

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

**PATCHAM**

**BH2008/01542**

**26 Braybon Avenue Brighton**

New conservatory to rear.

**Applicant:** Ms Angela Cox

**Officer:** Liz Holt 291709

**Approved on 06/10/08 PLANNING COMMITTEE**

**1) 01.01AA**

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

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

**2) UNI**

Notwithstanding the submitted drawings, the conservatory hereby approved shall not be used until the 2m fence has been installedm along the shared common boundary between nos. 24 and 26 Braybon Avenue, as set out in the letter received on the 14th July 2008. The fence thereafter shall be retained.

*Reason: To protect the amenities of no. 24 Braybon Avenue and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**3) UNI**

The measures set out in the Waste Minimisation Statement submitted on the 29th April 2008 shall be implemented in strict accordance with the approved details.

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

**BH2008/02054**

**Land Adjoining 1 Mayfield Crescent Brighton**

Construction of a three-bedroom detached chalet bungalow.

**Applicant:** Modan Properties Ltd

**Officer:** Liz Holt 291709

**Approved on 07/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 04.02A**

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

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

**3) 05.01A**

No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority which details measures to

ensure that the development hereby approved will achieve an EcoHomes rating of 'Very Good' or higher or a Code for Sustainable Homes rating of 'Level 3' or higher or an equivalent level of performance if an alternative independently assessed means of sustainability assessment is used. The agreed scheme shall be implemented in strict accordance with the approved details prior to the occupation of the development.

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

#### **4) B04.01**

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

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD2, QD16 and QD27 of the Brighton & Hove Local Plan.*

#### **5) B04.02**

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

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD2, QD16 and QD27 of the Brighton & Hove Local Plan.*

#### **6) UNI**

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

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

#### **7) UNI**

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

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

## *Construction and Demolition Waste.*

### **8) UNI**

The development hereby approved shall not be occupied until the refuse and recycling storage facilities, to be located within the rear garden area of the new dwelling as stated within the Design and Access Statement submitted on the 16th June 2008, 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 policies SU2 and QD27 of the Brighton & Hove Local Plan.*

### **9) UNI**

The development hereby permitted shall not be occupied until the cycle parking facilities, to be located in the rear garden area of the new dwelling, as stated within the Design and Access Statement submitted on the 16th June 2008, have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use at all times.

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

### **10) UNI**

Before development commences details of the treatment to all boundaries to the site shall be submitted to and approved by the Local Planning Authority. Such details as are approved shall be implemented in full before the development is first occupied or brought into use and retained thereafter.

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to safeguard neighbouring amenity and to comply with policies QD1, QD2, QD16 and QD27 of the Brighton & Hove Local Plan.*

### **11) UNI**

Notwithstanding drawing no. A21501A the ridge height of the proposed dwelling hereby approved shall be located 1.8m below the existing ridge height of no. 1 Mayfield Crescent.

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

## **BH2008/02417**

### **36 Woodbourne Avenue Brighton**

Roof conversion including hip to gable end extension, front rooflights, rear dormer extensions and a two storey rear extension and conservatory.

**Applicant:** Mr James Pendlebury

**Officer:** Sonia Kanwar 292359

### **Refused on 10/10/08 DELEGATED**

#### **1) UNI**

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

#### **2) UNI**

The proposed two storey extension, by virtue of its design, siting, size and massing would form an incongruous and unsympathetic feature resulting in an overextended appearance of the building which would be detrimental to the character and appearance of the existing building and the visual amenities

enjoyed by neighbouring properties. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

### **3) UNI**

The proposed hip to half gable roof extension will disturb the visual balance of this pair of semi-detached bungalows and adversely affect the character and appearance of Woodbourne Avenue. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

### **BH2008/02613**

#### **Carden Hill Medical Centre Carden Hill Brighton**

3 no. illuminated fascia panels and 1 no. illuminated projecting sign.

**Applicant:** AAH PLC

**Officer:** Sonia Kanwar 292359

#### **Approved on 16/10/08 DELEGATED**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No advertisement shall be sited or displayed so as to-

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

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

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.  
*Reason: To comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.*

**7) 10.07A**

The illumination of the advertisement shall be non-intermittent.

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

**BH2008/02768**

**114, 116 and 118 Carden Avenue Brighton**

Conversion of former doctors surgery to 2 no. shops, 2 no. one bedroom flats and 1 no. three bedroom maisonette, together with addition of velux roof lights to existing flat.

**Applicant:** Mr Derry Maher

**Officer:** Aidan Thatcher 292265

**Approved on 15/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 02.05A**

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

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

**3) 02.07A**

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

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

**4) 03.02A**

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

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

**5) 06.01A**

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

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

**6) 06.03A**

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

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

**7) UNI**

No development shall take place until details of a scheme to fund improved accessibility to bus stops, pedestrian facilities, and cycling infrastructure in the area of the site, to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

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

**8) UNI**

The new residential units at ground floor level shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

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

**9) UNI**

Notwithstanding the submitted plans, before development commences a section of the proposed attic conversions, detailing the height of the proposed front and rear rooflights, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented entirely in accordance with the approved details and retained as such thereafter.

