the Rottingdean Local Centre, contrary to policy SR6 of the Brighton & Hove Local Plan.

**2) UNI**

The application fails to provide onsite cycle parking facilities or to adequately address sustainable transport modes. As such the proposal is contrary to policies TR1, TR14 and QD28 of the Brighton & Hove Local Plan.

**BH2008/01231**

**Co-op Foodstore 90 - 94 High Street Rottingdean**

1 x externally illuminated fascia sign (resubmission).

**Applicant:** CWS Retail Financial Services

**Officer:** Nicola France 292211

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

**1) UNI**

The removal of the timber fascia and the construction of a new projecting fascia would be harmful to the character and appearance of the shopfront due to its bulkiness and its poor relation to the cornice feature above, which would be obscured and lose its prominence. The trough light would also be bulky and poorly related to the cornice and would obscure the cornice. This would result in an adverse effect on the character and appearance of the building and the wider Rottingdean conservation area. The advertisement would thereby be contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and the Supplementary Planning Document No. 07 on Advertisements.

**BH2008/01482**

**1 Beacon Court Greenways Brighton**

Proposed loft conversion with front and rear rooflights.

**Applicant:** Mrs Camila Tilden-Smith

**Officer:** Sonia Kanwar 292359

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

**1) UNI**

The proposed front rooflights, by virtue of their number and positioning within the front roofslope would appear as an uncharacteristic feature within the street scene and would fail to preserve the character and appearance of the building and the Ovingdean Conservation Area. The proposal is therefore contrary to policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

**BH2008/01576**

**Linwood House Roedean Way Brighton**

Erection of a swimming pool and gym extension beyond the previously approved extension. (BH2007/01791)

**Applicant:** Mr Deol

**Officer:** Steve Lewis 292321

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

**1) 01.01AA**

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

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

**2) 02.02A**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that

Order with or without modification), no window, dormer window or rooflight other than those expressly authorised by this permission shall be constructed without Planning Permission obtained from the Local Planning Authority.

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

**3) 03.02A**

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

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

**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) 15.02A**

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

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

**6) UNI**

Details of a screen at least 2 metres high at the western end of the front south facing balcony at first floor level shall be submitted to and approved by the Local Planning Authority. The screen shall be constructed in accordance with the drawings approved prior to the balcony first being used and shall be retained as such thereafter.

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

**7) UNI**

The side dormer window to bedroom 4 facing towards No. 11 Roedean Way 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 No. 11 Roedean Way and to comply with policies*

**8) UNI**

Prior to the commencement of the development, the existing eastern boundary planting shall be protected to prevent the trees being damaged during construction works and a scheme for further screen planting shall be submitted to and approved in writing by the Local Planning Authority. The screening treatments and protection works shall be carried out in strict accordance with the

approved details and shall thereafter be retained to the satisfaction of the Local Planning Authority.

*Reason: In the interests of the visual amenity of the area and to accord with policies QD15 and QD27 of the Brighton & Hove Local Plan.*

**9) UNI**

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

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

**10) UNI**

Notwithstanding the details shown on the drawings hereby approved, a visibility splay of 2 metres by 2 metres either side of the exit onto Roedean Path shall be provided before the exit is first brought into use in accordance with drawings submitted to and approved in writing by the Local Planning Authority. The visibility splay shall remain unobstructed above the height of 0.6 metres at all times.

*Reason: To ensure the safety of pedestrians and to comply with policy TR7 of the Brighton & Hove Local Plan.*

**BH2008/01609**

**49 Wanderdown Road Brighton**

Erection of rear conservatory with a pitched roof.

**Applicant:** Mr Finbar Daly

**Officer:** Helen Hobbs 293335

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

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/01680**

**60 Falmer Avenue Saltdean Brighton**

Proposed first floor rear extension over existing ground floor extension.

**Applicant:** Mr Rob Starbuck

**Officer:** Sonia Kanwar 292359

**Refused on 13/08/08 DELEGATED**

**1) UNI**

The proposed extension, by virtue of its design, height, length and siting in close proximity to the boundary with no. 58 Falmer Avenue, would result in a loss of light and aspect to the rear windows of no. 58 and would have an overbearing impact, detrimental to the residential amenity currently enjoyed by this property. As such the proposal is contrary to policies QD14 & QD27 of the Brighton & Hove Local Plan.

**BH2008/01731**

**117 Dean Court Road Rottingdean Brighton**

Proposed rear conservatory.

**Applicant:** Mr & Mrs Sinclair

**Officer:** Louise Kent 292198

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

**1) 01.01AA**

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

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

**BH2008/01737**

**106 Dean Court Road Rottingdean**

Proposed conservatory to rear.

**Applicant:** Michael Spurgin

**Officer:** Helen Hobbs 293335

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

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/01891**

**26 Wivelsfield Road Saltdean**

Single storey rear extension.

**Applicant:** Mr & Mrs Morrell

**Officer:** Helen Hobbs 293335

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

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**3) UNI**

The high level window on the Western elevation shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

**4) UNI**

The extension hereby approved shall not be brought into use until the extension to the screen wall along the boundary with No. 28 Wivelsfield Road has been fully completed in accordance with the details shown on drawing 499/01.  
Reason: To safeguard the privacy of occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2008/01903**

**2 Longhill Road Brighton**

Extension of single garage to form double garage. Creation of balcony on first floor front elevation.

**Applicant:** Mrs Jeanie Civil

**Officer:** Chris Swain 292178

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

**1) UNI**

The proposed roof terrace and related alterations to the front roofslope, by reason of their design and siting, would form an incongruous and visually intrusive extension to the house and would form an unacceptably prominent element in the street scene, and as such is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

**WOODINGDEAN**

**BH2008/00311**

**8 Deans Close Woodingdean Brighton**

Rear single storey extension with new dormer and enlargement of existing dormer and roof.

**Applicant:** Ms Jo Hall

**Officer:** Louise Kent 292198

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

**1) UNI**

The proposed extension, extended roof and two additional dormers, due to their design, size, bulk and position, would form an unsympathetic and bulky feature, which would be detrimental to the character and appearance of the bungalow and the surrounding residential amenity. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance No.1 on Roof Alterations and Extensions.

**BH2008/00955**

**Woodingdean Business Park Bexhill Road Woodingdean Brighton**

Continuation of masterplan, with construction of 6 light industrial (B1) units in two buildings and the provision of 30 parking spaces and associated landscaping.

**Applicant:** St Mowden Developments Ltd

**Officer:** Chris Elphick 293990

**Approved on 13/08/08 PLANNING COMMITTEE**

**1) 01.01AA**

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

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

**2) 02.05A**

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

retained for use all times.

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

**3) 03.01A**

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

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

**4) 05.02A**

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

*Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced to comply with policy 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 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) 25.01A**

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas, roads and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

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

**7) 25.02A**

No material shall be deposited at the site other than clean, uncontaminated naturally occurring excavated material, brick and concrete rubble only.

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

**8) 25.09A**

Any facilities above ground for the storage of oils, fuels or chemicals shall be sited on an impervious base and surrounded by impervious walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe work should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund. Such facilities shall be constructed and completed in accordance with plans approved by the Local Planning Authority.

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

**9) B03.05**

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

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

**10) B03.07**

No industrial activity of any kind, except loading and unloading, shall take place outside the proposed building but within the curtilage of the site without the prior permission of the Local Planning Authority.

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

**11) B04.01**

No development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. Such scheme shall be generally as proposed in the details submitted but shall include specific planting proposals, replacement of trees to be removed with 3 additional trees to replace the tree to be removed which is the subject of a Tree Preservation Order.

*Reason: To enhance the appearance of the development and provide a suitable relationship with the adjacent streetscape and neighbouring properties, and in the interests of the visual amenities of the area, in accordance with Brighton & Hove Local Plan policies QD1, QD2, QD15, and NC8.*

**12) B04.02**

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

*Reason: To enhance the appearance of the development and provide a suitable relationship with the adjacent streetscape and neighbouring properties, and in the interests of the visual amenities of the area, in accordance with Brighton & Hove Local Plan policies QD1, QD2, QD15, and NC8.*

**13) B04.03**

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

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

**14) UNI**

Prior to the commencement of development, details of measures to ensure that the development achieves a "Very Good" or "Excellent" BREEAM (or equivalent)



rating shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the *approved details*.

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

#### **15) UNI**

Notwithstanding the approved plans prior to commencement of development, full details of boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved plans and the boundary treatment shall be retained as such thereafter. Such details shall in particular provide for acoustic and visual screening between the boundaries of the site and 576 Falmer Road and 21 - 39 Sandhurst Road (inclusive).

*Reason: To ensure adequate containment and treatment of the site boundaries in the interests of security and safety, to ensure an appropriate appearance and in the interests of the visual and other amenities of the area and neighbouring residential properties, in accordance with Brighton & Hove Local Plan policies QD1, QD2, QD7, QD27 and SU10.*

#### **16) UNI**

Prior to commencement of development, a scheme for the suitable treatment of all plant and machinery to be used on the site against the transmission of sound and/or vibration shall be submitted to, and approved in writing 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, and the treatment as approved shall be retained thereafter.

