

**BRIGHTON & HOVE CITY COUNCIL**  
**LIST OF APPLICATIONS DETERMINED BY THE HEAD OF PLANNING &**  
**PUBLIC PROTECTION UNDER DELEGATED POWERS OR IN**  
**IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION**

**PATCHAM**

**BH2010/03335**

**4 Heston Avenue Brighton**

Erection of single storey extension to rear.

**Applicant:** Mr & Mrs D Herriott

**Officer:** Helen Hobbs 293335

**Approved on 17/02/11 DECISION ON APPEAL**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) BH03.03**

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 south side window facing No. 2 Heston Avenue shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD 1 and QD 27 of the Brighton & Hove Local Plan.*

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 101013/1 and site plan received on 21st October 2010 and drawing no. 101013/5/1 received on 21st January 2011.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03740**

**115 Carden Hill Brighton**

Erection of single storey side extension.

**Applicant:** Mr & Mrs Gabriel & Marina Gutierrez

**Officer:** Sonia Kanwar 292359

**Approved on 11/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) BH03.03**

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 hereby permitted shall be carried out in accordance with the approved drawings nos. E1, E2, P1, P2 received on the 2nd December 2010, and L1 and L2 received on the 29th December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **BH2010/03750**

#### **36 Beechwood Avenue Brighton**

Retention of existing fence to side of site and reduction in height of 350mm of existing fence to front of site (Part Retrospective).

**Applicant:** Mrs Beryl McMillan

**Officer:** Helen Hobbs 293335

**Refused on 07/02/11 DELEGATED**

### **1) UNI**

The front fencing, due to its excessive height and appearance, would be out of keeping with the character and appearance of the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

### **BH2010/03792**

#### **31 Brangwyn Avenue Brighton**

Erection of rear 1st floor extension over existing ground floor extension and erection of additional rear single storey extension.

**Applicant:** Mr Terrance Fensom

**Officer:** Sonia Kanwar 292359

**Approved on 03/02/11 DELEGATED**

### **1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

### **2) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be constructed to the side elevations of 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.*

### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings received on the 14<sup>th</sup> December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **BH2010/03810**

#### **151 Ladies Mile Road Brighton**

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

**Applicant:** Mr Phil Knight

**Officer:** Louise Kent 292198

**Approved on 09/02/11 DELEGATED**

**BH2010/03844**

**Unit 1 Brighton Retail Park Carden Avenue Brighton**

Display of 2no internally illuminated fascia signs.

**Applicant:** Marks & Spencer Plc

**Officer:** Aidan Thatcher 292265

**Approved on 16/02/11 DELEGATED**

**1) BH10.01**

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 and for the purposes of amenity and public safety.*

**2) BH10.02**

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.*

**3) BH10.03**

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.*

**4) BH10.04**

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.*

**5) BH10.05**

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.*

**6) BH10.06**

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.*

**7) BH10.07**

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.*

**8) UNI**

The advertisements shall not be illuminated later than 23:00 or after the premises

are closed to the public (whichever is the earlier) and shall not be illuminated before 07:00 on any day.

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

**BH2010/03878**

**50 Mayfield Crescent Brighton**

Erection of single storey flat roofed rear extension and alterations.

**Applicant:** Mr & Mrs Akehurst

**Officer:** Helen Hobbs 293335

**Approved on 09/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) BH03.03**

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 hereby permitted shall be carried out in accordance with the approved drawings no. 1360/1447 & 1360/1448 received on 15th December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03904**

**82 Wilmington Way Brighton**

Erection of single storey side extension.

**Applicant:** Mr & Mrs S Pert

**Officer:** Chris Swain 292178

**Approved on 11/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) BH03.03**

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 commence until a fence for the protection of the existing hedge to be retained along the eastern side boundary of the site has been erected. The fence shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by the fence.

*Reason: To protect the hedge which is to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD14 and QD16 of the Brighton & Hove Local Plan.*

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 02530/001 and 02530/002 and a site plan received on 17 December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

#### **BH2010/03921**

##### **18 Hartfield Avenue Brighton**

Erection of single storey side and rear extension to replace existing.

**Applicant:** Mrs G Hovey

**Officer:** Liz Arnold 291709

**Approved on 11/02/11 DELEGATED**

##### **1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

##### **2) BH03.03**

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

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

##### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.1 and 2 received on the 17<sup>th</sup> December 2010 and a drawing titled Supplementary Information received on the 13th January 2011.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

#### **BH2010/03960**

##### **50 Lyminster Avenue Brighton**

Erection of single storey extension to side and rear.

**Applicant:** Mr Alec Barrett

**Officer:** Chris Swain 292178

**Approved on 15/02/11 DELEGATED**

##### **1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

##### **2) BH02.04**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door 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) BH02.09**

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) BH03.03**

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) UNI**

The development hereby permitted shall be carried out in accordance with three unnumbered drawings, a site plan and a block plan received on 21 December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **BH2010/03985**

#### **16 Beechwood Close Brighton**

Extension of existing garage.

**Applicant:** Mr & Mrs Gill

**Officer:** Helen Hobbs 293335

**Refused on 10/02/11 DELEGATED**

#### **1) UNI**

The proposed garage extension, by virtue of its size, bulk and design is considered to be of detriment to the character and appearance of the host property, the street scene and the wider area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed garage extension, by virtue of its size, design, bulk and positioning would be of detriment to the amenities of the occupiers of the host property contrary to policy QD27 of the Brighton & Hove Local Plan.

### **BH2010/03987**

#### **16 Beechwood Close Brighton**

Certificate of Lawfulness for proposed loft conversion incorporating hip to barn end roof extensions, rear dormer and additional windows to North and East elevations.

**Applicant:** Mr & Mrs Gill

**Officer:** Helen Hobbs 293335

**Approved on 11/02/11 DELEGATED**

### **BH2010/04044**

#### **Brighton Retail Park Carden Avenue Brighton**

Non Material Amendment to application BH2010/02238 to the approved car park layout plan.

**Applicant:** Marks & Spencer PLC

**Officer:** Aidan Thatcher 292265

**Approved on 17/02/11 DELEGATED**

## **PRESTON PARK**

### **BH2010/03433**

#### **7 Southdown Avenue Brighton**

Demolition of two pillars and breeze blocks to front boundary wall and replace with one pillar with original capping. Installation of railings to existing front wall. (Part retrospective).

**Applicant:** Dr Pete Clifton

**Officer:** Liz Arnold 291709

**Approved on 23/02/11 DELEGATED**

#### **1) UNI**

The railings hereby approved shall not be installed until 1:5 scale drawings of the following have been submitted to and approved in writing by the Local Planning Authority;

- diameter of the uprights,
- width of top rail,
- depth of top rail, and
- height of finials.

The railings shall be implemented in strict accordance with the agreed details, be painted black within one month of installation and shall be retained as such thereafter.

*Reason: As insufficient information has been submitted, to ensure a satisfactory appearance to the development, to protect the character and appearance of the Preston Park conservation area and to comply with policy HE6 of the Brighton & Hove Local Plan.*

#### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing titled 'Proposed plan and elevation, alterations to garden wall and pillar' received on 29 December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **BH2010/03859**

#### **9 Preston Park Avenue Brighton**

Erection of two storey 4no bedroom residential dwelling.

**Applicant:** Mr Charles Jackson

**Officer:** Liz Arnold 291709

**Refused on 18/02/11 DELEGATED**

#### **1) UNI**

The proposed dwelling, by virtue of its bulk, massing, scale and design, which includes an uncharacteristic projecting glazed element, forms an unsympathetic and unacceptable development that would fail to preserve or enhance the character and appearance of the Preston Park Conservation Area and as such is contrary to policies QD1, QD2, QD3 and HE6 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed first floor terrace, by virtue of its location and projection, would result in loss of privacy and overlooking to the northern neighbouring property, no. 10.5 Preston Park Avenue. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

#### **3) UNI3**

The parking of vehicles on part of the front and side areas of the curtilage of the original property would result in the loss of the characteristic landscaped and visual open space to the side and front of the property and therefore would be of detriment to the visual amenities of the Preston Park Conservation Area contrary to policy HE6 of the Brighton & Hove Local Plan.

**BH2010/03877**

**Garages 1-20 183a Ditchling Road Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2009/02391.

**Applicant:** Mr Alan Coe

**Officer:** Kate Brocklebank 292175

**Approved on 17/02/11 DELEGATED**

**BH2010/04005**

**84 Lowther Road Brighton**

Application for Approval of Details Reserved by Conditions 2, 4, 10 and 11 of application /01917.

**Applicant:** Glynne Dobber Properties

**Officer:** Anthony Foster 294495

**Approved on 03/02/11 DELEGATED**

**REGENCY**

**BH2008/00413**

**Regency Tavern 32-34 Russell Square Brighton**

Reinstating glass on front elevation ground floor windows, replacing opaque glass windows with clear glass, and installation of 2 no. lantern lights and 2 no. downlighters (part retrospective).

**Applicant:** Sheperd Neame

**Officer:** Wayne Nee 292132

**Refused on 11/02/11 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The replacement of the opaque glass windows with clear glass would create new views towards the front elevation windows at no. 46A Regency Square, resulting in significant loss of privacy. As such the proposed development would significantly harm the amenity of neighbouring residents, and is contrary to the above policies.

**BH2008/00507**

**The Regency Tavern Pub 32 - 34 Russell Square Brighton**

Advertisement consent for four fascia signs and two masonry written signs.

**Applicant:** Shepherd Neame

**Officer:** Wayne Nee 292132

**Refused on 11/02/11 DELEGATED**

**1) UNI**

The proposed fascia signs by reason of the method of their external illumination would be unduly visually prominent within, and detrimental to the appearance and character of the Regency Square conservation area. The proposal is therefore contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and to advice contained in the Council's adopted Supplementary Planning Document 'Advertisements' (SPD07).