*Reason: To ensure the future occupiers have adequate outlook and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**BH2008/02843**

**34 Dale Crescent Brighton**

Demolition of existing garage and erection of two storey side extension.

**Applicant:** Mr & Mrs Bennett

**Officer:** Helen Hobbs 293335

**Refused on 21/10/08 DELEGATED**

**1) UNI**

The proposed development by virtue of its size and projection forward of the existing building line, would be of detriment to the character and appearance of the existing building and surrounding area, contrary to policies QD2 and QD14 of the Brighton and Hove Local Plan.

**PRESTON PARK**

**BH2008/01195**

**Alquds Mosque 150 Dyke Road Brighton**

Roof conversion comprising side and rear dormers with conservation rooflights to all four elevations.

**Applicant:** Brighton Mosque & Muslim Community Centre

**Officer:** Aidan Thatcher 292265

**Approved on 17/10/08 DELEGATED**

**1) 01.01AA**

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

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

*Planning Act 1990*

**2) 03.02A**

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

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

**3) 03.04A**

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

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

**BH2008/02041**

**Block C Belvedere 152-158 Dyke Road Brighton**

Replacing two wooden casement windows serving the public ways in a similar design but using UPVC.

**Applicant:** Windlesham Finance Company Limited

**Officer:** Chris Swain 292178

**Approved on 16/10/08 DELEGATED**

**1) 01.01AA**

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

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

**BH2008/02261**

**Cornwall House 21 Harrington Road Brighton**

Replacement of communal doors and windows with UPVC units.

**Applicant:** Mr Richard James

**Officer:** Mark Thomas 292336

**Approved on 10/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) UNI**

The replacement units hereby permitted shall match the glazing design of the existing units and be retained so thereafter.

*Reason: For the avoidance of doubt in the interests of the visual amenities of the surrounding area, in compliance with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**BH2008/02630**

**106 Preston Drove Brighton**

Change of use from betting shop to veterinary clinic.

**Applicant:** Mr Andrew Ash

**Officer:** Aidan Thatcher 292265

**Approved on 20/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) UNI**

The use hereby permitted shall not be open to visiting members of the public except between the hours of 0800-18.30 Monday to Friday and 0830-1300 on Saturdays.

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

**REGENCY**

**BH2008/02105**

**Belgrave Hotel 62 - 66 Kings Road Brighton**

Advertisement consent for 2 x illuminated internally built up signs, 2 x non-illuminated built up signs, 1 x diabond panel sign, 1 x diabond panel sign on wall at side of entrance 1 x plaque at side of door.

**Applicant:** Mr Simon Perkins

**Officer:** Ray Hill 292323

**Refused on 22/10/08 DELEGATED**

**1) UNI**

The proposed signs, by virtue of their size, prominent siting and unsympathetic design, obscure architectural details, result in a proliferation of extraneous visual clutter and detract from the character and appearance of the building and the townscape of the Old Town Conservation Area contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 'Advertisements'.

**BH2008/02173**

**Royal York Buildings Old Steine Brighton**

2 x internally illuminated menu cases to walls either side of main entrance.

**Applicant:** Max Hotels (York) Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 06/10/08 DELEGATED**

**1) 10.02**

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

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

**2) 10.03**

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

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

**3) 10.04**

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

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

**4) 10.05**

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



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

**5) 10.06**

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

No advertisement shall be sited or displayed so as to-

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

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

**BH2008/02174**

**Royal York Buildings Old Steine Brighton**

Listed Building Consent for 2 x internally illuminated menu cases to walls either side of main entrance.

**Applicant:** Max Hotels (York) Ltd

**Officer:** Jonathan Puplett 292525

**Approved - no conditions on 06/10/08 DELEGATED**

**BH2008/02296**

**39 - 40 Kings Road Brighton**

Advertisement consent for scaffolding shroud.

**Applicant:** Mr Adam Coombs

**Officer:** Clare Simpson 292454

**Approved on 16/10/08 DELEGATED**

**1) 10.02**

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

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

**2) 10.03**

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

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

**3) 10.04**

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

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

**4) 10.05**

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

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

#### **5) 10.06**

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

No advertisement shall be sited or displayed so as to-

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

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

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

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

#### **6) 10.07A**

The illumination of the advertisement shall be non-intermittent.

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

#### **7) UNI**

This consent expire 6 months from the date of permission or until the scaffolding is no longer required for the building works, whichever is the sooner.

*Reason: In the interests of the visual amenity and to preserve the character of the Old Town Conservation Area and to comply with policies QD12 and HE9 of the Brighton & Hove Local Plan.*

#### **8) UNI**

The advertisement shall not be illuminated later than 2300 hours and shall not be illuminated before 0700 hours on any day.

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

#### **9) UNI**

The intensity of the illumination of the advertisement display shall not exceed 600 candelas per square metres.

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

#### **10) UNI**

At the end of the period of consent set out in Condition 1, the advertisement shall be removed and not replaced unless the subject of a further express consent.