*Reason: In the interests of the living conditions of neighbouring properties in accordance with Brighton & Hove Local Plan policies SU9, SU10 and QD27.*

#### **17) UNI**

Prior to commencement of development, a detailed scheme of any proposed external lighting and/or floodlighting shall be submitted to, and approved in writing by, the Local Planning Authority. This lighting scheme shall demonstrate that there will not be lighting overspill or glare from the site. The lighting scheme shall be implemented in accordance with the approved details and complied with at all times thereafter.

*Reason: To ensure that the external lighting within the development does not result in detriment to neighbouring properties, in accordance with policies SU9, QD27, and NC8 of the Brighton & Hove Local Plan.*

#### **18) UNI**

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

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

#### **19) UNI**

The premises shall be used for B1 (b) and B1 (c) uses and for no other purpose (including any other purposes in Class B1 or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

*Reason: To ensure that the development is not used for B1 (a) or B8 uses unless*

these are ancillary to the main B1 (b) and B1 (c) use of the development in order to comply with the development objectives for the overall site and to safeguard the amenities of the occupiers of nearby residential properties in accordance with policies EM1 and QD27 of the Brighton & Hove Local Plan.

**20) UNI**

During the course of development and construction, no works involving the use of plant or machinery shall be operated on the site except between the hours of 0700 and 1900 Mondays to Fridays and between 0800 and 1300 on Saturdays and at no time on Sundays and Bank Holidays. Subsequently, loading and unloading operations within the site shall accord with the above hours.

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

**21) UNI**

Prior to first occupation of the site, a Travel Plan shall be submitted to, and be approved in writing by, the Local Planning Authority. The Travel Plan shall include a package of measures aimed at promoting sustainable travel choices and reducing reliance on the car and shall be implemented within a time frame which shall have been agreed with the Local Planning Authority. The travel plan shall be subject to annual review, and this review shall be submitted to, and approved in writing by, the Local Planning Authority at annual intervals. The travel plan shall make reference to the travel plans produced for the earlier phases of development. Should the travel plan reviews indicate a need for additional wheelchair user parking to be provided on the site, this shall be implemented through the conversion of existing spaces, in agreement with the Local Planning Authority.

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

**22) UNI**

The car and motorcycle parking spaces and loading areas shall be permanently marked out as shown on the approved plans prior to the first occupation of any of the units hereby approved, including the designation of wheelchair user spaces, and thereafter shall be retained and used for such purposes only.

*Reason: To ensure adequate parking provision and the effective provision for the needs of those with mobility impairment, in accordance with Brighton & Hove Local Plan policies TR1, TR18 and TR19.*

**23) UNI**

No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the local planning authority:

- (a) A desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and unless otherwise agreed in writing by the local planning authority,
  - (b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175; and, unless otherwise agreed in writing by the local planning authority,
  - (c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.
- The development hereby permitted shall not be occupied or brought into use until there has been submitted to the local planning authority verification by a

competent person approved under the provisions of (c) above that any remediation scheme required and approved under the provisions of (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the local planning authority in advance of implementation). Unless otherwise agreed in writing by the local planning authority such verification shall comprise:

- i) as built drawings of the implemented scheme;
- ii) photographs of the remediation works in progress; and
- iii) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

*Reason: Previous historical activities associated with this site may have potentially caused, or have the potential to cause, contamination of controlled waters, and to ensure that the site investigations and remediation undertaken is sufficient to prevent pollution of controlled waters and in accordance with policies SU3 and SU11 of the Brighton & Hove Local Plan.*

### **BH2008/01312**

#### **21 Downland Road Brighton**

Proposed demolition of existing attached garage and construction of side/ rear extension to form two bedrooms.

**Applicant:** Mr & Mrs N Dykes

**Officer:** Sonia Kanwar 292359

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

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

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

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

#### **2) 03.02A**

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

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

### **BH2008/01458**

#### **3 Hunns Mere Way Woodingdean Business Park Brighton**

Change of use of ground floor of Unit 3 from Office (B1) to Medical Consultancy (D1).

**Applicant:** St. Modwen Developments Limited

**Officer:** Kate Brocklebank 292175

**Refused on 14/08/08 DELEGATED**

#### **1) UNI**

The site is situated within an identified employment site identified for industrial and business use. The proposed change of use from B1(a) office space to D1 medical consultancy is contrary to Brighton & Hove Local Plan policy EM1 and would jeopardise the employment objectives for the City. The applicant has failed to supply adequate justification to support an exception to the policy in this instance.

### **BH2008/01491**

#### **8 Heyworth Close Brighton**

Demolition of existing garage and proposed replacement garage to rear.

**Applicant:** Mr Wayne Sturt

**Officer:** Chris Swain 292178

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

**1) 01.01AA**

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

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

**2) 02.02A**

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

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

**3) 02.07A**

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.*

**BH2008/01503**

**144B Warren Road Brighton**

Single storey extension to rear (retrospective).

**Applicant:** Mr Kevin Gillespie

**Officer:** Chris Swain 292178

**Approved on 13/08/08 DELEGATED**

**1) 02.02A**

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

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

**2) 02.07A**

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

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

**3) 03.02A**

The external finishes of the development hereby permitted shall match in

material, colour, style, bonding and texture those of the existing building.  
*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.*

**BH2008/01630**

**119 Crescent Drive North Brighton**

Single storey rear extension.

**Applicant:** Mr Matt Jarman

**Officer:** Sonia Kanwar 292359

**Approved on 12/08/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 02.07A**

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

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

**3) 03.02A**

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

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

**BH2008/01679**

**12 Seaview Road Brighton**

Loft conversion with front dormer to provide additional first floor bedroom.

**Applicant:** Mr Paul Wibby

**Officer:** Sonia Kanwar 292359

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

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/01684**

**10 Holton Hill Brighton**

Two-storey side extension and vehicle hard-standing.

**Applicant:** Mr Charles L Kendall

**Officer:** Sonia Kanwar 292359

**Refused on 12/08/08 DELEGATED**

### **1) UNI**

The applicant has failed to demonstrate that the proposed hardstanding area would not be detrimental to the character and appearance of the area and that the gradient would be acceptable in highway safety terms. As such the proposal is contrary to policies QD2, QD14 and TR7 of the Brighton & Hove Local Plan.

### **BH2008/01735**

#### **31 Crescent Drive North Brighton**

Front double garage with extension over incorporating balcony.

**Applicant:** Mr Newman & Ms Martin

**Officer:** Louise Kent 292198

**Approved on 12/08/08 DELEGATED**

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

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

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

#### **2) 03.02A**

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

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

#### **3) UNI**

The railings hereby approved/permitted shall be painted/powdercoated in accordance with a colour scheme to be submitted to and approved in writing by the Local Planning Authority. The fencing/railings shall be painted/powdercoated in accordance with the approved details within 14 days of installation and shall be retained so coloured thereafter.

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

#### **4) UNI**

Access to the flat roof over the garage which is not enclosed by the railings 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 are

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

### **BH2008/01909**

#### **25 The Brow Brighton**

Proposed conservatory to rear.

**Applicant:** Mr Jackson

**Officer:** Helen Hobbs 293335

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

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

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

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

#### **2) 03.02A**

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

*Reason: To ensure a satisfactory appearance to the development in the interests*

*of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.*

**BH2008/01918**

**518 Falmer Road Brighton**

Proposed roof conversion comprising change in roof height and design, side dormer, 4 roof lights and solar panels to provide 2 new bedrooms and bathroom.

**Applicant:** Ms Sandra Lopez

**Officer:** Gemma Barnes 292265

**Refused on 12/08/08 DELEGATED**

**1) UNI**

The proposal, by virtue of the overall increase in height of the dwelling and the design, size and bulk of the roof, would result in a bulky and overly dominant building which would be detrimental to the character and appearance of this site and the visual amenity of the street scene. Furthermore, the proposed side dormer would create an unbalanced and visually inappropriate roof extension. As such the development is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and SPGBH1 - Roof alterations and extensions.

**BH2008/02015**

**22 Cowley Drive Brighton**

Certificate of Lawfulness for proposed half hipped roof extension (resubmission of BH2008/01298).

**Applicant:** Mr Ed Titheridge

**Officer:** Sonia Kanwar 292359

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

**BH2008/02106**

**85 Downs Valley Road Brighton**

Raising of roof and roof conversion including 2 no. rear dormers, 1 no. front dormer, front, side & rear rooflights, and alterations to roof profile including side gables with barn hip over.