**BH2010/03121**

**26 Oriental Place Brighton**

Application for Approval of Details Reserved by Condition 13 of application BH2010/00707.

**Applicant:** Mr Robert Beveridge

**Officer:** Clare Simpson 292454

**Approved on 08/02/11 DELEGATED**

**BH2010/03317**

**26 Oriental Place Brighton**

Application for Approval of Details Reserved by Conditions 3, 4, 5 and 8 of application BH2010/00706.

**Applicant:** Mr Robert Beveridge

**Officer:** Clare Simpson 292454

**Split Decision on 04/02/11 DELEGATED**

**1) UNI**

Approval of the details reserved by conditions 3, 4 and 8 subject to full compliance with the submitted details.

**1) UNI**

Approval of the discharge of conditions 5 for the following reasons:

No details have been submitted in order to discharge this condition which requires the submission of a certificate which can only be issued post-construction. This condition cannot be discharged at present.

**BH2010/03578**

**17-18 Prince Albert Street Brighton**

Application for Approval of Details Reserved by Conditions 5(ii) and 5 (iii) of application BH2009/02259.

**Applicant:** Food for Friends

**Officer:** Jason Hawkes 292153

**Approved on 22/02/11 DELEGATED**

**BH2010/03581**

**17-18 Prince Albert Street Brighton**

Application for Approval of Details Reserved by Condition 7 of application BH2009/02261.

**Applicant:** Food for Friends

**Officer:** Jason Hawkes 292153

**Approved on 22/02/11 DELEGATED**

**BH2010/03606**

**17-18 Prince Albert Street Brighton**

Non Material Amendment to BH2009/02259 for part implementation of approved scheme (alterations to shopfront windows, chalk board and stallrisers not to be implemented) and removal of flower basket brackets from fascia.

**Applicant:** Food For Friends

**Officer:** Jason Hawkes 292153

**Approved on 09/02/11 DELEGATED**

## **BH2010/03631**

### **The Coach House 8 Western Terrace Brighton**

Internal and external alterations including demolition of existing rear extension and erection of new single storey rear extension, loft conversion with rooflights and installation of new railings, windows and doors.

**Applicant:** Mr Glenn Nevill

**Officer:** Charlotte Hughes 292321

**Approved on 17/02/11 DELEGATED**

#### **1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

#### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no's 1/04/C, 070/03, 074/04, 075/03, 076/05, 088/02, 089/05, 090/01, 092/02, 093/02, 094/02, 095/02, 181/00, 218/00, 219/01, 220/01, 221/01, 222/01, 223/00, 225/01, 370/02, 371/02, 372/02, 373/02, 380/01, 381/01, 400/00, 401/00, 402/00, 429/00, 432/00, 433/00, 434/00, 436/00 received on 22nd November 2010, drawing no's 049/00, 050/04, 1/04/C received on 30th November 2010, drawing no's 072/09, 073/08, 077/10, 078/09, 079/05, 083/04, 113/04, 420/05, 431/02 received on 27th January 2011 and drawing no's 430/02, 435/02, 081/06 and 082/06 received on 10th February 2011.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

## **BH2010/03632**

### **The Coach House 8 Western Terrace Brighton**

Internal and external alterations including demolition of existing rear extension and erection of new single storey rear extension, loft conversion with roof lights and installation of new railings, windows and doors.

**Applicant:** Mr Glenn Nevill

**Officer:** Charlotte Hughes 292321

**Approved on 17/02/11 DELEGATED**

#### **1) BH01.05**

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 retained part of the building and the boundary walls shall be protected and supported during the demolition, excavation and reconstruction works in respect of the rear extension.

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

#### **3) UNI**

Prior to the installation of 'slimlite' double glazing to the existing sash windows to the front elevation, 1:1 scale joinery profiles shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

#### **4) UNI**

The king post trusses in the attic shall be left exposed on the bedroom sides of the walls.

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

**5) UNI**

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

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

**6) 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 policy HE1 of the Brighton & Hove Local Plan.*

**7) UNI**

No works shall take place until the following details have been submitted to and approved in writing by the local planning authority:

- i) A method statement and detail of the foundation works required for the rear extension, including how the existing boundary wall will be protected during and after the works, and details of any structural strengthening that may be required.
- ii) Revised structural drawings for the new opening being formed to the rear elevation.
- iii) 1:1 sectional profiles of new external decorative plasterwork and renderwork mouldings;
- iv) Samples of the new external paving materials for the courtyard and samples and finishes for the proposed decking.

The works 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 HE1 of the Brighton & Hove Local Plan.*

**8) UNI**

The overboarding of the fireplace mantelshelf in the Utility Room shall be removed and the fireplace shall be restored to its original condition. All the original butt and beaded boarding in the utility/workshop rooms shall be retained, unless otherwise agreed in writing by the Local Planning Authority.

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

**BH2010/03700**

**3 Bartholomews Brighton**

Application for Approval of Details Reserved by Condition 3 of application BH2010/02307.

**Applicant:** Baron Homes

**Officer:** Jason Hawkes 292153

**Approved on 04/02/11 DELEGATED**

**BH2010/03863**

**Lees House 21 Dyke Road Brighton**

Installation of wall mounted air conditioning condenser unit to rear elevation.

**Applicant:** ISS Facility Services

**Officer:** Charlotte Hughes 292321

**Approved on 09/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no's 017/PL/001 & 017/PL/02 received on 15th December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03864**

**45 East Street Brighton**

Display of non-illuminated window vinyls.

**Applicant:** H & M Hennes & Mauritz UK Ltd

**Officer:** Adrian Smith 01273 290478

**Refused on 11/02/11 DELEGATED**

**1) UNI**

Policies QD12 and HE9 of the Brighton & Hove Local Plan relate to advertisements in conservation areas and state that they should be sensitively designed and located without having any adverse effect on the architectural and historic character of the host building or wider conservation area. The proposed vinyl advertisement sign, by virtue of its scale and location on the exterior of the shop window, would be an excessive and 'tacked-on' addition that would be harmful to the appearance of the shop front and the wider Old Town Conservation Area, contrary to the above policies and SPD07 'advertisements'.

**BH2010/03891**

**30 Victoria Street Brighton**

Internal alterations to layout and works to chimney breast in kitchen.

**Applicant:** Mrs Judith Richardson

**Officer:** Adrian Smith 01273 290478

**Approved on 11/02/11 DELEGATED**

**1) BH01.05**

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.*

**BH2010/03898**

**French Protestant Church of Brighton Queensbury Mews Brighton**

Application for variation of condition 4 of application BH2010/02363 (Basement extension and creation of terrace on top of existing flat roof. Installation of glass balustrade behind North parapet wall and West wall) to read: No structures or permanent objects to be erected on the roof terrace which would obscure the view of the apse from Queensbury Mews.

**Applicant:** Mr H Hughes

**Officer:** Guy Everest 293334

**Approved on 15/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. LH10-003-100, LH10-003-101, 0-003-102 & LH10-003-103 submitted 30th July 2010; and drawings no. LH10-003-201 D,

LH10-003-202 B, LH10-003-203 D, LH10-003-205 B, LH10-003-206 B, LH10-003-207 C, LH10-003-208 A & LH10-003 E (proposed elevations) submitted 3rd August 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**3) UNI**

No structures or furniture, including trellises, umbrellas, planters, patio heaters, pergolas, or trees and shrubs and other plants or any other objects, that rise above the glazed balustrade or would be visible above it shall be erected, positioned or stored on the roof terrace.

*Reason: Such items or structures would be incongruous and out of character at roof level and in order to preserve the character of the building and wider conservation area in accordance with policy HE6 of the Brighton & Hove Local Plan.*

**4) UNI**

No development shall take place until a method statement setting out how the existing building and boundary walls are to be protected, maintained, repaired and stabilised during and after demolition, excavation and construction works has been submitted to and approved in writing by the Local Planning Authority. The demolition, excavation and construction works shall be carried out and completed in accordance with the approved method statement.

*Reason: So as to ensure the preservation of the building in accordance with policy HE6 of the Brighton & Hove Local Plan.*

**5) UNI**

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

- i) elevations and sections at 1:20 scale of the frameless glass balustrading and the door onto the roof terrace,
- ii) details and samples of materials, finishes and colours, and
- iii) details of the sun pipes.

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

*Reason: So as to ensure the preservation of the building in accordance with policy HE6 of the Brighton & Hove Local Plan.*

**BH2011/00015**

**Flat 2 7 St Michaels Place Brighton**

Replacement of old wooden window at rear with upvc window.

**Applicant:** Miss Laura Mulholland

**Officer:** Christopher Wright 292097

**Approved on 09/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) UNI**

The external finish of the replacement window hereby approved shall be black in colour.

*Reason: In the interests of visual amenity and in order to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved casement window details and drawings received on 5 January 2011.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

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

### **BH2010/02413**

#### **41 Lewes Road Brighton**

Installation of new shop front and new window opening on side elevation of shop (part retrospective).

**Applicant:** PDCG

**Officer:** Chris Swain 292178

**Refused on 03/02/11 DELEGATED**

#### **1) UNI**

The alterations, by reason of design, detailing, positioning and materials, result in an unsympathetic frontage that relates poorly to the existing building and is detrimental to the appearance and character of the building, the street scene and the surrounding area. This is contrary to policies QD5, QD10 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Shop Front Design (SPD02

### **BH2010/03432**

#### **16 Queens Road Brighton**

Display of 2no internally illuminated fascia signs and 1no externally illuminated projecting sign. (Retrospective).