*Reason: In the interests of the visual amenity and to preserve the character of the Old Town Conservation Area and to comply with policies QD12 and HE9 of the Brighton & Hove Local Plan.*

### **BH2008/02401**

#### **63A Ship Street Brighton**

Replacement windows to North Elevation.

**Applicant:** Mr Tam Rustom

**Officer:** Jonathan Puplett 292525

**Approved on 20/10/08 DELEGATED**

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

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

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

**BH2008/02635**

**51-52 North Street Brighton**

Change of use of ground floor and basement from an amusement centre (SG) to retail (A1).

**Applicant:** The Noble Organisation

**Officer:** Jason Hawkes 292153

**Approved on 20/10/08 DELEGATED**

**1) 01.01AA**

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

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

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

**BH2007/03101**

**Land Adj 19 Buckingham Place Brighton**

Demolition of existing single storey shed, garage and extension. Construction of a two-bedroom, three storey dwelling. Attached to 1 Bath Street.

**Applicant:** Mr Peter Orpen

**Officer:** Liz Holt 291709

**Refused on 22/10/08 DELEGATED**

**1) UNI**

The proposed dwelling, by virtue of its design, including its height, scale, width, proportioning, projection forward of the Bath Street building line, appearance and roof materials would be harmful to the character and appearance of the area, especially the setting of the adjacent terrace of Listed Buildings, would represent 'town cramming', would be an overdevelopment of the site and would therefore compromise the quality of the local environment, contrary to policies QD1, QD2, QD3, HE3 and HE6 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed dwelling, by virtue of its siting in relation to the rear section of no. 19 Buckingham Place, would be over-dominant and over-bearing in context of the neighbouring property and consequently of detriment to the setting of this Grade 11 neighbouring Listed Building. The proposal is therefore contrary to policy HE3 of the Brighton & Hove Local Plan.

**3) UNI3**

The loss of part of the curtilage of no. 19 Buckingham Place in addition to the provision of a boundary wall between this existing property and the proposed new dwelling would harm the setting of this Grade II Listed Building contrary to policy HE3 of the Brighton & Hove Local Plan.

**4) UNI4**

The provision of a cycle and bin storage area forward of the existing building line of Bath Street, in addition to the paving over of the proposed front garden area, will be of detriment to the character and appearance of Bath Street, the West Hill Conservation Area and the setting of the adjacent Listed Building, contrary to policies QD1, QD2, HE3 and HE6 of the Brighton & Hove Local Plan.

**5) UNI5**

The provision of gates, as shown on drawing no. TA264/04 submitted on the 10th August 2008, which provide access onto the proposed small hard-standing related to the proposed dwelling, would encourage the occupiers of the new dwelling to park vehicles on the hard-standing, which is of an inadequate size for such a use, resulting in a safety hazard to other users of Bath Street, contrary to policies TR7 of the Brighton & Hove Local Plan.

**BH2007/03808**

**65 Buckingham Road Brighton**

Replacement of rear kitchen with door onto flat roof with guard rails and wooden decking to two flat roofs.

**Applicant:** W J & M D Eady

**Officer:** Anthony Foster 294495

**Approved on 14/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**3) UNI**

Notwithstanding the details on the approved plans, prior to commencement of the development details relating to a 1.8 metre high screen to be installed on the first floor element of the proposal which abuts the boundary of 66 Buckingham Road are to be submitted to and approved in writing by the local planning authority. The approved screen shall be implemented in full before the decking hereby approved is brought into use.

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

**BH2007/04130**

**17A Trafalgar Street Brighton**

Increase in height of existing pitched roof & installation of 1 front and 2 rear dormers (Amendment to refused application BH2007/01341).

**Applicant:** A Mitchinson

**Officer:** Liz Holt 291709

**Approved on 07/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 02.04A**

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

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

**3) 13.01A**

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

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

**4) UNI**

The new windows shall be painted timber vertical sliding sashes with no trickle vents to match exactly the original sash windows, including their frame dimensions, profiles and mouldings and cill details.

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

**5) UNI**

The dormer roofs shall be clad in lead and retained as such thereafter.

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

**6) UNI**

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

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

**7) UNI**

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

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

**BH2008/01639**

**140 London Road Brighton**

Replacement signage.

**Applicant:** The Manager

**Officer:** Chris Swain 292178

**Approved on 03/10/08 DELEGATED**

**1) 10.01**

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

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

**2) 10.02**

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

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

**3) 10.03**

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

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

**4) 10.04**

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

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

**5) 10.05**

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

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

**6) 10.06**

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

No advertisement shall be sited or displayed so as to-

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

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

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

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

**7) 10.07A**

The illumination of the advertisement shall be non-intermittent.

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

**8) 10.09A**

The advertisement(s) hereby granted consent shall not be installed or erected until the existing signs located on the front elevation have been removed and any damage incurred by removal repaired.

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

**BH2008/01977**

**34 Marlborough Place Brighton**

Internal alterations, proposed rear dormer, reinstatement of front railings and original front basement sash window.