**Applicant:** Mr Dan White

**Officer:** Sonia Kanwar 292359

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

**1) UNI**

The proposed roof alterations, by virtue of size, inappropriate design, and high visibility within the street scene, would form an incongruous and unsympathetic feature, detrimental to the appearance of the building and the surrounding area. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

**2) UNI2**

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

**BRUNSWICK AND ADELAIDE**

**BH2008/01024**

**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 07/08/08 DELEGATED**

**1) 01.01AA**

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

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

**2) UNI**

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

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

**3) 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.*

**BH2008/01281**

**39 Brunswick Road Hove**

Removal of existing back boilers and gas fires within the block and the installation of gas combination boilers with flues, which exit the building via the rear elevation.

**Applicant:** Southern Housing Group

**Officer:** Jonathan Puplett 292525

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

**1) 01.01AA**

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

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

**BH2008/01282**

**39 Brunswick Road Hove**

Removal of existing back boilers and gas fires within the block, and the installation of gas combination boilers, with flues which exit the building via the rear elevation.

**Applicant:** Southern Housing Group

**Officer:** Jonathan Puplett 292525

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

**1) 01.05AA**

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

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



## **BH2008/01691**

### **Rear of 70 Brunswick Place Hove**

New single storey Eco Home in location of existing double garage (facing Lansdowne Road) Re-Submission.

**Applicant:** Mr Michael Knowles

**Officer:** Jonathan Puplett 292525

### **Refused on 15/08/08 DELEGATED**

#### **1) UNI**

The existing garden area is of an inadequate size to accommodate a new residential dwelling. The proposal represents an overdevelopment of the site which would result in cramped form of development with inadequate spacing between dwellings contrary to Brighton & Hove Local Plan policies QD1 and QD2.

#### **2) UNI2**

Policies HE3 and HE6 of the Brighton & Hove Local Plan seek to secure a high standard of design; new development should preserve or enhance the surrounding conservation area and the setting of listed buildings. It is considered that the proposed structure, due to its scale, design, detailing, and materials would represent an inappropriate, incongruous, and over-prominent addition which would harm the conservation area and the setting of the surrounding buildings, contrary to the above policies.

#### **3) UNI3**

Policies QD3 and QD16 of the Brighton & Hove Local Plan require that development does not damage the amenity value and health of existing trees. Further guidance is detailed in SPD06 'trees and development sites'. Due to the proximity of the existing trees on site to the proposed new structure it appears that existing trees on the site would have to be removed to enable the construction works to proceed. Insufficient information has been submitted to show that the proposed development would not result in damage to the existing trees on site, and pressure for their reduction or removal in the future. This would be contrary to the above policies and guidance to the detriment of the visual amenities of the area.

#### **4) UNI4**

Policy HO13 of the Brighton & Hove Local Plan requires new dwellings to incorporate Lifetime Homes criteria wherever practicable, whereby the accommodation can be adapted to meet the needs of people with disabilities without major structural alterations. The proposed bathroom is not of a size which could accommodate a layout in compliance with such standards, 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. Whilst indicative details have been shown on the proposed plans of solar panels, a rainwater harvesting tank, and a green roof, overall insufficient detailed information has been submitted to show that issues of sustainability have been sufficiently addressed in the remainder of the scheme. It has not been demonstrated that the proposed dwelling could achieve an EcoHomes rating of "Very Good" or higher or a Code for Sustainable Homes rating of "Level 3" or higher.

## **BH2008/01692**

### **Rear of 70 Brunswick Place Hove**

New single storey Eco Home in location of existing double garage ( facing Lansdowne Place ) Re-Submission.

**Applicant:** Mr Michael Knowles  
**Officer:** Jonathan Puplett 292525

**Refused on 11/08/08 DELEGATED**

**1) UNI**

Policy HE3 of the Brighton & Hove Local Plan states that development will not be permitted where it would have an adverse impact on the setting of a listed building through factors such as its siting, height, bulk, scale, materials, layout, design or use. It is considered that the potential loss of existing trees on the site, and the proposed structure due to its scale, design, detailing, and materials would represent an inappropriate, incongruous, and overly-prominent addition, detracting from the setting of the listed building, no. 70 Brunswick Place, contrary to the above policy.

**CENTRAL HOVE**

**BH2006/02856**

**Lower Ground Floor 52 Church Road Hove**

Variation of condition 2 of planning permission BH2005/00285/FP to allow premises to be open between 09.00 and 24.00.

**Applicant:** H S D Trustees  
**Officer:** Clare Simpson 292454

**Refused on 13/08/08 DELEGATED**

**1) UNI**

The Local Planning Authority were justified to limit the opening hours of the new A3 use to 23.00 hrs. The premises is in the basement of a building and in close proximity to neighbouring premises. In the absence of a record of successful operations, the applicant has failed to demonstrate that the A3 use can operate extended opening hours without harming the amenity of neighbouring properties. Therefore the application to increase opening hours is contrary to policy QD27 of the Brighton and Hove Local Plan.

**BH2008/00511**

**Flat 28 4 Grand Avenue Hove**

3 Airbricks to external wall.

**Applicant:** B.J.B Developments Ltd  
**Officer:** Jason Hawkes 292153

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

**1) 01.01AA**

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

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

**BH2008/00515**

**Flat 28 4 Grand Avenue Hove**

Listed Building Consent for demolition of part of building to include removal of some internal walls to create a larger space and carry out internal alterations to relocate kitchen and bathroom; installation of 3 air bricks

**Applicant:** B.J.B Developments Ltd  
**Officer:** Jason Hawkes 292153

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

**1) 01.05AA**

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

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

**2) UNI**

The new cornices proposed shall be an exact match in terms of size, design and finish to the existing cornice in the property and shall be retained as such thereafter.

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

**BH2008/00801**

**85 George Street Hove**

Installation of new shopfront (retrospective).

**Applicant:** Mr Babak Iran

**Officer:** Jason Hawkes 292153

**Refused on 14/08/08 DELEGATED**

**1) UNI**

Supplementary Planning Document 2 on Shop Front Design (SPD02) aims to give detailed policy guidance on the replacement of existing and the installation of new shop fronts throughout the city, in order to raise the standard of design quality and enhance the attractiveness and local distinctiveness of the city's shopping centres. The document states that new shop fronts should respect the form of the building above and the frontages to each side. Policy QD10 (Shop Fronts) of the Brighton & Hove Local Plan also states that replacement shop fronts will be permitted provided the proposed shop front respects the style, proportions, detailing, colour and materials of the parent building and surrounding shop fronts. Policy QD1 also states that all proposals should demonstrate a high standard of design. Having regard to the inappropriate design, materials and finish of the shopfront, the proposal results in a detrimental impact on the appearance and character of the host building and surrounding area. This would be contrary to the above policies and supplementary planning guidance.

**BH2008/00845**

**10-11 Seafield Road Hove**

Retrospective application for change of use from Hotel (use class C1) to Student Hostel (sui generis). Retrospective.

**Applicant:** SE Group

**Officer:** Paul Earp 292193

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

**1) UNI**

The premises shall be used as a student/backpackers hostel only and for no other purpose, including a House in Multiple Occupation or as a hostel where people are placed, homeless or have special needs with payment coming from a third party.

*Reason: To ensure the premises provides holiday accommodation for visitors to Brighton & Hove and to protect amenity for occupiers of adjoining properties and to comply with policies SR15 and QD27 of the Brighton & Hove Local Plan.*

**2) UNI**

The rear outdoor area/garden shall not be used between the hours of 21.00 hours and 08.00 hours daily.

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

**BH2008/01229**

**Flat 1 21 - 23 Stirling Place Hove**

Replacement of existing windows and doors with UPVC double glazing.

**Applicant:** Miss Joanne Dowding

**Officer:** Mark Thomas 292336

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

**1) 01.01AA**

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

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

**BH2008/01629**

**Flat 3 5 St Aubyns Hove**

Installation of ventilation flue at second floor level to front.

**Applicant:** Miss Maja Cavlevska

**Officer:** Chris Wright 292097

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

**1) 01.01AA**

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

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

**2) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, within two months of the date of the installation of the new flue, the existing flue located above the second floor sash window shall be removed and the original façade, including decorative moulding above the window, shall be reinstated and made good.

*Reason: To ensure the satisfactory preservation of the original building façade and in accordance with policy HE6 of the Brighton & Hove Local Plan 2005.*

**BH2008/01678**

**76 George Street Hove**

Alterations to convert first floor storeroom into a self contained flat, including first floor rear extension.

**Applicant:** Mr Patrick Moorhead

**Officer:** Ray Hill 292323

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

**1) 01.01AA**

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

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

**2) 02.06A**

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

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

**3) 03.02A**

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

*Reason: To ensure a satisfactory appearance to the development in the interests*

*of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.*

**4) 04.02A**

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

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

**5) 05.04**

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

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

**6) 06.02A**

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

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

**7) UNI**

No development shall take place until details of the arrangements to ensure that the development remains genuinely car free at all times have been submitted to and approved in writing by the Local Planning Authority. The agreed measures shall be implemented in full before the flat is occupied, unless otherwise agreed in writing with the Local Planning Authority.