**Applicant:** Mr Hugh Brasher

**Officer:** Chris Swain 292178

**Approved on 11/02/11 DELEGATED**

#### **1) BH10.01**

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 and for the purposes of amenity and public safety.*

#### **2) BH10.02**

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.*

#### **3) BH10.03**

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.*

#### **4) BH10.04**

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.*

#### **5) BH10.05**

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.*

**6) BH10.06**

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.*

**7) BH10.07**

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.*

**BH2010/03840**

**G B Liners Ltd Warehouse Blackman Street Brighton**

Creation of office space, WC and kitchenette within existing warehouse area and associated external works including new glazed entrance screen, replacement windows, disabled access ramp, glazed canopy, repair works to existing cladding and new painted render over existing brick frontage.

**Applicant:** G B Liners Ltd

**Officer:** Kate Brocklebank 292175

**Approved on 07/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 63:28-05 received on 13<sup>th</sup> December 2010 and 63:28-06A received 26th January 2011.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**3) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall incorporate sustainability measures in line with 'General Sustainability Measures' received on 26th January 2011.

*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 and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.*

**BH2010/03841**

**144 North Street Brighton**

Display of internally illuminated projecting sign.

**Applicant:** Whitbread Group Plc

**Officer:** Liz Arnold 291709

**Approved on 11/02/11 DELEGATED**

**1) BH10.01**

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 and for the purposes of amenity and public safety.*

**2) BH10.02**

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.*

**3) BH10.03**

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.*

**4) BH10.04**

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.*

**5) BH10.05**

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.*

**6) BH10.06**

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.*

**7) BH10.07**

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.*

**BH2010/04004**

**14 Trafalgar Street Brighton**

Conversion of first and second floors to form 2no bedroom self contained maisonette incorporating alterations to shop front to form new entrance.

**Applicant:** Messrs John Shilcock

**Officer:** Sonia Kanwar 292359

**Approved on 15/02/11 DELEGATED**

**1) BH01.01**

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



*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) BH02.07**

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 at all times.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. PL01, PL02, PL03, PI04 received on 23rd December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/04047**

**Top Flat 2 Bath Street Brighton**

Installation of 2no rooflights on the rear roof slope.

**Applicant:** Miss Amelia Rowcroft

**Officer:** Helen Hobbs 293335

**Approved on 14/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) BH12.05**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved un-numbered drawings on 30th December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**WITHDEN**

**BH2010/03418**

**14 Bavant Road Brighton**

Replacement of ground floor windows with UPVC units (Retrospective).

**Applicant:** Mrs Barbara Ford

**Officer:** Mark Thomas 292336

**Refused on 22/02/11 DELEGATED**

**1) UNI**

Policy HE6 of the Brighton & Hove local plan states that proposals within or affecting the setting or a conservation area should show; a consistently high standard of design and detailing; use building materials and finishes which are sympathetic to the area; and preserve or enhance the character or appearance of the area. Further, policy QD14 of the Local Plan requires all development to use material sympathetic to the parent building. The front elevation of the recipient property is prominent on the street scene and the UPVC units installed feature unduly bulky frames and do not relate well in this respect, or in terms of glazing pattern or design, to those situated at first floor level. The UPVC windows

installed to the front elevation represent incongruous additions to the detriment of the property and the wider Preston Park conservation area. The proposal is therefore contrary to the aforementioned policy.

**BH2010/03675**

**13 Colebrook Road Brighton**

Erection of single storey rear extension and loft conversion incorporating roof alterations, dormers and roof lights (Part Retrospective).

**Applicant:** Mr Gary Turner

**Officer:** Christopher Wright 292097

**Approved on 11/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) BH03.03**

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 hereby permitted shall be carried out in accordance with the approved drawing nos. 1016/SK01, 1016/SI/001, 1016/PA/09, 1016/PA/10 Revision A, 1016/PA/11 Revision A, 1016/PA/12, 1016/PA/13, 1016/PA/14 and 1016/PA/15 received on 25 November 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03723**

**44 Bates Road Brighton**

Erection of single storey rear extension.

**Applicant:** Mr & Mrs Mark & Sarah Berridge

**Officer:** Wayne Nee 292132

**Approved on 11/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) BH03.03**

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 hereby permitted shall be carried out in accordance with the approved drawing nos. 10.02.01/1 and 2A received on 30 November 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03787**

**Westdene Primary School Bankside Brighton**

Erection of temporary toilet block. (retrospective)

**Applicant:** Brighton & Hove City Council

**Officer:** Adrian Smith 01273 290478

**Approved on 03/02/11 DELEGATED**

**1) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, within three months of the date of completion of the development permitted under planning permission BH2010/01382, the temporary toilet block and all associated works hereby permitted shall be removed from the site and the land returned to its former condition.

*Reason: The temporary toilet block hereby approved is not considered suitable as a permanent form of development to safeguard the appearance of the site and to comply with policies QD1 of the Brighton & Hove Local Plan.*

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos.102, 106 & 120 received on the 8th December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03819**

**8 Shepherds Croft Brighton**

Erection of first floor and roof extension with loft conversion incorporating rooflights to front and rear.

**Applicant:** Mr & Mrs Sewell

**Officer:** Wayne Nee 292132

**Approved on 04/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) BH03.03**

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 hereby permitted shall be carried out in accordance with the approved drawings no. 9395/1 received on 10 December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03913**

**8 Colebrook Road Brighton**

Erection of single storey extension to North East with roof extensions and alterations incorporating additional dormer to South, rooflights and revised fenestration.

**Applicant:** Mrs Hilary Pavitt

**Officer:** Steven Lewis 290480

**Approved on 11/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) BH03.02**

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

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

**3) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door, other than those expressly authorised by this permission, shall be constructed in the walls or roof of the extension hereby permitted without first obtaining planning permission 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 and 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*

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved Samuel Moran Architects drawings no. 9004-02-01, 9004-03-01, 9004-03-02, 9004-03-03, 9004-03-04, 9004-03-05, 9004-03-07, 9004-04-01, 9004-04-02, 9004-04-03, 9004-04-04 received on 20/12/2010 & nos. 9004-02-02 Rev A, 9004-02-03 Rev A, 9004-03-06 Rev A, 9004-03-08 Rev A received on 02/02/2011.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03936**

**59 Surrenden Road Brighton**

Application for variation of condition 5 of application BH2010/02973 (Erection of rear two storey pitched roof bay window extension. Demolition of existing conservatory and replacement of ground floor bay window, replacement of windows to existing rear first floor dormer, replacement of rear paved terrace and access steps and erection of covered veranda) to read: Notwithstanding the details shown on the application the south facing window to the proposed rear bay window extension hereby permitted shall at all times be obscurely glazed with the lower sash fixed shut.

**Applicant:** Dr Michael Edwards

**Officer:** Adrian Smith 01273 290478

**Approved on 11/02/11 DELEGATED**

**1) BH03.03**

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.*

**2) UNI**

Notwithstanding the details shown on the application the south facing window to the rear bay window extension hereby permitted shall at all times be obscurely glazed with the lower sash fixed shut.

*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.*

**3) UNI**

The windows in the south side elevation of the verandah shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 23, 03 rev C & 04 rev C received on the 20th December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03975**

**46 Dyke Road Avenue Brighton**

Application for Approval of Details Reserved by Conditions 4 and 5 of application BH2010/02953.

**Applicant:** Mr Rob Hogley

**Officer:** Clare Simpson 292454

**Approved on 04/02/11 DELEGATED**

**BH2010/03984**

**16 Redhill Drive Brighton**

Erection of single storey rear extension at lower ground floor level with terrace above and two storey extensions to front, side and rear elevations with associated external alterations. Erection of new retaining wall to rear garden and new boundary walls to East and West boundaries.

**Applicant:** Mr David Meredith

**Officer:** Mark Thomas 292336

**Refused on 04/02/11 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 development would incorporate increasing the height of the main roof by approximately 1.1m. This would contribute to emphasising the height differences between the application property and the neighbouring bungalows, and as such would represent an incongruous visual impact on the street scene. The proposed front window serving ground and first floors and the window to the western front gable end would provide a vertical emphasis which would not be in keeping with the remainder of the windows on the front elevation. The proposed materials to the front and east side elevation of the two storey side extension at first floor and the front roof gable end levels would not be in keeping with the materials of the recipient property, and as such would detract from the visual amenity of the property. The rear, lower ground floor, extension due to its excessive projection would represent a bulky and incongruous addition to the recipient property, resulting in a visually cluttered rear elevation, and the recipient property having an overextended appearance. The proposal is therefore contrary to the above policy and guidance.

**BH2010/04020**

**152 Tivoli Crescent North Brighton**

Two storey extension at lower ground level and (conservatory) at ground level.

**Applicant:** Mr & Mrs Osbourne

**Officer:** Steven Lewis 290480

**Approved on 18/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) BH03.03**

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 existing external staircase shall be removed in its entirety before the extension hereby permitted is brought into use.

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

**4) UNI**

The proposed obscure glass to the north west elevation of the conservatory hereby permitted shall be retained at all times.

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

**5) UNI**

The proposed full height obscured glass screen adjoining the north west side elevation shall be constructed concurrently with the balustrade to the ground floor rear balcony and shall thereafter be retained at all times.

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

**6) UNI**

The development hereby permitted shall be carried out in accordance with the approved Graham Watts Partnership drawings no. 1696/D1 Rev A, 1696/D2 Rev B, 1696/SS2, 1712/D1 Rev A, 1712/D2 Rev A received on 24/12/2010 & 04/02/2011.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2011/00038**

**39 Whittingehame Gardens Brighton**

Certificate of lawfulness for proposed single storey rear extension.

**Applicant:** Mr & Mrs Whitehead

**Officer:** Mark Thomas 292336

**Approved on 08/02/11 DELEGATED**

**BH2011/00039**

**Cranbrook Maldon Road Brighton**

Certificate of Lawfulness for proposed dormers to rear roofslope and conversion of existing garage to study room.