**Applicant:** Mrs Zerizin Hodgkins

**Officer:** Sonia Kanwar 292359

**Refused on 13/10/08 DELEGATED**

**1) UNI**

The proposed dormer by reason of its design, size and positioning on the rear roof slope will result in a detrimental impact on the architectural and historic character and appearance of the building and is therefore contrary to policy HE1 of the Brighton & Hove Local Plan and to the Council's Supplementary Planning Guidance Note SPGBH13: Listed Buildings - General Advice. Furthermore insufficient information has been submitted with regards to the proposed front basement window, the proposed front railings, and the proposed surface & lowering of the basement floor level. The information does not therefore allow a full assessment of the impact of the proposed alterations on the character and architectural setting of the Listed Building.

**BH2008/02282**

**16 Park Crescent Brighton**

Retrospective permission to reinstate rear lobby (demolished in 1964) and restore original foot plate.

**Applicant:** Mrs Marina Ray

**Officer:** Anthony Foster 294495

## **Refused on 06/10/08 DELEGATED**

### **1) UNI**

The installed balustrade is not in keeping with the character of the existing Grade II\* listed building and neighbouring listed buildings. By reason of its size, finishing, form and irregular shape, the balustrade does not relate well to the property visually and detracts from its architectural integrity and original design, as such the proposal is contrary to policies QD1 and HE1 of the Brighton & Hove Local Plan.

## **BH2008/02365**

### **21 Queens Road Brighton**

Variation of condition 2 of application BH1997/01685/FP so that the use of the first and second floors of the premises is not required to be in connection with the ground floor doctors surgery only.

**Applicant:** Gameright Properties Ltd.

**Officer:** Anthony Foster 294495

## **Approved on 06/10/08 DELEGATED**

### **1) UNI**

The use of the first and second floor of the premises hereby granted shall only be for the following: a clinic, health centre, school, art gallery, museum, library, law court, or non residential education and training centre, and for no other purpose including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the 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 the use of the premises in order to protect the amenities of the area in accord with policy QD27 in the Brighton & Hove Local Plan.*

## **BH2008/02423**

### **8 B Buckingham Place Brighton**

Conversion of existing ground floor two-bedroom flat into two one-bedroom self-contained flats.

**Applicant:** Mr Gary Wayne

**Officer:** Sonia Kanwar 292359

## **Refused on 13/10/08 DELEGATED**

### **1) UNI**

The proposal is contrary to policy HO9 of the Brighton & Hove Local Plan, which seeks to retain small family dwellings and which only permits the conversion into two or more residential units of a dwelling with an original floor area of more than 115m sqm or with four or more bedrooms as originally built. The policy also requires one of the converted units to be suitable for family occupation. The internal floor area of the flat subject of this application equates to approximately 80sqm. Consequently this property is not of sufficient size to be considered suitable for further subdivision and as such the principle of the development is unacceptable. Furthermore, a family sized unit would not be retained.

### **2) UNI**

The applicant has confirmed that the ground floor flat has no external amenity space. As such the proposed additional unit will not have the benefit of any external amenity space and the plans do not identify an area for refuse and recycling facilities. Whilst the existing situation for occupiers of the ground floor flat is beyond the control of the local planning authority, it is not considered appropriate to intensify the use of this site by allowing an additional residential dwelling that will not benefit from satisfactory amenities. By virtue of the lack of

external amenity space and refuse and recycling facilities the proposed additional unit would result in a substandard level of accommodation. Cumulatively the proposal, represents an unsuitable form of development which would result in an over intensive use of the property. As such the proposal is contrary to policies QD3, HO4, HO5, HO9 and SU2 of the Brighton & Hove Local Plan.

**BH2008/02451**

**100 Buckingham Road Brighton**

Three storey side extension to provide 2 no. maisonettes. (Resubmission).

**Applicant:** P.I.B. UK Ltd

**Officer:** Anthony Foster 294495

**Refused on 10/10/08 DELEGATED**

**1) UNI**

The area of cycle storage shown on the plans within the main entrance hall makes insufficient provision and therefore the proposal fails to provide a suitable level of accessible covered secure cycle parking. Consequently the proposal fails to provide for the travel demands that it creates, contrary to policies SU2, TR1 and TR14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance No.4 Parking Standards.

**2) UNI**

The siting of the binstore would result in it appearing as an incongruous feature within the street scene to the detriment of the character and appearance of the conservation area, contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

**3) UNI**

The proposal fails to provide a satisfactory size of amenity space for the overall development and as such is contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

**4) UNI**

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

**5) UNI**

The proposal, by reason of its height and siting in close proximity to the boundary with No.99 Buckingham Close, would lead to a sense of enclosure of this property and would have an overbearing impact leading to a loss of residential amenity, contrary to policy QD27 of the Brighton & Hove Local Plan.

**6) UNI**

The proposal would by reason of its design, bulk, massing, and reduction to the gap between numbers 99 and 100 Buckingham Road seriously detract from the character and appearance of the building and of this part of the conservation area and would be contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

**BH2008/02657**

**81 Gloucester Road Brighton**

Replacement of UPVC windows with new timber sash windows.