*Reason: To ensure that the proposed development does not place undue pressure on existing on-street parking in the City and to comply with policies TR1, HO7 and QD28 of the Brighton & Hove Local Plan.*

**8) UNI**

No works shall take place until details of the materials and finishes to be used for the guard rail to the roof terrace have 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 shall be maintained as such thereafter.

*Reason: To ensure a satisfactory appearance to the proposed 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.*

**9) UNI**

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

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

**BH2008/01892**

**Courtenay Side 5 Courtenay Terrace Hove**

Demolition of existing non-original balcony enclosure at ground floor rear elevation and erection of new rear extension at lower ground floor level.

**Applicant:** Mrs Barbara Ford

**Officer:** Chris Wright 292097

**Approved on 12/08/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 14.02A**

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

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

**BH2008/01894**

**Courtenay Side 5 Courtenay Terrace Hove**

Listed building consent for demolition of existing non-original balcony enclosure at ground floor rear elevation and erection of new rear extension at lower ground floor level.

**Applicant:** Mrs Barbara Ford

**Officer:** Chris Wright 292097

**Approved on 12/08/08 DELEGATED**

**1) 01.05AA**

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

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

**2) 14.02A**

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

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

**3) UNI**

The blocked doorway between the hall and proposed walk-in fridge/freezer at lower ground floor level shown on drawing no. TA 314/06 revision A., should be expressed as a recess with the architraves retained on the hall side.

*Reason: In order to show evidence of past change, to ensure the satisfactory preservation of the listed building and in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**4) UNI**

Following the removal of the balcony enclosure, the masonry of the rear elevation and the cast iron balcony railings shall be made good, using matching materials and finishes.

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

**BH2008/02209**

**Flat 1 54-55 Ventnor Villas Hove**

Installation of ground floor french doors at rear and basement window on side elevation.

**Applicant:** Mr Mark Haverstock

**Officer:** Wayne Nee 292132

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

**1) 01.01AA**

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

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

**2) UNI**

No development shall take place until details of the proposed french doors have 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 to comply with policy HE6 of the Brighton & Hove Local Plan.*

**GOLDSMID**

**BH2007/03899**

**23 Wilbury Road Hove**

Construction of victorian style lantern light on existing top floor flat roof.

**Applicant:** Mr K Nixon

**Officer:** Wayne Nee 292132

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

**1) 01.01AA**

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

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

**2) UNI**

No development shall take place until full details of the lantern, including samples and 1:20 section, 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.*

**BH2008/00966**

**2A Shirley Street Hove**

New 1 bedroom house following demolition of kitchen extension.

**Applicant:** Mr Saul Fyne

**Officer:** Jason Hawkes 292153

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

**1) UNI**

Brighton & Hove Local Plan policies QD1 and QD2 require new development to be of a high standard of design that would make a positive contribution to the surrounding area and emphasises and enhances the positive characteristics of the local neighbourhood. Policies QD3 and HO4 require that new infill development does not result in town cramming or detriment to the visual amenity of the surrounding area. Policy HE6 also states that development within or affecting the setting of conservation areas should preserve or enhance the character or appearance of the area. The proposed dwelling by virtue of its inappropriate size and design is considered to be an overdevelopment of the site

which results in a cramped form development. The modern design and materials of the building, with a curved roof and front balcony, is also out of character with the traditional character of the street and the proposed house will appear as an incongruous and unsympathetic addition. The proposal is therefore considered to detract from setting of the conservation area, the visual amenity of the area and is contrary to the above policies.

## **2) UNI2**

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

## **3) UNI3**

Policy QD27 of the Brighton & Hove Local Plan seek to protect the residential amenity of neighbouring properties. Due to the position and bulk of the dwelling in close proximity to adjacent properties, the proposal results in a heightened sense of enclosure to the neighbouring residential property to the south. 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 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 TR1 of the Brighton & Hove Local Plan requires that development proposals should provide for the demand for travel they create and maximise the use of public transport, walking and cycling. The scheme does not include any details of any off street parking or details of appropriate secure cycling parking. Based on the information submitted, the proposal does not make adequate provision for the increase in traffic likely to be generated and will result in an increased demand for on-street parking in an area where provision is limited. The proposal is therefore contrary to the above policy.

## **6) UNI6**

Policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 on Construction and Demolition Waste seek to reduce construction waste and require a Waste Minimisation Statement demonstrating how elements of sustainable waste management have been incorporated into the scheme in order to reduce the amount of waste being sent to landfill. Policy SU2 also requires all proposals to demonstrate a high standard of efficiency in the use of energy, water and materials. Insufficient information has been submitted with the application to demonstrate how these requirements have been met. The scheme is therefore contrary to the above policies and supplementary planning document.

## **7) UNI7**

Policy SU2 of the Brighton & Hove Local Plan requires proposals to provide space within each planning unit for refuse, waste recycling and composting. Insufficient information has been provided regarding refuse storage for the new dwelling. The proposal is therefore contrary to the above policy.



**BH2008/01543**

**Flat 2 45 Montefiore Road Brighton**

Insertion of rooflights (7) and replacement of existing first floor metal casement window with timber framed window.

**Applicant:** Mr Adam Appelby

**Officer:** Mark Thomas 292336

**Approved on 15/08/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.04A**

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

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

**BH2008/01579**

**7 Lansdowne Road Hove**

Proposed extension and raising of rear roof ridge, 2 no. dormers, side window and 1 no. rear roof light.

**Applicant:** Brunswick Property Services

**Officer:** Clare Simpson 292454

**Refused on 01/08/08 DELEGATED**

**1) UNI**

The increased ridge and extended ridge height of the rear gable would be seen above the existing east-west roofslope on the front of the building and as a result the property would be have an overly complex roof form. This in turn would have a detrimental impact on the appearance of the property and wider street scene.

The development is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Roof Alterations and Extensions.

**2) UNI**

The proposed dormer windows, by virtue of their bulk, form and massing dominating the rear roof slopes, fail to respect the character and appearance of the property and constitute unsightly additions to the building. The development is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Roof Alterations and Extensions (SPGBH1)

**BH2008/01603**

**68A Old Shoreham Road Hove**

Two storey side and rear extensions and new front wall and gates (amended scheme).

**Applicant:** Borderstock Limited

**Officer:** Jason Hawkes 292153

**Approved on 14/08/08 DELEGATED**

**1) 01.01AA**

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

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

**2) UNI**

Prior to the commencement of works, a scheme for the protection and retention

of the trees in the neighbouring gardens to the west shall be submitted for the approval of the Local Planning Authority. Details of methods of construction of the extensions shall be included in the scheme indicating proposed protection methods.

*Reason: To afford adequate protection of the trees in the neighbouring properties in accordance with policy QD16 of the Brighton & Hove Local Plan.*

### **3) 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 and rear elevations of the approved extensions without Planning Permission obtained from the Local Planning Authority, unless otherwise agreed in writing.

*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.*

### **4) UNI**

The windows on the side (east facing) elevation of the proposed rear extension and the rear first floor windows in the side extension shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such, unless otherwise agreed with the Local Planning Authority in writing.

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

## **BH2008/01668**

### **83 Goldstone Villas Hove**

Insertion of new french doors and windows to rear elevation - resubmission.

**Applicant:** Mr Owen

**Officer:** Ray Hill 292323

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

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

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

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

## **BH2008/01706**

### **Flat 10 Devonshire Court The Drive Hove**

Replacement of a single glazed windows with double glazing UPVC windows (retrospective).

**Applicant:** Mr Ian Hunt

**Officer:** Wayne Nee 292132

**Approved - no conditions on 19/08/08 DELEGATED**

## **BH2008/01707**

### **Flat 8 Devonshire Court The Drive Hove**

Replacement of single glazed windows with double glazed UPVC windows (retrospective).

**Applicant:** Mr David Hammant

**Officer:** Wayne Nee 292132

**Approved - no conditions on 19/08/08 DELEGATED**

**BH2008/01798**

**9 Eaton Villas Hove**

Erection of front boundary wall.

**Applicant:** Mr Stephen Jacques

**Officer:** Mark Thomas 292336

**Approved on 13/08/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 13.02A**

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

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

**BH2008/01893**

**7 Hartington Villas Hove**

Certificate of lawfulness for proposed loft conversion and internal alterations including hip to gable with rear dormer.

**Applicant:** Ms Johanna Pfeiffer

**Officer:** Mark Thomas 292336

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

**HANGLETON & KNOLL**

**BH2008/01427**

**16 Farmway Close Hove**

Certificate of lawfulness for proposed side roof extension, rear dormer and front rooflight.

**Applicant:** Ms Sharon Tibbals & Mr Jason Weller

**Officer:** Jonathan Puplett 292525

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

**BH2008/01602**

**The Bungalow 11 Hangleton Lane Hove**

New opening and gate in Grade II listed garden wall for pedestrian access.

**Applicant:** Mr George Phillips

**Officer:** Jonathan Puplett 292525

**Approved on 12/08/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 14.01A**

No works 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 works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

### **3) UNI**

The flintwork shall be made good to match the original flint walls in the type of flints, coursing, density of stones, and the mortar's colour, texture, composition, lime content and method of pointing and the pointing of the brick piers shall also match the colour and lime content of the flintwork.