**Applicant:** Mrs S Anderson

**Officer:** Mark Thomas 292336

**Refused on 08/02/11 DELEGATED**

**BH2011/00047**

**Upper Dene Court 2 & 4 Westdene Drive Brighton**

Removal of existing entrance canopies and replacement with wrought iron canopies with polycarbonate covering.

**Applicant:** Anstone Properties Ltd

**Officer:** Jason Hawkes 292153

**Approved on 18/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.A1410/01, 02, 03, 04, 05, 06 & 07 received on 6th January 2011.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2011/00077**

**1 Copse Hill Brighton**

Erection of single storey side extension.

**Applicant:** Mr Scott Brady

**Officer:** Mark Thomas 292336

**Approved on 22/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. 02B received on 31st January 2011.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**EAST BRIGHTON**

**BH2010/02853**

**Flat 4 14 Sudeley Place Brighton**

Replacement of rear wooden window with UPVC double glazed window.

**Applicant:** Mr Ian Michael Cooper

**Officer:** Helen Hobbs 293335

**Approved on 03/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved un-numbered drawings received on 7<sup>th</sup> September 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03828**

**11B Marine Square Brighton**

Internal alterations to layout of flat.

**Applicant:** Mr Tim Stroud

**Officer:** Sonia Kanwar 292359

**Approved on 11/02/11 DELEGATED**

**1) BH01.05**

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.*

**BH2010/03870**

**128 Marine Parade Brighton**

Replacement of existing stair lobby ceiling with plasterboard ceiling and repair to sash window in lobby (Part-retrospective)

**Applicant:** Marine Parade Brighton Ltd

**Officer:** Liz Arnold 291709

**Approved on 08/02/11 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

No works shall commence until a sample of any replacement etched glazing has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out using the approved glazing.

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

**3) UNI**

Notwithstanding the information shown on drawing no. CH402/003 received on the 15th December 2010, the large panes in the second floor half landing sash window shall be replaced with plain glass and the margin lights should be retained or have matching patterned etched glass reinstated.

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

**HANOVER & ELM GROVE**

**BH2010/03389**

**Napier House Wellington Road Brighton**

Installation of external uPVC door and paving. Formation of communal laundry room.

**Applicant:** Brighton & Hove City Council

**Officer:** Louise Kent 292198

**Approved on 07/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*



## **2) BH03.03**

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 hereby permitted shall be carried out in accordance with the approved drawings no.10095-001, 002 Rev. A & 003 received on 28 October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

## **BH2010/03644**

### **St Wilfrids Flats Whippingham Road Brighton**

Installation of metal support structures to 4no stained glass windows to West and East elevations.

**Applicant:** Hydemartlet

**Officer:** Liz Arnold 291709

**Refused on 04/02/11 DELEGATED**

## **1) UNI**

The proposed horizontal metal window supports, by virtue of their width and bulk, would be wider than the existing window transoms and as a result would be visually intrusive and would alter the appearance and sightline of the windows. The proposed window supports would therefore have a detrimental impact on the character, architectural setting and significance of the Grade II Listed Building, contrary to policy HE1 of the Brighton & Hove Local Plan.

## **BH2010/03809**

### **30 Hampden Road Brighton**

Installation of externally applied insulation and render to front and rear elevations.

**Applicant:** Mr & Mrs A Durham

**Officer:** Aidan Thatcher 292265

**Refused on 03/02/11 DELEGATED**

## **1) UNI**

The proposed development on the front elevation would result in an incongruous feature within the street scene by virtue of the forward projection of an established building line and thus would be contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

## **HOLLINGDEAN & STANMER**

## **BH2011/00020**

### **20 Shenfield Way Brighton**

Certificate of Lawfulness for existing single storey extension to the rear of the garage.

**Applicant:** Mr Rob Ryman

**Officer:** Sonia Kanwar 292359

**Approved on 22/02/11 DELEGATED**

## **BH2011/00022**

### **20 Shenfield Way Brighton**

Erection of single storey conservatory to the rear.

**Applicant:** Mr Rob Ryman

**Officer:** Sonia Kanwar 292359

**Approved on 22/02/11 DELEGATED**

### **1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

### **2) UNI**

The windows to the southern elevation of the conservatory hereby approved shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings, site location plan and block plan received on 5th January 2011.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

## **BH2011/00139**

### **2 Freehold Terrace Brighton**

Non Material Amendment to BH2008/01061 for the internal layout to be revised to provide a separate bathroom instead of ensuite. Ground floor bathroom window is to be changed to a solar ventilating tube.

**Applicant:** Roche Barrett Estate

**Officer:** Anthony Foster 294495

**Approved on 11/02/11 DELEGATED**

### **1) UNI**

The proposed revisions to the rear elevation; namely the replacement of an obscurely glazed window with a solar ventilating tube and a revised internal layout to provide a separate bathroom instead of an ensuite to the scheme approved under application BH2008/01061 are not considered so significant that they warrant the submission of a further application for planning permission.

## **MOULSECOOMB & BEVENDEAN**

### **BH2010/03817**

#### **American Express Community Stadium Village Way Falmer Brighton**

Reduction in height to the landscape bund adjacent to the east stand. (Part retrospective).

**Applicant:** Brighton & Hove Albion Football Club Ltd

**Officer:** Kathryn Boggiano 292138

**Approved on 11/02/11 DELEGATED**

### **1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 05099 610, HED307-000-037, HED.307.000.039, HED-307-000-038, HED307-000-043 and HED307-000-046 received on 10/12/2010 and HED-307-000-037 Rev A, HED307-000-044 Rev A and HED307-000-045 Rev A received on 4 February 2011.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **3) UNI**

A landscape management and maintenance plan, including a specific maintenance specification for a minimum of three years (including irrigation and mulching for the semi-mature trees required by condition 3) and a management plan for protection and enhancement for the periods up to 15 years and from 15 - 25 years taken from the implementation date of the landscaping and planting scheme approved in accordance with condition 3, shall be submitted to approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

*Reason: Given the unsuitability of some proposed species and to ensure the appropriate screening of the stadium within an appropriate timescale, taking account of its proposed opening date, and to comply with policies QD2, QD4, QD15, QD16, NC7 and NC8 of the Brighton & Hove Local Plan*

### **4) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the bund shall be constructed to its full height no later than 31 January 2012.

*Reason: To ensure the satisfactory screening of the stadium within an appropriate timescale, taking account of its proposed opening date, and to comply with policies QD2, QD4, QD15, QD16, NC7 and NC8 of the Brighton & Hove Local Plan.*

### **5) UNI**

Notwithstanding the submitted details regarding the landscaping and planting details of the bund, within four months of the date of this permission, a full revised landscaping and planting scheme and timetable for implementation shall be submitted to the Local Planning Authority. The landscaping and planting scheme must be approved in writing by the Local Planning Authority prior to implementation commencing. The landscaping and planting details shall contain semi-mature tree species that are suited to chalk conditions, woodland matrix planting along with semi mature trees across the whole of the northern section of the bund and Calcareous Wild Flora mix on the southern section of the bund (exact location of the southern and northern section of the bund shall also be prescribed within the landscaping and planting scheme). The scheme shall also contain a 20% minimum of evergreen species and shall contain a minimum top soil depth of 0.45 metres. Implementation of the landscaping and planting scheme shall be no later than the end of the second planting season after the construction of the bund. The scheme shall be implemented fully in accordance with the approved scheme and timescales and retained as such thereafter.

*Reason: Given the unsuitability of some proposed species and to ensure the appropriate screening of the stadium within an appropriate timescale, taking account of its proposed opening date, and to comply with policies QD2, QD4, QD15, QD16, NC7 and NC8 of the Brighton & Hove Local Plan.*

## **QUEEN'S PARK**

### **BH2010/03774**

#### **4 St James's Avenue Brighton**

Conversion of existing dwelling to form 1no one bedroom flat and 1no two bedroom maisonette. External alterations to rear including alterations and additions to existing fenestration and installation of new external staircase.

**Applicant:** Mrs Gill Berry

**Officer:** Chris Swain 292178

**Refused on 16/02/11 DELEGATED**

### **1) UNI**

The proposed development would result in the loss of a small family dwelling house which has a floor area of less than 115sq.m and less than four bedrooms

as originally built and as such the proposal is contrary to policy HO9 of the Brighton & Hove Local Plan.

## **2) UNI2**

Policy HO13 of the Brighton & Hove Local Plan requires residential conversions incorporate Lifetime Home standards, whereby the accommodation can be adapted to meet the needs of people with disabilities without major structural alterations, into the design wherever practicable. Insufficient information has been submitted with the application to demonstrate how these standards have been incorporated into the design of the development, particularly with regards the accessibility of bathrooms at ground and first floor levels and therefore this is contrary to policy HO13 of the Brighton & Hove Local Plan.

### **BH2010/03779**

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

Change of Use of 44-45 St James's Street from restaurant (A3) to retail (A1) and combining with 41-43 St James's Street to form one retail (A1) unit. External alterations including new shop front, new entrance and alterations to rear.

**Applicant:** The Co-Operative Group Limited

**Officer:** Liz Arnold 291709

**Approved on 10/02/11 DELEGATED**

#### **1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

#### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1448/SK-15, 1448/SL-30RevB and 1448/SL-31RevB received on the 17th December 2010 and drawing no. 1448/SK-

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **BH2010/03790**

#### **1 Canning Street Brighton**

Demolition of existing single storey rear extension and erection of new two storey rear extension.

**Applicant:** K M & J D Warner

**Officer:** Louise Kent 292198

**Approved on 18/02/11 DELEGATED**

#### **1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

#### **2) BH02.09**

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) BH12.02**

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

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

#### **4) BH12.04**

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

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

#### **5) UNI**

The ground floor rear bathroom window shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

#### **6) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. 1609 100A received on 24 December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **BH2010/03866**

#### **25A Bristol Road Brighton**

Removal of part of pitched roof and construction of roof terrace with stair canopy.