**Applicant:** Mr P Ryan

**Officer:** Helen Hobbs 293335

**Approved on 21/10/08 DELEGATED**

**1) 01.01AA**

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

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



Planning Act 1990

**2) 13.03A**

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

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

**WITHDEAN**

**BH2008/01634**

**26 Matlock Road Brighton**

Certificate of Lawfulness for the proposed construction of one new single storey rear extension.

**Applicant:** Mr Mark & Mrs Susan Sessions

**Officer:** Jonathan Puplett 292525

**Approved on 07/10/08 DELEGATED**

**BH2008/01852**

**1 Woodside Avenue Brighton**

Proposed new Four Bedroom House on vacant land adjacent to number 1 Woodside Avenue.

**Applicant:** Mr Derek Levy

**Officer:** Clare Simpson 292454

**Refused on 10/10/08 DELEGATED**

**1) UNI**

The proposed development, by virtue of its bulk, form and massing, including site coverage, is excessive for this prominent plot in an elevated proposition. When viewed in context with neighbouring properties, the development would have an overly prominent appearance and would appear unduly dominant in the context of the local surroundings. The proposal is considered detrimental to the character and appearance of the surrounding area and contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

**2) UNI2**

The provision of three terraces on the front of the proposed dwelling, in close proximity to neighbouring boundaries and in an elevated position, is considered to be intrusive and un-neighbourly, detrimental to the residential amenity of neighbouring occupiers. The development is contrary to policy QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposed location of the car parking space would require vehicles to reverse on and off the highway in a location where visibility is severely restricted. The increased risk to public highway users caused by stopping, turning, and reserving traffic presents an unacceptable safety hazard. The proposed development is contrary to policy TR7 of the Brighton & Hove Local Plan.

**BH2008/01896**

**75 Wayland Avenue Brighton**

Ground floor side extension.

**Applicant:** Mr Neil Campbell

**Officer:** Wayne Nee 292132

**Approved on 06/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/02113**

**36A Dyke Road Avenue Brighton**

Demolition of existing residential dwelling and erection of residential apartment building of 4 x 2 bedroom apartments and 1 x 1 bedroom apartment, 5 parking spaces, bicycle store for 10 bicycles and a refuse/recycling store.

**Applicant:** Mr S Adamson

**Officer:** Jason Hawkes 292153

**Approved on 07/10/08 PLANNING COMMITTEE**

**1) 01.01AA**

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

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

**2) 02.05A**

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

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

**3) 04.02A**

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

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

**4) 05.01A**

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

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

**5) 06.03A**

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

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

**6) 13.01A**

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

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

**7) 13.03A**

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

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

**8) 13.04A**

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.*

**9) 13.05A**

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

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

**10) UNI**

Before work commences details of the proposed parapets, bays, windows, doors, entrance porch and balconies, including sample elevations and sections at 1:20 scale drawings, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and maintained as such thereafter.

*Reason: To ensure a satisfactory appearance to the development and ensure the satisfactory preservation of the conservation area and in accordance with policies QD1 & HE6 of the Brighton & Hove Local Plan.*

**11) UNI**

The development shall be constructed fully in accordance with the approved Arboricultural Report submitted with the application which outlines tree protection measures methods.

*Reason: To protect existing trees on site and in the interest of the visual amenities of the area and to comply with policies QD1, QD2 and QD16 of the Brighton & Hove Local Plan.*

**12) UNI**

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

of enclosure shall be completed before the development is occupied. The scheme shall also make provision for permeable surfacing to the car park area.  
*Reason: To enhance the appearance of the development in the interests of the visual amenities of the area and to comply with policies QD1, QD2 and QD16 of the Brighton & Hove Local Plan.*

**13) UNI**

Notwithstanding the Waste Management Plan submitted with the application, no development shall take place until a more detailed Site Waste Management Plan indicating how the scheme will endeavour to recycle and reduce the amount of waste going to landfill, including detail of proposed waste contractors, has been submitted to and approved in writing by the Local Planning Authority. The contractors must be registered with the Environment Agency.

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

**14) UNI**

The windows and roof lights on the rear (north facing) elevation shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such, unless otherwise agreed with the Local Planning Authority in writing.

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

**15) UNI**

The piers and coping to the new access opening in the boundary wall shall match the existing piers and coping as closely as possible. The existing opening will be made good using matching brickwork.

*Reason: To ensure a satisfactory appearance to the development and ensure the satisfactory preservation of the conservation area and in accordance with policies QD1 & HE6 of the Brighton & Hove Local Plan.*

**16) UNI**

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

*Reason: To ensure that the proposed development does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.*

**BH2008/02135**

**Kingsmere London Road Brighton**

Construction of 2 new garages.

**Applicant:** Anstone Properties Ltd

**Officer:** Guy Everest 293334

**Approved on 15/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) UNI**

The external finishes of the development hereby permitted shall match in

material, colour, style, bonding and texture those of the abutting garages.

*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 scheme indicating replacement tree / hedge planting on the site has been submitted to and approved in writing by the Local Planning Authority. The planting shall be carried out in accordance with the agreed details prior to use of the hereby approved garages. Any trees or plants which within the period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.*

**4) UNI**

The garages hereby permitted shall be used only for the parking of private vehicles or for purposes incidental to the enjoyment of dwellings within the Kingsmere site and for no business or industrial use whatsoever.