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

### **4) UNI**

The gate shall be constructed of oak with tongue and groove boarding and shall be left with a natural finish and shall only be treated with clear wood preservative.

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

## **BH2008/01753**

### **The Cottage Hangleton Lane Hove**

Formation of en-suite shower room of first floor.

**Applicant:** E Semmakie

**Officer:** Chris Wright 292097

**Approved on 12/08/08 DELEGATED**

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

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

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

#### **2) UNI**

The new door shall match the other new internal doors in accordance with drawing no. 207019/4A submitted on 6 June 2008.

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

#### **3) UNI**

The walls shall be lime plastered, and the tiling around the shower shall be applied to waterproof backing board with sealed joints to prevent ingress of water into the timber framed fabric of the building.

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

#### **4) UNI**

The works hereby approved shall not commence until the following details have been submitted to and approved by the local planning authority in writing:-

i) A section at 1:2 scale through the first floor showing how the pipework will be run under the flooring without disturbing the historic timber structure of the building;

ii) Details of the flooring and any floor covering in the new en-suite shower room; and the works shall be carried out and completed in strict accordance with the approved details and maintained as such thereafter.

*Reason: Because insufficient details have been received and to ensure the preservation and enhancement of the Listed Building in accordance with policy HE1 of the Brighton & Hove Local Plan.*

## **BH2008/01819**

### **12 Lynchets Crescent Hove**

Single storey rear extension.

**Applicant:** Mr & Mrs L Eckworth

**Officer:** Mark Thomas 292336

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

### **1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed rear extension represents an excessive enlargement of the existing building, resulting in an over-extended appearance which would be to the detriment of the property. The development would detract from the appearance of the property, contrary to the above policies, to the detriment of the visual amenities of the area.

### **1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed rear extension represents an excessive enlargement of the existing building, resulting in an over-extended appearance which would be to the detriment of the property. The development would detract from the appearance of the property, contrary to the above policies, to the detriment of the visual amenities of the area.

## **BH2008/01884**

### **The Bungalow 11 Hangleton Lane Hove**

New opening and gate in grade II listed garden wall for pedestrian access.

**Applicant:** Mr George Phillips

**Officer:** Jonathan Puplett 292525

## **Approved on 12/08/08 DELEGATED**

### **1) 01.05AA**

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

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

### **2) 14.01A**

No works 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 works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

### **3) UNI**

The flintwork shall be made good to match the original flint walls in the type of flints, coursing, density of stones, and the mortar's colour, texture, composition, lime content and method of pointing and the pointing of the brick piers shall also match the colour and lime content of the flintwork.

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

### **4) UNI**

The gate shall be constructed of oak with tongue and groove boarding and shall be left with a natural finish and shall only be treated with clear wood preservative.

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

## **BH2008/01988**

### **28 Poplar Avenue Hove**

Proposed first floor pitched roof rear extension.

**Applicant:** Mr Peter Bowler

**Officer:** Wayne Nee 292132

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

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed first floor extension, by virtue of its bulk, height, and projection, forms an inappropriate addition to the building. The extension would represent an oppressive and overbearing structure that would result in an increased sense of enclosure and significant overshadowing to the detriment of the amenities of residents at no. 30 Poplar Avenue. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan.

**BH2008/02102**

**60 Amberley Drive Hove**

Demolition of rear store, construction of single storey rear extension and window/door alterations to side elevation.

**Applicant:** Mrs G Samaan

**Officer:** Mark Thomas 292336

**Approved on 12/08/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**NORTH PORTSLADE**

**BH2008/01779**

**72 Graham Avenue Portslade**

Certificate of Lawfulness for proposed rear dormer to replace existing rear dormer.

**Applicant:** Mr & Mrs Creasey

**Officer:** Mark Thomas 292336

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

**BH2008/02127**

**133 North Lane Portslade**

Certificate of Lawfulness for proposed roof extension from hipped roof to gable end and rooflights.

**Applicant:** Mr M Herbert

**Officer:** Mark Thomas 292336

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

## **SOUTH PORTSLADE**

### **BH2008/01060**

#### **87 Trafalgar Road Portslade Brighton**

Conversion of existing house into 3 dwelling units, comprising 2 one-bedroom flats and 1 two-bedroom maisonette. Erection of front and rear facing roof dormers.

**Applicant:** Moloney & Lawrence

**Officer:** Ray Hill 292323

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

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

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

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

#### **2) 02.06A**

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

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

#### **3) 03.02A**

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

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

#### **4) 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) 05.03**

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.*

#### **6) 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.*

**7) 06.02A**

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

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

**8) UNI**

A scheme of hard and soft landscaping shall be submitted to the Local Planning Authority for approval before the development is begun; when approved the planting shall be provided before any part of the development is occupied or within such longer period or periods as the Local Planning Authority may previously agree in writing and shall be maintained for a period of three years from the date of planting; any planting that dies or is severely damaged or becomes diseased or is removed within that period shall be replaced by planting of similar size and species to that originally provided.

*Reason: To enhance the appearance of the development, to protect the visual amenities of the locality, and to ensure that the new planting becomes established in accordance with policy QD16 of the Brighton & Hove Local Plan.*

**9) UNI**

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

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

**BH2008/01110**

**9 Benfield Close Portslade**

Single storey rear extension (retrospective).

**Applicant:** Mr Peter Fagan

**Officer:** Wayne Nee 292132

**Refused on 01/08/08 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires extensions and alterations will only be granted if the proposed development is well designed, sited and detailed in relation to the property and the adjoining properties. The proposed single storey rear extension, by virtue of its bulk, height above the eaves line of the parent building, excessive projection from the building, its inappropriate materials, and the dominant height of the chimney, forms an incongruous and unsympathetic feature poorly related to the appearance of the building and to the visual amenity of the surrounding area. The proposal is therefore contrary to the above policy.

**2) UNI**

Policies QD14 and QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed extension, by virtue of its



projection, positioning and proximity to the neighbouring boundary, fails to take into account its relationship with the adjoining semi detached property, and represents an overbearing addition which results in a significant loss of outlook, daylight, and a heightened sense of enclosure and loss of light to no. 10 Benfield Close. The proposed extension also has an overbearing affect on the rear garden amenity spaces of nos. 33 & 35 Foredown Drive. The proposal leads to a loss of amenity and is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2008/01860**

**10 Valerie Close Portslade**

Proposed single storey rear extension.

**Applicant:** Mr Dave Boswell

**Officer:** Wayne Nee 292132

**Approved on 13/08/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/01895**

**27-53 Old Shoreham Road Portslade**

Internally illuminated pole mounted double sided display unit (retrospective).

**Applicant:** Miss Helen Groth

**Officer:** Clare Simpson 292454

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

**1) UNI**

The sign is a prominent feature of the street and by virtue of its size, siting and illumination is considered to be inappropriate for the garage forecourt. The sign gives the premises a cluttered appearance when viewed from the street to the detriment of the wider street scene. For these reasons the proposal is contrary to policies QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document on Advertisements SPD07.

**STANFORD**

**BH2007/04483**

**Rear of 63/65 Hove Park Road Hove**

Demolition of existing garage and erection of single detached dwelling .

**Applicant:** Perth Securities

**Officer:** Jason Hawkes 292153

**Approved on 11/08/08 PLANNING COMMITTEE**

**1) 01.01AA**

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

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

## **2) 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 policies QD14 and QD27 of the Brighton & Hove Local Plan.*

## **3) 02.02A**

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

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

## **4) 02.04A**

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.*

## **5) 02.06A**

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

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

## **6) 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.*

## **7) 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.*

## **8) 05.01AA**

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

*Reason: To ensure that the development is sustainable and makes efficient use*

*of energy, water and materials and in accordance with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991 - 2011 and SU2 of the Brighton & Hove Local Plan.*

**9) 06.02A**

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

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

**10) UNI**

The windows and rooflights on the north and south side elevations and the rear facing rooflights shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such, unless otherwise agreed with the Local Planning Authority in writing.

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

**11) UNI**

No works shall commence until full details of a landscaping scheme, which includes hard surfacing, means of enclosure along the sites boundaries in the form of landscaping and planting, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall make particular provision for the replacement of each of the trees lost as a result of the development with trees of appropriate species, standard and location to be first agreed in writing by the Local Planning Authority before development commences. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied. The scheme shall include full details of replacement trees to compensate for the loss of existing trees.

*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.*

**12) UNI**

No development shall take place until details of the proposed solar panels have been submitted to and approved in writing by the Local Planning Authority. The information shall include technical details and profiles of the panels on the roof. The approved scheme shall be implemented prior to occupation of the dwelling and shall be retained as such thereafter.