**Applicant:** Tamworth House Developments Ltd

**Officer:** Louise Kent 292198

**Refused on 11/02/11 DELEGATED**

#### **1) UNI**

The proposal would involve the loss of the existing unaltered roof form over the building, which would harm the uniform historic roofscape of Nos. 20-26 Bristol Road. The proposed roof terrace, with its bulky related stair canopy and balustrade, due to its unsympathetic design and position, would constitute an incongruous and uncharacteristic feature, causing a detrimental visual impact on the existing building and its terrace and would detract from the historic character and appearance of the East Cliff conservation area. The proposal is therefore contrary to policies QD1, QD14, and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance Note 1: Roof Alterations and Extensions.

### **BH2010/03967**

#### **13 - 15 Old Steine Brighton**

Display of externally-illuminated fascia and hanging signs and non-illuminated vinyl sign.

**Applicant:** Sainsburys Supermarkets Ltd

**Officer:** Sue Dubberley 293817

**Approved on 10/02/11 DELEGATED**

#### **1) BH10.01**

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 and for the purposes of amenity and public safety.*

#### **2) BH10.02**

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.*

### **3) BH10.03**

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.*

### **4) BH10.04**

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.*

### **5) BH10.05**

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.*

### **6) BH10.06**

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.*

### **7) BH10.07**

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.*

## **BH2011/00060**

### **9 West Drive Brighton**

Non Material Amendments to BH2010/01983 to move outer wall of proposed utility room 650mm along existing external/structural wall to increase size. Block up existing window and match wall to existing brickwork bond and colour.

**Applicant:** Mr C Mair

**Officer:** Sonia Kanwar 292359

**Approved on 09/02/11 DELEGATED**

## **ROTTINGDEAN COASTAL**

### **BH2010/02926**

#### **25 Oaklands Avenue Brighton**

Demolition of existing garage and erection of 1no 2 bedroom bungalow (Part Retrospective).

**Applicant:** Mrs Jan Trafford

**Officer:** Aidan Thatcher 292265

**Approved on 09/02/11 PLANNING COMMITTEE**

#### **1) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 2010/25OA/001, 002, 003A, 004, 005, 006 and 007

received on 27.09.10.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**2) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse other than that expressly authorised by this permission 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 and 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) UNI**

The high level windows in the south elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

**4) UNI**

The development hereby approved shall not be occupied until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development 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 policy QD27 of the Brighton & Hove Local Plan.*

**5) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

*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) UNI**

The development hereby approved shall not be occupied until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

*Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy QD17 of the Brighton & Hove Local Plan.*

**7) UNI**

The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

*Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.*

## **8) UNI**

The development hereby permitted shall not be occupied until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved 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 private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.*

## **9) UNI**

The development hereby approved shall not be occupied until there has been submitted to and approved 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.

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.*

## **10) UNI**

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

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.*

## **11) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 5 has been submitted to, and approved in writing by, the Local Planning Authority.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.*

## **BH2010/03213**

### **12 Waterfront Brighton Marina Brighton**

Change of Use from retail unit (A1) to beauty spa (SG08).

**Applicant:** Spa Tara Limited

**Officer:** Chris Swain 292178

**Approved on 17/02/11 DELEGATED**

### **1) BH01.01**

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



*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. 6426/100 received on 8 November and two unnumbered drawings submitted on 27 October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03444**

**105 Marine Drive Brighton**

Conversion of existing building to create eight unit residential development comprising 3no two storey houses and 5no flats. Demolition of single storey extension to North, creation of dormer to South elevation and associated altered fenestration and landscaping.

**Applicant:** Mr Dave Roberts

**Officer:** Kate Brocklebank 292175

**Approved after Section 106 signed on 09/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) BH02.08**

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 scheme shall be carried out in full as approved prior to first occupation of the development 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 policy QD27 of the Brighton & Hove Local Plan.*

**3) BH03.03**

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) BH05.10**

The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

*Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.*

**5) BH06.02**

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved 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 private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.*

#### **6) BH11.01**

No development shall take place until there has been submitted to and approved 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.

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.*

#### **7) BH11.02**

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

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.*

#### **8) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until an Ecohomes Design Stage Certificate (or certificate from equivalent or successor assessment tool) and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes Refurbishment rating has been submitted to, and approved in writing by, the Local Planning Authority.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.*

#### **9) UNI**

Prior to first occupation of the residential development hereby approved, the existing single storey flat roofed rear extension shall be demolished.

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

#### **10) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes (or an equivalent or successor assessment tool) and a Design Stage Assessment Report showing that the development will achieve an Ecohomes Refurbishment rating for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes Refurbishment rating for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

*Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.*

**11) UNI**

No development shall commence until, detailed drawings, including levels, sections and constructional details of the proposed access to be provided onto Marine Drive, have been submitted to and approved in writing by the Planning Authority, the development shall then be carried out in strict accordance with the approved details.

*Reason: To ensure the access is constructed to an appropriate design and safe standard and to comply with policy TR7 of the Brighton & Hove Local Plan.*

**12) UNI**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a method statement to identify, risk assess and address the unidentified contaminants.

*Reason: In the interests of the protection of controlled waters as the site overlies a principal aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.*

**13) UNI**

No development shall commence until details of the proposed boundary treatment and flint retaining walling to the front of the site have been submitted to and approved in writing by the Local Planning Authority, the development shall then be carried out in accordance with the approved details.

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

**14) UNI**

Notwithstanding the approved drawings, no development shall commence until details of the proposed replacement windows including the material, glazing bars and method of opening have been submitted to and approved in writing by the Local Planning Authority, the development shall then be carried out in strict accordance with the approved details.

*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.*

**15) UNI**

No development shall commence until details, including samples of materials to be used in the construction of the access stairway on the western elevation hereby approved has been submitted to and approved in writing by the Local Planning Authority. The stairway shall be constructed in accordance with the approved details and used for access, maintenance or emergency purposes only and 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 QD1, QD14 and QD27 of the Brighton & Hove Local Plan.*

**16) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. A.01, A.03, A.05, A.06, A.08, A.09, D.10 revision B, D.12 revision C, D.14 revision A received on 3rd November 2010, D.13 revision B received on 9th November 2010, D.11 revision F, D.15 revision E, D.16 revision D received on 23rd November 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **17) UNI**

The windows servicing the bathrooms/WCs/en-suites shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

### **BH2010/03756**

#### **49 Meadow Close Brighton**

Certificate of Lawfulness for a proposed loft conversion incorporating hip to gable roof extension, rear dormer and rooflights.

**Applicant:** Mr Inderjit Jassal

**Officer:** Helen Hobbs 293335

**Approved on 04/02/11 DELEGATED**

### **BH2010/03784**

#### **McDonalds Restaurant Brighton Marina Village Brighton**

Display of internally illuminated double sided box sign to existing totem sign.

**Applicant:** McDonalds Restaurants Limited

**Officer:** Chris Swain 292178

**Refused on 15/02/11 DELEGATED**

#### **1) UNI**

The proposed illuminated signage, by reason of design, siting and excessive size, and cumulatively with the existing totem sign, would result in an unsympathetic, discordant and overly dominant feature that detracts from the appearance and character of the restaurant site and the wider surrounding area within the marina, contrary to policies QD12 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Advertisements (SPD07).

### **BH2010/03806**

#### **10 Chorley Avenue Saltdean Brighton**

Erection of single storey rear extension and first floor side extension.

**Applicant:** Mr Gary Ashdown

**Officer:** Sonia Kanwar 292359

**Approved on 03/02/11 DELEGATED**

#### **1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

#### **2) BH03.03**

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

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

#### **3) UNI**

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

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

#### **4) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be constructed to the side elevations of 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.*

#### **5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. MC/CA/001, 002, 003 received on the 9th December 2010, and MC/CA/004 received on the 11th January 2011, and the site location plan and block plan received on the 9th December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **BH2010/03811**

#### **25 Grand Crescent Rottingdean**

Roof alterations to accommodate first floor extension to front.

**Applicant:** Mr Booth

**Officer:** Sonia Kanwar 292359

**Approved on 03/02/11 DELEGATED**

##### **1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

##### **2) BH03.03**

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 hereby permitted shall be carried out in accordance with the approved drawing no. 9398/10 and the drawing entitled "plans as existing", the site location plan and block plan received on the 9th December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **BH2010/03885**

#### **3 Ovingdean Close Brighton**

Certificate of Lawfulness for the proposed construction of two summer houses in rear garden.

**Applicant:** Mr & Mrs L Catt

**Officer:** Sonia Kanwar 292359

**Approved on 18/02/11 DELEGATED**

### **BH2010/03892**

#### **24 Roedean Crescent Brighton**

Erection of single storey rear extension and additional first floor side and rear extension.

**Applicant:** Mr D Bean

**Officer:** Helen Hobbs 293335

**Refused on 11/02/11 DELEGATED**

### **1) UNI**

The proposed side and rear extension to the east would form an inappropriate addition that results in an overly bulky and incoherent appearance and would therefore harm the character and appearance of the existing property, street scene and surrounding area. The proposal would therefore be contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

### **BH2010/03980**

#### **92 Greenways Brighton**

Erection of part single storey and part two storey rear extension, enclosed front porch and detached front garage.

**Applicant:** Mr & Mrs Suresh Babu

**Officer:** Helen Hobbs 293335

**Refused on 18/02/11 DELEGATED**

### **1) UNI**

The proposed rear extension, by virtue of its size, height and design, would, in conjunction with the existing house's siting in relation to its neighbours, form a bulky and incongruous feature having an overbearing impact upon neighbouring properties detrimental to the appearance of the building and the visual amenity of the surrounding area. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

### **BH2010/03997**

#### **24 Lustrells Close Saltdean Brighton**

Certificate of Lawfulness for proposed two storey rear extension.