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

**BH2008/02413**

**3 Colebrook Road Brighton**

Single storey rear extension.

**Applicant:** Mrs Diane Angus

**Officer:** Mark Thomas 292336

**Approved on 15/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/02415**

**36A Dyke Road Avenue Brighton**

Conservation area consent for demolition of existing residential dwelling.

**Applicant:** Mr Stephen Adamson

**Officer:** Jason Hawkes 292153

**Approved on 07/10/08 PLANNING COMMITTEE**

**1) 01.04AA**

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 is commenced in accordance with a scheme for which Planning Permission has been granted within a period of 6 months following commencement of demolition.

*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.*

**BH2008/02431**

**250 Dyke Road Brighton**

Renewal of external staircase to garage at rear to the property. (Retrospective).

**Applicant:** Mr Dries Van Der Burgh

**Officer:** Chris Wright 292097

**Approved on 07/10/08 DELEGATED**

**1) UNI**

The obscure glazed screen alongside the first floor landing area of the external staircase, as shown on drawing no. VDB 6B submitted on the 7th of October 2008, shall be constructed to the satisfaction of the local planning authority within 2 calendar months of the date of this decision notice and shall be retained as such thereafter. The screen shall neither be removed nor altered in future without the express consent of the local planning authority in an application on that behalf. Reason: In order to the safeguard the residential amenities of neighbouring occupiers and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2008/02437**

**17 Dyke Road Avenue Hove**

Proposed two storey front extension.

**Applicant:** Mr & Mrs Newton

**Officer:** Clare Simpson 292454

**Approved on 06/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.01A**

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

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

**BH2008/02476**

**293 Dyke Road Hove**

New detached garage to front garden utilising existing drive and entrance.

**Applicant:** Mr R Lelic

**Officer:** Jonathan Puplett 292525

**Approved on 07/10/08 DELEGATED**

**1) 01.01AA**

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

**2) 03.02A**

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

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

**3) UNI**

The root plate of the Elm tree located on the northern boundary of the site, in close proximity to the location of the proposed garage, shall be protected during construction works in compliance with standard BS 5837 (2005) 'Trees on Development Sites'.

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

**BH2008/02614**

**1 Walnut Close Brighton**

Single storey side extension.

**Applicant:** Mr David Ellis

**Officer:** Jonathan Puplett 292525

**Approved on 22/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/02633**

**14 Regency Court Withdean Rise Brighton**

Replacement of existing windows to front and rear of the property.

**Applicant:** Miss Ann Starley

**Officer:** Wayne Nee 292132

**Approved on 21/10/08 DELEGATED**

**1) 01.01AA**

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

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

**BH2008/02634**

**160 Tivoli Crescent North Brighton**

Certificate of Lawfulness for proposed single storey extension to side of existing garage.

**Applicant:** Mr Duncan Soffe

**Officer:** Jonathan Puplett 292525

**Approved on 17/10/08 DELEGATED**

**BH2008/02747**

**26B Herbert Road Brighton**

Erection of decking and garden fence (retrospective).

**Applicant:** Rosie May

**Officer:** Mark Thomas 292336

**Refused on 10/10/08 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The wooden fencing, by virtue of its height, projection and proximity to the neighbouring boundary, forms an inappropriate addition to the property. The development would result in a significant sense of enclosure and consequential loss of outlook for the residents of the property at no. 24 Herbert Road. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

Policy QD14 of the Brighton & Hove Local Plan requires extensions and alterations to be well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed fencing is considered excessively high and appears overbearing in relation to the neighbouring property, No. 24 Herbert Road. The proposal therefore detracts from the character and appearance of the host property and the surrounding area and is contrary to policy QD14 of the Brighton & Hove Local Plan.

**BH2008/02753**

**42 Harrington Road Brighton**

Front and side conservation roof lights for loft conversion.

**Applicant:** Miss L Scott-Moncrieff

**Officer:** Mark Thomas 292336

**Refused on 10/10/08 DELEGATED**

**1) UNI**

1. The application seeks consent for external alterations to an existing residential dwelling. The Local Planning Authority is unable to give full and proper consideration to the proposed external alterations in isolation as they are integral to a scheme to create a self-contained flat in the loft space, for which no planning permission has been granted.

**BH2008/02765**

**97 Tivoli Crescent North Brighton**

Demolition of existing garage and construction of 2 storey side extension and porch to front.

**Applicant:** Mr Malcolm Leeming

**Officer:** Jonathan Puplett 292525

**Refused on 22/10/08 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed side extension is considered to be of excessive scale and width, and would not represent an appropriately subordinate addition to the existing building. The mansard roof extension design proposed at first floor level is considered to be an



inappropriate addition which would harm the appearance and integrity of the parent building and the street scene. Furthermore the proposed balcony to the front of the dwelling is also considered to be an inappropriate addition to the building and the wider street scene. The scheme is therefore contrary to the above policy.