*Reason: To ensure that the solar panels are appropriate in terms of their appearance in accordance with policies QD1 and SU2 of the Brighton & Hove Local Plan.*

**13) UNI**

Notwithstanding the Waste Management Plan submitted with the application, no development shall take place until details of the proposed waste contractors have been submitted to and approved in writing by the Local Planning Authority. The contractors must be registered with the Environment Agency.

*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.*

**BH2008/00706**

**Three City Park The Drove Hove**

To install an external generator in existing storage area which is screened, from a new timber framed smoking shelter. New access path. Form a new shower block within the lower ground floor car park area, bin stores. New comms room within upper ground floor level.

**Applicant:** Mr Nigel Fox

**Officer:** Guy Everest 293334

**Approved - no conditions on 05/08/08 DELEGATED**

**BH2008/01209**

**19 Elizabeth Avenue Hove**

Proposed erection of single-storey rear extension. (Resubmission of expired planning permission BH2001/02063).

**Applicant:** Mr M Taheri-Kadkhoda

**Officer:** Jonathan Puplett 292525

**Approved on 13/08/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 02.07A**

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

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

**3) 03.02A**

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

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

**4) UNI**

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

*Reason: To safeguard the privacy of residents of the adjoining property, no. 17 Elizabeth Avenue, and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**BH2008/01310**

**71 Benett Drive Hove**

Roof conversion including front, rear and side dormers.

**Applicant:** Mr T Lee

**Officer:** Guy Everest 293334

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

## **1) UNI**

The proposed rear dormer, and associated balcony, by reason of its size and design would appear an unduly bulky and dominant addition out of character with the existing property and surrounding area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan, and to the provisions of supplementary planning guidance note BH1: roof alterations and extensions.

## **2) UNI2**

The development, due to the presence of a balcony, would result in downward overlooking and significant loss of privacy for occupiers of 69 Bennett Drive to the detriment of their amenity. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2008/01341**

#### **40 Hill Brow Hove**

First floor rear extension and conservatory.

**Applicant:** Mr Brian Cox

**Officer:** Chris Wright 292097

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

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

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

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

#### **2) 02.03A**

The windows to the northern elevation of the conservatory extension hereby approved shall not be glazed otherwise than with obscured glass and shall be fixed shut and thereafter permanently retained as such.

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

#### **3) 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.*

#### **5) 05.03**

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

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

**BH2008/01392**

**16 Orchard Avenue Hove**

Extension at first floor level over existing garage.

**Applicant:** Mr & Mrs JP McFarlane

**Officer:** Mark Thomas 292336

**Refused on 13/08/08 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed first floor side extension does not relate well to the existing building and would have a 'tacked on' appearance. This would be to the detriment of the property and the surrounding street scene. The development would detract from the appearance of the property, contrary to the above policies to the detriment of the visual amenities of the area.

**BH2008/01554**

**Sackville Trading Estate Sackville Road Hove**

Demolition of existing buildings with construction of new comprehensive development providing a mix of uses focusing around a new public square, including: an A1 food store, A1 non-food retailing, associated A2-A5 retailing, residential apartments, offices, underground car parking, associated infrastructure works including improved access, servicing and public realm improvements.

**Applicant:** Parkridge Developments

**Officer:** Nicola Hurley 292114

**Refused on 07/08/08 PLANNING COMMITTEE**

**1) UNI**

The development by reason of scale, bulk, mix of uses and capacity of the site to accommodate the proposed development reliant on a single access point is considered to represent an overdevelopment of the site. The proposal is therefore contrary to policies TR1, QD1, QD2, QD3, QD27, HO3, HO4, HO5 and HO6 of the Brighton & Hove Local Plan.

**2) UNI10**

The proposed development would by reason of its height, scale and positioning in close proximity to the north west boundary of the site lead to a significant overbearing effect and increased sense of enclosure to neighbouring properties to the detriment of the living conditions of existing occupiers. Furthermore, the development by reason of the height and scale of the proposed blocks would have a detrimental impact on the amenity of future occupiers. The proposal would therefore be contrary to policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

**3) UNI11**

The application proposes internal bathrooms throughout the development which would be reliant on artificial lighting and mechanical ventilation to an unacceptable level. The proposed development is therefore contrary to policy SU2 of the Brighton & Hove Local Plan and SPGBH16: Renewable Energy and Energy Efficiency in New Developments.

**4) UNI12**

The applicant has failed to demonstrate that the proposed CHP plant would deliver a reduction of 29% in carbon emissions as suggested in the supporting documentation and will not have a detrimental impact on neighbouring amenity by reason of noise and disturbance. The proposal would therefore be contrary to policies SU2, SU10 and QD27 of the Brighton & Hove Local Plan.

#### **5) UNI13**

A high proportion of the site falls into a noise category C location for noise exposure. The applicant has failed to demonstrate that the proposed residential occupiers will not be unduly affected in terms of noise, disturbance and vibration from neighbouring industrial uses together with traffic from Old Shoreham Road and Sackville Road. It is thereby prohibiting a full assessment of the impact on neighbouring amenity and the applicants have failed to establish that the development is in accordance with policies QD27 and SU10 of the Brighton & Hove Local Plan.

#### **6) UNI14**

Policy TR1 of the Brighton & Hove Local Plan requires developments to provide for the demand for travel that is created. The Transport Assessment does not provide a robust estimate of the nature of trips likely to be generated by the development or their likely impact on the network. The level of parking provided fails to provide for the increased demand and the Transport Assessment fails to demonstrate how new trips will be made by sustainable modes and how the use of these modes will be maximised. The application is therefore contrary to policy TR1 of the Brighton & Hove Local Plan.

#### **7) UNI15**

The applicant has failed to demonstrate how the car parking, disabled car parking and cycle parking will be allocated to the proposed uses of the development. Furthermore, the spacing of the cycle stands are not adequate and the total number of disabled spaces proposed is deficient. The proposal is therefore contrary to policies TR14, TR18 and TR19 of the Brighton & Hove Local Plan.

#### **8) UNI16**

The applicant has failed to establish whether the proposed traffic signal controlled junction and surrounding junctions can work effectively and maintain the free flow of traffic on a strategic route for the city. The application is therefore contrary to policy TR1 of the Brighton & Hove Local Plan.

#### **9) UNI17**

Policy TR16 of the Brighton & Hove Local Plan states that planning permission will only be granted for developments that will not affect the use of the railway sidings and coal depot adjacent to Hove Station, together with the road and rail access to them, because they have been identified as a potential site for the transfer of waste onto the railway system by policy WLP7 of the East Sussex and Brighton & Hove Waste Local Plan. Insufficient information has been submitted in support of the application to ensure the future protection of the allocated site to the south of the application site.

#### **10) UNI18**

The application does not consider the monitoring of local on street parking and possible need for remedial measures to ensure that displaced parking does not cause parking problems in the surrounding area. The proposal is therefore contrary to policy TR2 of the Brighton & Hove Local Plan.

#### **11) UNI19**

The application does not consider pedestrian routes outside the site which are reasonably related to the development. The proposal is therefore contrary to policy TR8 of the Brighton & Hove Local Plan.

#### **12) UNI2**

The proposal would be contrary to policy EM3 of the Brighton & Hove Local Plan which seeks to restrict the loss of industrial/office uses unless it has been demonstrated that the use is no longer viable. Applicants are expected to demonstrate active marketing of the unit on competitive terms for a period of twelve months or more. The scheme would result in a net loss of employment floor space. No information has been submitted with the application to

demonstrate the use of the office space is no longer viable, particularly given the out of date information submitted. Furthermore, if a unit is demonstrated to be redundant, preference is given to alternative employment generating uses or affordable housing.

### **13) UNI3**

The applicant has failed to demonstrate that the introduction of a 5,488 square metre food store and 5,155 square metres of retail floor space (with potential for approximately 3600 square metres of mezzanine space) would not have a detrimental impact on the existing town and local centres in order to ensure that their vitality and viability is not compromised. The development is therefore considered contrary to PPS 6 and policies SR1 and SR2 of the Brighton & Hove Local Plan.

### **14) UNI4**

Policy SR12 of the Brighton & Hove Local Plan refers to large premises falling within A3 (restaurants and cafes) and A4 (pubs and bars) of the Use Classes Order and states new cafes, restaurants, bars or public houses or extensions to such facilities with a total resultant public floor space in excess of 150 square metres will be permitted provided a) the premises would not be within 400m of another establishment falling into the above category; b) the premises do not, or will not operate within, or abutting, premises containing residential accommodation except that occupied by staff of the premises; c) the use will not cause nuisance or an increase in disturbance to nearby residents by reason of noise from within the premises; and d) the use is unlikely to result in increased levels of public disorder or nuisance and disturbance to nearby residents as a result of people leaving the premises late at night and dispersing to transport and other destinations. No information has been submitted in order to allow an assessment.

### **15) UNI5**

The proposed development, by reason of its form, bulk, scale and positioning in the site and external appearance, would be out of keeping with surrounding development and represents an incongruous feature that fails to respect the context of its setting. The proposal is therefore contrary to policies QD1, QD2, QD3, QD5, HO3 and HO4 of the Brighton & Hove Local Plan.