**Applicant:** Richard Evans

**Officer:** Chris Swain 292178

**Refused on 17/02/11 DELEGATED**

### **1) UNI**

The development is not permitted under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995 as the proposed development would extend beyond a wall forming a side elevation of the original dwellinghouse and exceed 4m in height, have more than one storey and have a width greater than half the width of the original dwellinghouse.

### **BH2011/00195**

#### **Balsdean Farm Balsdean Rottingdean Brighton**

Prior notification application for the proposed construction of a general purpose agricultural building.

**Applicant:** Mr John Carr

**Officer:** Kate Brocklebank 292175

**Prior approval not required on 21/02/11 DELEGATED**

## **WOODINGDEAN**

### **BH2010/03799**

#### **116 The Ridgway Brighton**

Certificate of Lawfulness for proposed erection of single storey, pitched roof out building to rear.

**Applicant:** Mr Jobie Edwards

**Officer:** Helen Hobbs 293335

**Refused on 07/02/11 DELEGATED**

## **BRUNSWICK AND ADELAIDE**

### **BH2010/03751**

#### **1 Brunswick Terrace Hove**

Replacement of window at ground floor with new timber door with installation of spiral staircase to courtyard below.

**Applicant:** Mr Phillip Haiselden

**Officer:** Jason Hawkes 292153

**Approved on 15/02/11 DELEGATED**

#### **1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

#### **2) UNI**

No works shall take place until details of the mouldings around the panels in the door, including a 1:20 sample section plan, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

#### **3) UNI**

No works shall take place until details of the fixings for the staircase into the masonry been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos.1014/05, 06, 08, 10B & 11A received on the 2nd December 2010 and the 14th February 2011.

### **BH2010/03804**

#### **Flat 2 24 Palmeira Square Hove**

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2010/03059.

**Applicant:** Mr Robert Mayne

**Officer:** Wayne Nee 292132

**Approved on 07/02/11 DELEGATED**

### **BH2010/03922**

#### **Flat 2 24 Palmeira Square Hove**

Application for Approval of Details Reserved by Condition 3 of application BH2010/03058.

**Applicant:** Mr Robert Mayne

**Officer:** Wayne Nee 292132

**Approved on 15/02/11 DELEGATED**

## **CENTRAL HOVE**

### **BH2010/03512**

#### **Land to Rear of 21 & 23 St Aubyns Hove**

Demolition of existing garages and erection of 3no terraced four storey houses with amenity space at front and rear.

**Applicant:** Godfrey Investments Ltd

**Officer:** Adrian Smith 01273 290478

#### **Approved on 18/02/11 PLANNING COMMITTEE**

##### **1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

##### **2) UNI**

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

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

##### **3) UNI**

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

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

##### **4) UNI**

The hard surfaces hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

*Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.*

##### **5) UNI**

All 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) UNI**

The rooflights hereby approved shall have steel or cast metal frames 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 front doors to the development hereby permitted shall at all times be of a painted finish.

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

##### **8) UNI**

Notwithstanding the details submitted with the application, no expansion joints, metal beads or stops, and no bell moulds shall be used in the external construction of the development hereby permitted.



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

**9) UNI**

Notwithstanding the details of plan reference 3057/06 rev A, unless otherwise agreed in writing by the Local Planning Authority the rainwater goods and downpipes shall be of cast iron and painted to match the walls of the new dwellings.

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

**10) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouses 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 character of the area and to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development proposals to comply with policies QD14, QD27 and HE6 of the Brighton & Hove Local Plan.*

**11) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the roof to the building hereby permitted shall be completed in slate-grey 'Britslate' roof tiling by Sandcroft Rooftiles Ltd, as detailed in drawing no.3057/9 rev B submitted on the 14th January 2011.

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

**12) UNI**

Notwithstanding the details submitted with the application, the profiles of the mansard roof of the development hereby permitted shall match exactly those of the adjacent terrace at Nos. 69-71 Seafield Road.

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

**13) UNI**

No development shall take place until samples of the materials (including colour of render, paintwork and 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.*

**14) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.*

### **15) UNI**

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 at all times.

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

### **16) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the new dwellings hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

*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.*

### **17) UNI**

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

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

### **18) UNI**

The development hereby approved shall not be occupied until the crossover has been reconstructed in accordance with the Council approved Manual for Estate Roads as a footway and under licence from the Highway Operations Manager.

*Reason: In the interests of highway safety and to comply with Local Plan Policies TR1, TR7 and TR8 of the Brighton & Hove Local Plan.*

### **19) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 3057/02, 3057/8 & 3057/14 received on the 10th November 2010; 3057/01 rev A, 3057/05 rev A, 3057/06 rev A, 3057/16 & 3057/17 received on the 26<sup>th</sup> November 2010; 3057/18 received on the 29th November 2010; 3057/04 rev A, 3057/7 rev B, 3057/10 rev A, 3057/11 rev A & 3057/19 received on the 20th December 2010; 3057/03 rev C, 3057/9 rev B, 3057/12 rev A, 3057/13 rev A, 3057/15 rev A, 3057/20 & 3057/21 received on the 14th January 2011; and 3057/22 received on the 18th January 2011.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

## **BH2010/03513**

### **Land to Rear of 21 & 23 St Aubyns Hove**

Demolition of existing garages.

**Applicant:** Godfrey Investments Ltd

**Officer:** Adrian Smith 01273 290478

**Approved on 18/02/11 PLANNING COMMITTEE**

#### **1) BH01.04**

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 works of demolition hereby permitted shall not be begun until documentary evidence is produced to the Local Planning Authority to show that contracts have been entered into by the developer to ensure that building work on the site the subject of this consent is commenced within a period of 6 months following

commencement of demolition in accordance with a scheme for which planning permission has been granted.

*Reason: To prevent premature demolition in the interests of the character and appearance of the Conservation Area and to comply with policy HE8 of the Brighton & Hove Local Plan.*

### **BH2010/03603**

#### **4-6 Vallance Road Hove**

Application to extend time limit for implementation of previous approval BH2007/02201 for the construction of a 2no bedroom, two storey house.

**Applicant:** HR Investments

**Officer:** Clare Simpson 292454

**Approved on 18/02/11 DELEGATED**

#### **1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

#### **2) BH05.01B**

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 5 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 5 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.*

#### **3) BH05.02B**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 5 has been submitted to, and approved in writing by, the Local Planning Authority.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.*

#### **4) UNI**

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation of the building facing towards Vallance Road.

*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) UNI**

The dwelling hereby permitted shall not be occupied until the refuse and recycling storage and cycle parking facilities shown on the approved drawings TA272/02

and TA272/04 received on the 7th June 2007 are provided and made available for use.

*Reason: To ensure the provision of satisfactory facilities and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**6) UNI**

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

**7) UNI**

The external walls of the development hereby permitted shall be finished in Polar White render as approved under application BH2010/03483 on 30th December 2010 prior to first occupation of the dwelling and retained thereafter.

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

**8) UNI**

The dwelling hereby permitted shall be constructed in accordance the Lifetime Home Checklist approved under application BH2010/03483 on 30th December 2010 prior to first occupation and retained thereafter.

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

**9) UNI**

The development hereby permitted shall be undertaken in accordance site waste management statement approved under BH2010/03483 on 30th December 2010.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.*

**10) UNI**

The landscaping scheme approved under application BH2010/03483 on 30th December 2010 shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.*

**11) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no 01, 02, 03, 04, 05, submitted on 7th June 2007.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**12) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission 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 and 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.*

**BH2010/03633**

**Flat 3 26 St Aubyns Hove**

Replacement of existing timber framed windows with UPVC windows.

**Applicant:** Mrs Ingela Patching

**Officer:** Mark Thomas 292336

**Approved on 03/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved photos and window specification document received on 22nd November 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03794**

**Texaco Garage 133 Kingsway Hove**

Display of externally illuminated fascia sign, non-illuminated fascia signs, internally illuminated totem sign and non-illuminated flat panel signs.

**Applicant:** Food Programme Delivery Orchid Group

**Officer:** Wayne Nee 292132

**Approved on 16/02/11 DELEGATED**

**1) BH10.01**

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 and for the purposes of amenity and public safety.*

**2) BH10.02**

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.*

**3) BH10.03**

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.*

**4) BH10.04**

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.*

**5) BH10.05**

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.*

**6) BH10.06**

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.*

**7) BH10.07**

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.*

**BH2010/03855**

**4 Eaton Road Hove**

Erection of first floor rear extension.

**Applicant:** Mr Lee Cotsford

**Officer:** Charlotte Hughes 292321

**Approved on 08/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) UNI**

The 1st floor extension hereby approved shall be finished in white painted render, unless otherwise agreed in writing by 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.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.ER4PRO/01, ER4PRO/03, ER4PRO/05 received on 14th December 2010 and ER4PRO/02, ER4PRO/04 received 3rd February 2011.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**GOLDSMID**

**BH2010/03436**

**80 Goldstone Villas Hove**

Proposed loft conversion incorporating front and rear dormers.

**Applicant:** Whisper Developments

**Officer:** Wayne Nee 292132

**Approved on 04/02/11 DELEGATED**

### **1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

### **2) UNI**

The joinery dimensions and horn details of the windows hereby permitted shall match exactly those of the existing original windows, and the windows shall have concealed trickled vents. The windows shall thereafter be retained as such.

*Reason: For the avoidance of doubt, to ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan*

### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 22102/01, 02A, 03A, 04 and 05 received on 02 November 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

## **BH2010/03807**

### **63 Wilbury Crescent Hove**

Certificate of lawfulness for a proposed loft conversion incorporating a rear dormer, rooflights and windows to side gable end.