**BH2008/02841**

**50 Bramble Rise Brighton**

Certificate of Lawfulness for proposed two bedroom loft conversion.

**Applicant:** Miss Ann Watson

**Officer:** Jonathan Puplett 292525

**Approved on 17/10/08 DELEGATED**

**EAST BRIGHTON**

**BH2007/03741**

**23 Whitehawk Road Brighton**

Replacement shop front on ground floor and conversion of studio flat to a self-contained flat on first floor.

**Applicant:** Mrs M Bish

**Officer:** Steve Lewis 292321

**Refused on 10/10/08 DELEGATED**

**1) UNI**

The proposed replacement shopfront and the change of use is considered to result in a loss of shop floor space and display window area which will seriously impact upon the viability of the unit to continue as an A1 retail use; and would have a harmful impact upon the long term viability of the Whitehawk Road Local Centre. This is contrary to policy SR6 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed shop front is considered poorly designed by reason of its proportions, detailing, and materials and in relation to the parent building and those in the surrounding area. This is contrary to policies QD10 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 02 (Shop front design).

**3) UNI3**

The proposal fails to meet for the transport demands that it creates and does not provide the appropriate level of parking to serve the proposed uses and does not include any provision for a contribution towards the council's Sustainable Transport Strategy and is contrary to policies TR1, TR19 and HO9 of the Brighton & Hove Local Plan and Supplementary Planning Guidance note 4 (Parking Standards) SPGBH4.

**4) UNI4**

The proposal fails to demonstrate adequate minimisation and re-use of construction industry waste, contrary to policies SU13 of the Brighton & Hove Local Plan and WLP11 of the East Sussex and Brighton & Hove Waste Local Plan.

**5) UNI5**

The proposal fails to demonstrate that lifetime homes can be met or that wherever possible the criteria of lifetime homes have been incorporated into the development. This is contrary to policy HO13 of the Brighton & Hove Local Plan.

**6) UNI6**

The proposal fails to provide an acceptable level of private residential amenity space in conjunction residential use; this is contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

## **7) UNI7**

The proposal fails to demonstrate adequate storage facilities for refuse and recycling, contrary to policies SU2 and QD27 of the Brighton & Hove Local Plan.

## **8) UNI8**

The proposal fails to provide a suitable level of accessible covered secure cycle parking and therefore fails to provide for the travel demands that it creates, contrary to policies TR1, TR14 and HO9 of the Brighton & Hove Local Plan and Supplementary Planning Guidance note 4 (Parking Standards) SPGBH4.

### **BH2008/00729**

#### **Flats 4 and 5 163 Marine Parade Brighton**

To convert a maisonette (3 bed) and a one bed flat into one 4 bed apartment, on second, third and fourth floors.

**Applicant:** Miss C Sanderson & Mr B Hill

**Officer:** Liz Holt 291709

**Approved on 22/10/08 DELEGATED**

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

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

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

#### **2) 14.06A**

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

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

#### **3) 14.12A**

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

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

#### **4) UNI**

No works shall take place until full details of the proposed staircase including 1:20 sample elevations and sections of the staircase and 1:5 details of any banisters/balustrade have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

### **BH2008/00755**

#### **Flats 4 & 5 163 Marine Parade Brighton**

Certificate of Lawfulness for the proposed conversion of a maisonette (3 bed) and a one bed flat into one 4 bed apartment, on second, third and fourth floors

**Applicant:** B Hill and C Saunderson

**Officer:** Liz Holt 291709

**Approved on 17/10/08 DELEGATED**

**BH2008/02100**

**Ground Floor Flat 14 Eaton Place Brighton**

Listed building consent for internal alterations together with new door and windows to rear elevation allowing access to new steps and deck down to garden.

**Applicant:** Rosalind Southcott

**Officer:** Chris Swain 292178

**Approved on 06/10/08 DELEGATED**

**1) 01.05AA**

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

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

**2) UNI**

Prior to commencement of works, 1:1 sections of the joinery details for the rear door and windows shall be submitted to and approved by the Local Planning Authority in writing and the works shall be carried out and completed fully in accordance with these details and maintained as such thereafter.

*Reason: To ensure that the development is carried out in its entirety and to secure the preservation and enhancement of the Listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**BH2008/02101**

**Ground Floor Flat 14 Eaton Place Brighton**

Internal alterations together with new door and windows to rear elevation allowing access to new steps and deck down to garden.

**Applicant:** Rosalind Southcott

**Officer:** Chris Swain 292178

**Approved on 06/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) UNI**

Prior to commencement of works, 1:1 sections of the joinery details for the rear door and windows shall be submitted to and approved by the Local Planning Authority in writing and the works shall be carried out and completed fully in accordance with these details and maintained as such thereafter.

*Reason: To ensure that the development is carried out in its entirety and to secure the preservation and enhancement of the Listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**BH2008/02328**

**19 Chesham Street Brighton**

Loft conversion incorporating two rear and one front roof light.