### **16) UNI6**

Policy HO3 requires developments to incorporate a mix of dwelling types and sizes that reflects and responds to Brighton & Hove's housing need. The proposed mix of residential accommodation fails to provide a sufficient number of three bedroom units. The proposal therefore fails to provide an adequate standard of accommodation to the detriment of future occupiers and the City's housing stock.

### **17) UNI7**

The proposal would result in an unsatisfactory level of private amenity space which would be to the detriment of the living conditions of any future residents of the scheme and is contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

### **18) UNI8**

Policy HO6 of the Brighton & Hove Local Plan requires the provision for outdoor recreation space. Where it is not practicable or appropriate for all or part of the space-requirement to be provided on-site, contributions to their provision on a suitable alternative site may be acceptable. The proposed communal amenity space fails to provide children's equipped play space and adult/youth outdoor sports facilities. Furthermore, the quality of the space provided is also questioned, given the close proximity of the amenity space to neighbouring commercial units and the service area for the retail units and residential units and the communal



amenity space to the north will be overshadowed by the proposed building structures. It would be appropriate and practicable for a proportion of the outdoor recreation space to be provided on-site in this location. The proposal would thereby be contrary to the policy, to the detriment of the amenities of the future occupiers of the properties.

#### **19) UNI9**

Policy HO13 of the Brighton & Hove Local Plan requires new residential dwellings to be built to a lifetime homes standard whereby the accommodation can be adapted to meet the needs of people with disabilities without major structural alterations. The scheme fails to incorporate lifetime home standards to the design of the flats and the scheme fails to provide an adequate number of wheelchair accessible flats and do not meet the required standards.

#### **BH2008/01581**

##### **Land at rear of 6 & 8 Kelly Road Hove**

Erection of two-storey dwelling on land at rear of 6 & 8 Kelly Road.

**Applicant:** Miss Eman Barakat

**Officer:** Guy Everest 293334

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

#### **1) UNI**

The proposed dwelling by reason of its footprint and scale represents an overly intrusive and dominant addition to this backland site, and would appear incongruous in relation to the spacious setting of immediately adjoining development. The proposal is therefore contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed dwelling is in close proximity to trees protected by Tree Preservation Order 2004/4. The development by reason of its siting in close proximity to the northern boundary of the site will result in significant damage to the health and vitality of adjoining trees by way of disturbance to roots and through future pressure for their reduction. The proposal is therefore contrary to policies QD1, QD2, QD3 and QD16 of the Brighton & Hove Local Plan, and Supplementary Planning Document 06: Trees and Development Sites.

#### **3) UNI3**

The proposed dwelling would lead to significant overlooking and loss of privacy to occupiers of 6 & 8 Kelly Road to the detriment of their amenity. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

#### **4) UNI4**

Insufficient information has been submitted to demonstrate the proposal would not represent a safety hazard by reason of insufficient on-site turning space for vehicles. The proposal is therefore contrary to policy TR7 of the Brighton & Hove Local Plan.

#### **BH2008/01605**

##### **12 Orchard Avenue Hove**

Proposed ground floor extension for new kitchen/diner, study and garage on rear and side elevations.

**Applicant:** Mr Andrew Clements

**Officer:** Wayne Nee 292132

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

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

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

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

*Planning Act 1990*

**2) 03.02A**

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

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

**BH2008/01847**

**94 Shirley Drive Hove**

Erection of first floor extension over existing garage and alteration and conversion of garage and adjacent covered area to living accommodation. Erection of first floor extension over existing study. Demolition of existing rear conservatory and erection of new larger conservatory with first floor balcony. Associated minor alterations. (Amended front extension).

**Applicant:** Mr Andrew Lawrence

**Officer:** Jason Hawkes 292153

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

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**3) UNI**

The proposed window in the side elevation of the rear conservatory facing east 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.

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

**4) UNI**

Access to the conservatory roofs adjacent the approved rear balcony area shall be for maintenance or emergency purposes only and these roofs shall not be used as roof gardens, terraces, patios or similar amenity areas.

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

**5) UNI**

The opaque glass screen for the approved rear terrace, as indicated on drawing no. 09A, shall be installed before the terrace is brought into use. The screen shall be retained as such thereafter.

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

**6) UNI**

During construction of the approved scheme, the juvenile Birch tree on the verge outside the property shall be protected to standard BS 5837 (2005) and retained as such thereafter.

*Reason: In order to protect and retain a substantial tree in accordance with policy QD16 of the Brighton & Hove Local Plan.*

**7) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other order revoking that Order with or without modification), no window 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.*

**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.*

**BH2008/01945**

**211 Old Shoreham Road Hove**

Conversion to form 2 no.1 bedroom flats and 1 no. 2 bedroom flat.

**Applicant:** Mr Vincent O'Rourke

**Officer:** Clare Simpson 292454

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

**1) UNI**

Policy HO9 of the Brighton & Hove Local Plan requires that one of the converted units of accommodation should be suitable for family occupation. None of the proposed units are suitable for family occupation. Although the ground floor unit has two bedrooms it does have small and cramped living accommodation which fails to provide suitable accommodation and is symptomatic of an overdevelopment of the site. This unit does not represent the size and type of accommodation that responds to the Brighton & Hove's housing needs. The proposal is therefore contrary to policy HO9 of the Brighton & Hove Local Plan.

**2) UNI**

The proposal does not include the provision of any off-street car parking for all the flats and no details of cycle parking have been submitted. In the absence of measures to demonstrate that the proposed development can provide for the travel demand that it will create. The proposal is contrary to policies HO9, TR1, TR14, and TR19 of the Brighton & Hove Local Plan.

**3) UNI**

Policy HO13 of the Brighton & Hove Local Plan requires new residential dwellings to be built to a lifetime homes standard whereby the accommodation can be adapted to meet the needs of people with disabilities without major structural alteration. No information has been submitted with application to comply with the requirements of policy HO13 have been met.

**4) UNI**

The applicant has failed to demonstrate that the proposal has incorporated efficient use of energy water and resources. No refuse and recycling facilities are proposed. The development is therefore contrary to policy SU2 of the Brighton &

Hove Local Plan.

**5) UNI**

Circular 01/2006 requires the submission of a Design and Access Statement to accompany all planning applications. A design and access statement should illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way. The application has not been accompanied by a Design and Access Statement.

**BH2008/01983**

**246 Old Shoreham Road Hove**

Demolition of existing conservatory and construction of a single storey rear extension.

**Applicant:** Mr & Mrs Gavin

**Officer:** Wayne Nee 292132

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

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/02047**

**14 Mill Drive Hove**

Single storey rear extension.

**Applicant:** Mr Tony Almeida

**Officer:** Mark Thomas 292336

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

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/02067**

**38 Lullington Avenue Hove**

Single storey rear extension.

**Applicant:** Mr Scott Dowdy

**Officer:** Mark Thomas 292336

**Approved on 12/08/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/02084**

**21 Hove Park Road Hove**

New white rendered upper storey extension to existing link building between existing main house and garage. New garden wall to replace existing garden wall.

**Applicant:** Mr Brent Taggart

**Officer:** Chris Wright 292097

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

**1) UNI**

Policy QD2 of the Brighton & Hove Local Plan requires that all new developments should take into account the positive qualities of the local neighbourhood by taking into account the characteristics of existing buildings and policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed extension is poorly sited and does not compliment or replicate the form, design and architectural features of the existing building and as such would detract from the appearance of the building and give rise to visual harm. The proposal is therefore contrary to the above policies.

**2) UNI2**

Policy QD2 of the Brighton & Hove Local Plan requires that all new developments should take into account the positive qualities of the local neighbourhood, such as means of enclosure and boundary treatment, and policy QD14 of the Brighton and Hove Local Plan requires that all alterations are well designed and detailed in relation to the prevailing characteristics of adjoining properties and the surrounding area. The proposed boundary wall would, by reason of its height, design and external finishes, be out of keeping with adjoining brick walls and timber fences and would be unduly intrusive, to the detriment of visual amenity and the wider street scene.

**BH2008/02128**

**56 Hill Brow Hove**

Certificate of Lawfulness for the proposed development of a rear roof dormer and front roof window, and extension of lounge and hall on ground floor front elevation.

**Applicant:** Mr Wayne Grundy

**Officer:** Wayne Nee 292132

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

**WESTBOURNE**

**BH2007/03371**

**1 Westbourne Grove Hove**

Variation of condition 9 of BH2005/06428 to vary the obligation to enter into S106 agreement which ensures residents of development are not eligible for parking permits and as a contribution towards the sustainable transport strategy;

provision of one parking space to the front of property.

**Applicant:** R Saunders & S Elsom

**Officer:** Guy Everest 293334

**Approved on 13/08/08 DELEGATED**

**1) UNI**

The development shall not be occupied until details of a scheme to provide sustainable transport infrastructure, to support the demand for travel generated by the development, and to ensure the residential units remain genuinely car-free at all times has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

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

**BH2008/01473**

**40C Sackville Gardens Hove**

Conversion of 1st & 2nd floor maisonette to form two self-contained units comprising a two-bed flat at 1st floor level and a one-bed flat at 2nd floor level.