**Applicant:** Mr Andrew Briscoe

**Officer:** Christopher Wright 292097

**Refused on 03/02/11 DELEGATED**

### **1) UNI**

There is insufficient information provided to formally establish whether the proposed development is permitted under Schedule 2, Part 1, Classes B or C, of the Town and Country Planning (General Permitted Development) Order 1995, as amended. In particular, it is not clear whether the windows will be fixed shut or opening and to what extent, and no information is provided as to the distance the rooflights would protrude above the plane of the original roofslope.

## **BH2010/03876**

### **The Priory Goldstone Villas Hove**

Erection of conservatory to side of property.

**Applicant:** Mr & Mrs Zarins

**Officer:** Jason Hawkes 292153

**Approved on 09/02/11 DELEGATED**

### **1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.BT11-10-16A, C & E received on the 15th December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03971**

**2 Montefiore Road Hove**

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2010/02400.

**Applicant:** BOSIC

**Officer:** Jason Hawkes 292153

**Approved on 08/02/11 DELEGATED**

**BH2010/03972**

**2 Montefiore Road Hove**

Application for Approval of Details Reserved by Condition 6 of application BH2010/03127.

**Applicant:** BOSIC

**Officer:** Jason Hawkes 292153

**Approved on 08/02/11 DELEGATED**

**BH2010/03986**

**Ridgeland House Dyke Road Hove**

Replacement of 2nd and 3rd floor windows on south-west and north-east elevations.

**Applicant:** Mr R Stokely, Mr R Haines, Mr S Skinner

**Officer:** Jason Hawkes 292153

**Approved on 11/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.AL.100, 120, 130 and Section Drawings 10, 1J, 2A, 4C, 5A, 9A & 2J received on 22nd December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03993**

**The Wardley Hotel 10 Somerhill Avenue Hove**

Application for Approval of Details Reserved by Conditions 3, 4, 5, 7, 8 and 9 of application BH2007/04685.

**Applicant:** Mr Kasim Najaffi

**Officer:** Christopher Wright 292097

**Approved on 17/02/11 DELEGATED**

**BH2010/04022**

**Basement Flat 8 Newtown Road Hove**

Replacement of white painted timber framed sash windows with white PVC-U sash windows.

**Applicant:** Kathy Biggle

**Officer:** Mark Thomas 292336

**Approved on 09/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*



## **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. N58PW/HP/02, N58PW/HP/03, schedule of photographs, data sheets and windows brochure received on 24th December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **BH2011/00147**

#### **102A The Drive Hove**

Non Material Amendment to BH2010/02871 to reduce floor area.

**Applicant:** Ketan Desai

**Officer:** Christopher Wright 292097

**Refused on 08/02/11 DELEGATED**

## **1) UNI**

Whilst the proposal incorporates a significant reduction in the footprint of the approved conservatory extension, the position of the proposed conservatory extension is in closer proximity to 100 The Drive. This change goes beyond the scope of the original application.

## **2) UNI2**

Whereas high level windows were previously approved to the southern flank wall of the conservatory extension, the proposal seeks to install a new window which could have an impact on residential amenity and as such does not represent a non-material amendment.

### **HANGLETON & KNOLL**

### **BH2010/03874**

#### **3 Applesham Avenue Hove**

Erection of a two storey side extension and enlargement of existing single storey rear extension.

**Applicant:** Mr & Mrs P Shepherd

**Officer:** Mark Thomas 292336

**Approved on 04/02/11 DELEGATED**

## **1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

## **2) BH03.03**

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 hereby permitted shall be carried out in accordance with the approved drawing no. \*\*\*\*\*-01 D received on 15<sup>th</sup> December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03884**

**38 Clarke Avenue Hove**

Certificate of lawfulness for proposed single storey side extension and loft conversion incorporating hip to gable roof extension, rear dormer and rooflights to front.

**Applicant:** Mr Gary Avey

**Officer:** Charlotte Hughes 292321

**Refused on 09/02/11 DELEGATED**

**BH2010/03886**

**60 Meadway Crescent Hove**

Erection of single storey rear extension.

**Applicant:** Mr Simon Beany

**Officer:** Mark Thomas 292336

**Approved on 08/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) BH03.03**

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 hereby permitted shall be carried out in accordance with the approved drawings no. MC60PRO/04 A, MC60PRO/06 received on 16th December 2010 and drawing no. MC60PRO/05 received on 10th January 2011.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/04026**

**34 Florence Avenue Hove**

Erection of a single storey rear extension.

**Applicant:** Mr Murat Malikov

**Officer:** Adrian Smith 01273 290478

**Approved on 11/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) BH03.03**

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 hereby permitted shall be carried out in accordance with the approved drawing nos (01)001, (01)002, (07)001, (08)002 & (08)003 submitted on the 29th December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2011/00065**

**8 Fallowfield Crescent Hove**

Erection of single storey rear extension.

**Applicant:** Mr David Wade

**Officer:** Mark Thomas 292336

**Approved on 09/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 5B, 6A, 7B received on 10<sup>th</sup> January 2011.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**SOUTH PORTSLADE**

**BH2010/03538**

**79 North Street Portslade**

Change of Use from light industrial (B1) to gymnasium (D2) for temporary period of three years.

**Applicant:** Ms Kirstin Ahmed

**Officer:** Guy Everest 293334

**Approved on 11/02/11 DELEGATED**

**1) UNI**

The use hereby permitted is for a temporary period only and shall be discontinued on or before 28th February 2014 whereupon the use shall cease.

*Reason: The use hereby approved is not considered suitable as a permanent form of development to safeguard the potential of the site for Class B1 and B2 use(s) and to comply with policy EM1 of the Brighton & Hove Local Plan.*

**2) UNI**

The premises shall only be used as a gymnasium and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

*Reason: The Local Planning Authority would wish to retain control over any subsequent change of use in the interests of safeguarding the amenities of the area and to comply with policies TR1, QD27 and EM1 of the Brighton & Hove Local Plan.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. SNP 4/3 A received on 18<sup>th</sup> November 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**4) UNI**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a method statement to identify, risk assess and address the unidentified contaminants.

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

## **5) UNI**

Unless otherwise agreed in writing by the Local Planning Authority the use hereby permitted shall not be in use except between the hours of 07.30 and 21.00 on Mondays to Fridays, between the hours of 09.00 and 18.00 on Saturdays and not at anytime on Sundays, Bank or Public Holidays.

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

### **BH2010/03786**

#### **32 Benfield Way Portslade**

Demolition of existing conservatory and erection of single storey flat roof and pitched roof rear extensions and side dormer. Erection of new porch to side elevation.

**Applicant:** Mrs S Atkinson

**Officer:** Mark Thomas 292336

**Approved on 09/02/11 DELEGATED**

#### **1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

#### **2) BH03.03**

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 hereby permitted shall be carried out in accordance with the approved drawings no. ARa/1024/15F, 16E, 17F, 18E received on 22nd December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **BH2010/03895**

#### **74 Fairway Crescent Portslade**

Erection of single storey side extension incorporating rooflights and the repositioning of an existing window on side elevation at first floor level.

**Applicant:** Mrs Nicola Crittenden

**Officer:** Mark Thomas 292336

**Refused on 04/02/11 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 extension by virtue of its excessive width and bulk represents an incongruous addition to the side elevation of the recipient property which would be prominent on the street scene due to the corner location of the site on the junction of Fairway Crescent and Valerie Close. The proposed development would result in unacceptable harm to the character and appearance of the recipient building and the wider area, contrary to the above policy and guidance.

## **HOVE PARK**

### **BH2010/03490**

#### **16 Chartfield Hove**

Application for variation of condition 4 of application BH2010/01714 (Lower ground floor garage extension with associated landscaping and external works to create new front access stairway. Two-storey ground and first floor front extension above garage with pitched dormer roof) to change the word 'light' to reads 'lights' and to allow the lower part of the window to be openable in case of an emergency.

**Applicant:** Mr Will Stuart

**Officer:** Wayne Nee 292132

**Approved on 07/02/11 DELEGATED**

#### **1) UNI**

The development hereby permitted shall be commenced before 5th October 2013.

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

#### **2) UNI**

The proposed first floor side (south) elevation window hereby approved shall not be glazed otherwise than with obscured glass to the lower 2 rows of window panes. The window shall be fixed shut with only the top fan lights openable. The lower 2 rows of the central casement shall be fixed shut unless in the case of an emergency. The window shall thereafter be permanently retained as such.

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

#### **3) UNI**

The development hereby permitted shall be carried out in accordance with drawing nos. TA 519/01, 02, 03, 04, 05, 06, 10, 11, 12, 13, and 14 submitted on 04 June 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

#### **4) UNI**

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.*

### **BH2010/03793**

#### **333 Dyke Road Brighton**

Erection of ground two storey side extension, rear first floor extension and roof conversion incorporating internal alterations.

**Applicant:** Teimory

**Officer:** Charlotte Hughes 292321

**Approved on 18/02/11 DELEGATED**

#### **1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

#### **2) BH03.03**

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 hereby permitted shall be carried out in accordance with the approved drawings no's 10/11/03/001, 10/11/03/002 and 10/11/03/004 received on 8th December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03837**

**10 Windsor Close Hove**

Erection of extension at first floor level over existing ground floor development and erection of adjoining two storey rear extension.

**Applicant:** Mr & Mrs Jarvis

**Officer:** Steven Lewis 290480

**Refused on 04/02/11 DELEGATED**

**1) UNI**

The extension is considered an incongruous addition by reason of its form, siting, height and bulk would poorly relate to the parent building and would have a discordant appearance in relation to the positive characteristics of the host building and the surrounding area. This is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2010/03857**

**42 Tongdean Avenue Hove**

Application for Approval of Details Reserved by Conditions 6, 13, 14, 15 & 16 of application BH2010/02268.