**Applicant:** Penny Enterprises Ltd

**Officer:** Jonathan Puplett 292525

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

**1) UNI**

Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and / or adjacent residents. The proposed flat, the habitable rooms of which are located in the roof space of the building, would not provide an acceptable standard of accommodation for future residents. Each habitable room is dictated by roof pitches that reduce the amount of usable floor area, providing cramped accommodation. The roofspace is not of a suitable size for a self contained one-bedroom flat; the location of the bathroom a floor below the remainder of the flat has resulted in an awkward layout. The proposal is considered an overdevelopment of the existing maisonette, furthermore the accommodation is considered below the standard that the council would reasonably expect and contrary to policies HO4 and QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

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. The proposed kitchen area of the second floor / roof level flat would not receive adequate natural light and ventilation, contrary to this policy.

**3) UNI3**

Policy HO13 of the Brighton & Hove Local Plan requires new residential units incorporate Lifetime Homes criteria wherever practicable, whereby the accommodation can be adapted to meet the needs of people with disabilities without major structural alterations. The proposal to locate the bathroom on a separate floor to the living accommodation would cause extreme difficulty to future residents of limited mobility, contrary to the aims and objectives of the above policy and the standards described in PAN03: Accessible Housing and Lifetime Homes.

**BH2008/01484**

**The Vault 168 Portland Road Hove**

Variation of condition 2 of planning application BH2006/00460 to increase

opening hours from 9.00am to 12pm for drinks and food (non-alcoholic).

**Applicant:** Mr Derek Button

**Officer:** Clare Simpson 292454

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

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**3) UNI**

The premises shall not be open or in use except between the hours of 09.00 and 02.00 hours Monday to Sunday.

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

**4) UNI**

The odour control equipment (and equipment soundproofing) and the soundproofing of the building approved and implemented with the previous consent shall be retained as such thereafter.

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

**5) UNI**

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

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

**6) UNI**

No loading or unloading of vehicles shall take place between the hours of 19.00 to 07.00 on Monday to Friday, after 13.00 Saturdays and not at any time on Sundays or Bank Holiday Mondays.

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

**7) UNI**

The refuse and recycling storage facilities indicated on the previously approved plans and fully implemented shall thereafter be retained for use at all times.

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

**8) UNI**

The outdoor seating area shall not be in use except between the hours of 09.00 and 22.00.

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

**BH2008/01690**

**38 Westbourne Street Hove**

Certificate of lawfulness for existing use as a 1 bedroom ground floor flat and a 2 bedroom first and second floor maisonette.

**Applicant:** Peter Robinson

**Officer:** Clare Simpson 292454  
**Approved on 04/08/08 DELEGATED**

**BH2008/01695**

**35 Channings 215 Kingsway Hove**

Replacement UPVC windows to front elevation (resubmission of refused application BH2008/00682)

**Applicant:** Mrs E Roberts

**Officer:** Wayne Nee 292132

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

**1) 01.01AA**

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

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

**BH2008/01775**

**10 Montgomery Street Hove**

Certificate of lawfulness for proposed loft conversion with full width rear dormer.

**Applicant:** Mr Tom Liardet

**Officer:** Wayne Nee 292132

**Approved on 15/08/08 DELEGATED**

**BH2008/01881**

**44 Sackville Road Hove**

Proposed UPVC conservatory at rear.

**Applicant:** Mrs M Duque-Ordiz

**Officer:** Wayne Nee 292132

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

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/02032**

**9 Langdale Gardens Hove**

Single storey rear extension.

**Applicant:** Mr Alex Kirkbride

**Officer:** Mark Thomas 292336

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

**1) 01.01AA**

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

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

**2) 03.02A**

The external finishes of the development hereby permitted shall match in



material, colour, style, bonding and texture those of the existing building.  
*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.*

**BH2008/02078**

**122 Wordsworth Street Hove**

Certificate of Lawfulness for proposed single storey rear extension.

**Applicant:** Mr Jimmy Ashmore

**Officer:** Mark Thomas 292336

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

**WISH**

**BH2008/00679**

**333 Kingsway Hove**

Retrospective application for the erection of ventilation ducting at rear of property.

**Applicant:** Ozgur Uzum

**Officer:** Guy Everest 293334

**Approved on 12/08/08 DELEGATED**

**1) UNI**

A scheme for painting the external ducting hereby approved a matt colour shall be submitted to and agreed in writing by the Local Planning Authority (LPA) within one month of the date of this decision letter. The ducting shall be painted in accordance with the agreed details within 2 months of the date of the notification of the approval by the LPA, and thereafter retained.

*Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policy QD14 of the Brighton & Hove Local Plan.*

**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 (with Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997).

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

**BH2008/00946**

**1 Boundary Road Hove**

Conversion of property to form 2 one-bedroom flats and 1 three-bedroom house, with retention of ground floor retail unit.

**Applicant:** Mrs Vivien Sayers

**Officer:** Guy Everest 293334

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

**1) 01.01AA**

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

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

**2) 02.05A**

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) 05.04**

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

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

**5) 06.03A**

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

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

**6) UNI**

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.*

**BH2008/01259**

**Flat 2 77A Boundary Road Hove**

Formation of roof terrace to existing flat roof at rear of property including decking, parapet walls, bamboo screening and the replacement of an existing window with French doors.

**Applicant:** Ms Louise McCarron

**Officer:** Jonathan Puplett 292525

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

**1) UNI**

Policies QD14 and QD27 state that planning permission will not be granted for alterations which would cause material nuisance and loss of amenity to existing / future residents and users of adjoining properties. Policy SU10 requires that

proposals minimise the impact of noise on the occupiers of neighbouring properties. Use of the proposed roof terrace (and the potential use of the fire escape as a rear access to the flat) would create noise disturbance which would harm the residential amenity of the future residents of the flat currently under construction to the north of the application property. This new flat has a rear window serving a bedroom located in close proximity to the proposed roof terrace area. Due to a gap in the north side of the screening (and the proposed use of the fire escape as a rear access to the flat), use of the terrace would also result in overlooking of the bedroom window of the adjoining flat. The proposed scheme is therefore contrary to the above policies.

## **2) UNI2**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed bamboo screening is considered to be an addition which is not sympathetic to the appearance of the building. The scheme is therefore contrary to the above policy.

### **BH2008/01689**

#### **Garages rear of 8-16 St Leonards Road Hove**

Demolition of existing garages and construction of three new 2 storey houses.

**Applicant:** A J Kelly

**Officer:** Jason Hawkes 292153

**Refused on 12/08/08 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 dwellings by virtue of their excessive scale and number are considered to be an overdevelopment of the site resulting in a cramped form of development, which fail to respect the constraints of the site and their relationship to surrounding properties. The proposal is therefore contrary to the above policies.

## **2) UNI2**

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

### **BH2008/01806**

#### **33 Boundary Road Hove**

Conversion of part of existing retail area and construction of 2 studio flats to rear with access from Boundary Road.

**Applicant:** Mr Daniel Barker

**Officer:** Guy Everest 293334

**Approved on 15/08/08 DELEGATED**

## **1) 01.01AA**

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

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

## **2) 02.05A**

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

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

## **3) 03.02A**

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

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

## **4) 05.01A**

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

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

## **5) 05.03**

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

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

## **6) 06.03A**

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

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

## **7) UNI**

Notwithstanding the approved details no development shall commence until a revised layout has been submitted to and approved in writing by the Local Planning Authority outlining how the development will incorporate lifetime home standards within the design. The development shall be carried out in accordance with the agreed details.

*Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the*

*Brighton & Hove Local Plan.*

**8) UNI**

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

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

**9) UNI**

No development shall take place until details of soundproofing between the ground floor commercial premises and adjoining studio flat has been submitted to and agreed in writing by the Local Planning Authority. The soundproofing measures shall be installed in accordance with the agreed details and be maintained as such thereafter.

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

**10) UNI**

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

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

**11) UNI**

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

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

**BH2008/01940**

**90-94 St Leonards Gardens Hove**

Amendment to planning permission ref: BH2007/00551 for the erection of a terrace of 3 new houses to increase the level of the new houses by 260mm from existing ground levels adjacent to 88 St. Leonards Gardens to the south (Retrospective).

**Applicant:** Pen Estates Ltd

**Officer:** Paul Earp 292193

**Approved - no conditions on 18/08/08 DELEGATED**

**BH2008/02179**

**30 Berriedale Avenue Hove**

Demolition of existing single storey rear extension and construction of a new two storey and single storey rear extension.

**Applicant:** Mrs Gill Kydd

**Officer:** Jonathan Puplett 292525

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

**1) 01.01AA**

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

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

**2) 02.07A**

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

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

**3) 03.02A**

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

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

**4) UNI**

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

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