**Applicant:** Mr & Mrs Brian Hepburn

**Officer:** Clare Simpson 292454

**Approved on 04/02/11 DELEGATED**

**BH2010/03875**

**19 Shirley Drive Hove**

Outline application with some matters reserved for subdivision of site and erection of detached dwelling.

**Applicant:** Mr & Mrs P Sherman

**Officer:** Paul Earp 292193

**Refused on 21/02/11 DELEGATED**

**1) UNI**

The proposal is for the development of private residential garden land for housing, and as such constitutes development of a Greenfield site. The character of the area is one of substantial houses with large gardens. The subdivision of the plot would result in two plots substantially smaller than the general pattern of development in the immediate area, which would greatly alter its spacious character to the detriment of the area. The proposed access drive to the rear of the site would abut the existing and neighbouring property and is designed to avoid a mature street tree. The use of the drive would adversely impact on the residential amenities of the occupiers the adjacent properties. For the reasons of poor access and resultant small plots with little garden area, the existing garden is not considered to form an independent building plot. The proposal would result in an overdevelopment of the land out of character with the area and contrary to both PPS3: Housing in respect of development on Greenfield land, and policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan which seek to ensure that new development would enhance the positive qualities of the neighbourhood and avoid town cramming.

## **2) UNI2**

The proposed dwelling, situated close to the boundaries with adjacent residential properties, and with access drive adjacent to 17 Shirley Drive, will adversely impact on residential amenity of the occupiers of surrounding properties by way of overlooking and loss of privacy, and general noise and disturbance from the intensification of the use of the site and in particular from vehicular/pedestrian movements along the access drive. For these reasons the proposal is contrary to policy QD27 of the Brighton & Hove local Plan which aims to protect residential amenity.

## **3) UNI3**

The proposed access road is to be laid out around a mature street tree. Construction of the access could make the tree unstable to the detriment of public safety. No evidence has been submitted to demonstrate that the provision of the access will not affect the trees stability. For this reason the proposal is contrary to policies TR7 & TR8 of the Brighton & Hove Local Plan which seeks to ensure safe development.

### **BH2011/00019**

#### **Blatchington Mill School Nevill Avenue Hove**

Erection of single storey classroom block with ramped access to North East of site.

**Applicant:** Blatchington Mill School

**Officer:** Christopher Wright 292097

**Approved on 21/02/11 DELEGATED**

#### **1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

#### **2) BH03.01**

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

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

#### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. PL01, PL02 Revision A, PL03 Revision A and PL05 Revision A received on 5 January 2011.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **BH2011/00151**

#### **55 Tongdean Avenue Hove**

Application for Approval of Details Reserved by Condition 4 of application BH2010/02794.

**Applicant:** Mr & Mrs Saied Abdulkhani

**Officer:** Steven Lewis 290480

**Approved on 11/02/11 DELEGATED**

## **WESTBOURNE**

### **BH2010/03763**

#### **83 & 85 Carlisle Road Hove**

Conversion of existing flats to create 2no four bed dwelling houses and associated works including a loft conversion and erection of two storey rear extensions.

**Applicant:** Mr Justyn Williams

**Officer:** Christopher Wright 292097

**Refused on 08/02/11 DELEGATED**

#### **1) UNI**

The proposed extensions and alterations would, by reason of their design, siting, bulk and massing, unbalance the symmetry of the building façade and reduce its legibility as two separate dwellings and, at the rear, appear poorly composed and unduly dominant, thereby detracting from the form and character of the host building and having a detrimental impact on visual amenity. As such the development is contrary to policy QD14 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed two storey rear extension would, by reason of the siting, height, bulk and massing, have an overbearing impact and generate an excessive sense of enclosure for both future occupiers of the development and also neighbouring occupiers. As such the proposal would be detrimental to residential amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

#### **3) UNI3**

The proposed gable window on the northern elevation would overlook a gable window on the neighbouring property, thereby giving rise to loss of privacy. As such the proposal would be detrimental to residential amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2010/03846**

#### **7 Princes Crescent Hove**

Demolition of existing single storey extension to be replaced by a single storey extension of a smaller footprint.

**Applicant:** Southdown Housing Association

**Officer:** Charlotte Hughes 292321

**Approved on 22/02/11 DELEGATED**

#### **1) 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.*

#### **2) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

#### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no's 3230.PL.01, 3230.PL.02, 3230.EXG.02, 3230.EXG.03.A and 3230.EXG.04 received on 14th December 2010 and drawing no.3230.EXG.01.B received on 12<sup>th</sup> January 2011.

*Reason: For the avoidance of doubt and in the interests of proper planning.*



**BH2011/00055**

**31 Pembroke Avenue Hove**

Single storey rear extension to form a conservatory.

**Applicant:** Mrs C Robertson

**Officer:** Mark Thomas 292336

**Approved on 21/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings 'Proposed elevations' and 'Proposed plan' received on 10th January 2011.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2011/00087**

**104 Westbourne Street Hove**

Certificate of Lawfulness for proposed single storey rear extension.

**Applicant:** Mr Paul Soden

**Officer:** Charlotte Hughes 292321

**Approved on 22/02/11 DELEGATED**

**WISH**

**BH2010/03170**

**269 Kingsway Hove**

Erection of side and rear extension at basement and ground floor level (Part retrospective)

**Applicant:** Mr Vic Marchant

**Officer:** Charlotte Hughes 292321

**Refused on 11/02/11 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 revisions to the scheme would still result in a development that does not relate sympathetically to the host property by reason of its height, bulk and siting and is considered to be an unsympathetic overdevelopment of the site. The proposed development is therefore considered to be contrary to policy QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

Policies QD14 and QD27 of the Brighton & Hove Local Plan seeks to ensure that alterations and additions to properties do not have a harmful impact upon the residential amenity of neighbouring occupiers. The revisions to the scheme would still result in a development that, by reason of its height, bulk and proximity to 271, would have a significant impact on the residential amenity of the neighbouring occupiers of the ground floor by diminishing their outlook and daylight, and increasing their sense of enclosure. The proposed development is therefore considered to be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

Policy QD27 seeks to ensure that development does not result in the loss of amenity to existing or future residents. The revisions to the scheme would still

result in what is considered to be a substandard level of amenity space provision for a family dwelling. The proposed development would therefore result in unsatisfactory living conditions for existing and future occupiers and it would be contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2010/03849**

**Unit 9 Hove Enterprise Centre Basin Road North Portslade**

Temporary Change of Use for a period of 12 months from offices (B1) to personal training studio (D2).

**Applicant:** Mr David Draper

**Officer:** Jason Hawkes 292153

**Approved on 03/02/11 DELEGATED**

**1) UNI**

The development hereby permitted shall be carried out in accordance with the approved floor plan received on 13th December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**2) UNI**

The use of the unit as a personal training studio shall cease and the unit returned to its former condition on or before 16 February 2012.

*Reason: To retain the use of the unit under Class B uses and to comply with policies EM1, EM6 and EM12 of the Brighton & Hove Local Plan.*

**BH2010/03962**

**3 Western Esplanade Portslade**

External alterations including new decking to side and rear, plunge pool, alterations to fenestration and balustrading and new access staircases to front and rear.

**Applicant:** Mr M Irwin & Ms O'Hara

**Officer:** Adrian Smith 01273 290478

**Approved on 08/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved site plan and drawing no.1310.01A received on the 5th January 2011.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03998**

**4 Western Esplanade Portslade Brighton**

Erection of a part two storey, part single storey rear extension, new rear terrace with plunge pool and alterations to fenestration.

**Applicant:** Dr M Vandenburg

**Officer:** Adrian Smith 01273 290478

**Approved on 11/02/11 DELEGATED**

**1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.*

**2) BH03.03**

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 hereby permitted shall be carried out in accordance with the site plan and approved drawing no.1304.04 received on the 23rd December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/04000**

**4 Western Esplanade Portslade**

Erection of a part two storey and single storey rear extension, new second floor, new rear terrace with plunge pool and alterations to fenestration.

**Applicant:** Dr M Vandenburg

**Officer:** Adrian Smith 01273 290478

**Refused on 11/02/11 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 and adjoining properties, whilst policy QD4 seeks to protect strategic views along the seafront. The proposed rooftop access 'pod', by virtue of its scale, appearance and elevated position relative to the host building and adjacent terrace, represents an incongruous addition to the roofscape of the terrace that would harm the appearance of the building and the wider area, contrary to the above policies.

**BH2011/00063**

**Ground Floor Flat 42 Braemore Road Hove**

Erection of single storey rear extension.

**Applicant:** Ms Phillipa Brereton

**Officer:** Mark Thomas 292336

**Refused on 18/02/11 DELEGATED**

**1) UNI**

The submitted drawing is inaccurate and there are a large number of inconsistencies between the floor plans, layout plan, elevational drawings and block plan. As such it has not been possible to assess the proposed development with any degree of certainty.

**2) UNI2**

Policy QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. Notwithstanding the inaccuracies/inconsistencies on the submitted drawing, the proposed extension and high boundary treatment to the raised terrace, by virtue of their bulk, height, positioning, projection and proximity to the neighbouring boundary, represent an overbearing development for the occupiers of no. 44 Braemore Road, which would result in significant overshadowing, increased sense of enclosure and loss of outlook. As such the proposed development is considered to be contrary to the aforementioned planning policy.

**BH2011/00198**

**206 New Church Road Hove**

Certificate of Lawfulness for proposed loft conversion incorporating rear dormer and rooflights to front elevation.

**Applicant:** Mr Steve Teasdale

**Officer:** Charlotte Hughes 292321

**Approved on 03/02/11 DELEGATED**