**Applicant:** Mr M Fielding

**Officer:** Helen Hobbs 293335

**Approved on 02/10/08 DELEGATED**

**1) 01.01AA**

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

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

## **2) 13.05A**

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

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

## **BH2008/02646**

### **29 Great College Street Brighton**

Loft conversion with provision of dormer to rear and 2 x conservation style rooflights.

**Applicant:** Mr Phil Durrant

**Officer:** Anthony Foster 294495

**Approved on 06/10/08 DELEGATED**

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

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

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

#### **2) 13.02A**

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

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

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

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

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

#### **4) 13.05A**

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

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

## **HANOVER & ELM GROVE**

### **BH2008/01920**

#### **22 Islingword Road Brighton**

Two storey rear extension.

**Applicant:** Miss Tania Smith

**Officer:** Louise Kent 292198

**Refused on 06/10/08 DELEGATED**

#### **1) UNI**

The two storey extension, due to its siting, height, design and massing, is not well designed in relation to the existing property and adjoining terraced houses. As such, it would form an unsympathetic and incongruous addition and would be detrimental to the character and appearance of the existing property and the adjoining terraced houses, contrary to policies QD1, QD14 and QD27 of the Brighton & Hove Local Plan.

#### **2) UNI2**

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

and would have an overbearing and enclosing impact on 23 Islingword Road. As such the proposal would adversely impact on the levels of residential amenity currently enjoyed by that property, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2008/02763**

**32A Melbourne Street Brighton**

Conversion of ground floor garage and maisonette over to form a terraced house.

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

**Officer:** Kate Brocklebank 292175

**Approved on 16/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 02.06A**

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

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

**3) 03.02A**

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

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

**4) 03.04A**

Notwithstanding the detail on drawing ADC/253/01 Revision A and in accordance with the document ADC/253 titled 'Conversion, 32a Melbourne Street, Brighton', all new windows on the front elevation shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

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

**5) 05.04**

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

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

**6) 06.02A**

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

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

## **HOLLINGBURY & STANMER**

### **BH2008/02191**

#### **63 Uplands Road Brighton**

Excavations to land to the front of property to create hard standing.  
(Retrospective).

**Applicant:** Miss Nicola Turnbull

**Officer:** Chris Swain 292178

#### **Refused on 06/10/08 DELEGATED**

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

The development, by reason of its scale and design is detrimental to the appearance and character of the property and would form an incongruent feature in the Uplands Road street scene, contrary to policies QD1, QD2 and QD14 of the Brighton and Hove Local Plan.

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

The development is considered to constitute an increased risk to users of the public highway and as such is contrary to policy TR7 of the Brighton & Hove Local Plan.

##### **3) UNI3**

The provision of two additional parking spaces means that the house has access to three parking places and this is contrary to policy TR14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Parking Standards (SPGBH4).

### **BH2008/02257**

#### **130 Hollingdean Terrace Brighton**

Hip to gable loft conversion incorporating velux windows.

**Applicant:** Mr P Tero

**Officer:** Chris Swain 292178

#### **Approved on 22/10/08 DELEGATED**

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

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

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

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

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

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

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

The works hereby permitted shall not commence until documentary evidence, in the form of a proposed timescale and signed contracts by all interested parties, for the roof alterations to No.128 Hollingdean Terrace approved under planning permission BH2008/02260 and the works to No.130 Hollingdean Terrace hereby approved have been submitted to and approved by the Local Planning Authority. The works shall be carried out to No.130 Hollingdean Terrace within the approved timescale unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure that works to the pair of semi-detached properties are not undertaken on an ad hoc basis which would unbalance the 2 properties, and to comply with policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).*

**BH2008/02260**

**128 Hollingdean Terrace Brighton**

Hip to gable loft conversion incorporating velux windows.

**Applicant:** Mr T Whittington

**Officer:** Chris Swain 292178

**Approved on 22/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**3) UNI**

The works hereby permitted shall not commence until documentary evidence, in the form of a proposed timescale and signed contracts by all interested parties, for the roof alterations to No.130 Hollingdean Terrace approved under planning permission BH2008/02257 and the works to No.128 Hollingdean Terrace hereby approved have been submitted to and approved by the Local Planning Authority. The works shall be carried out to No.128 Hollingdean Terrace, within the approved timescale unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure that works to the pair of semi-detached properties are not undertaken on an ad hoc basis which would unbalance the 2 properties, and to comply with policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).*

**BH2008/02292**

**Wild Park Pavilion Wild Park Lewes Road**

Addition of DDA compliant WC cubicle and services area to existing pavilion with access via front elevation through two new openings. Freestanding ramp to be built.

**Applicant:** Brighton & Hove City Council

**Officer:** Sonia Kanwar 292359

**Approved on 07/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/02351**

**2 Reeves Hill Brighton**

First floor extension.

**Applicant:** Mr Antony Brown

**Officer:** Sonia Kanwar 292359

**Approved on 07/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 02.02A**

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

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

**3) 02.07A**

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

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

**4) 03.02A**

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

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

**5) UNI**

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

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

**BH2008/02372**

**58 Hertford Road Brighton**

Certificate of Lawfulness for proposed rear dormer, hipped to gable roof alteration and three front roof-lights.

**Applicant:** Mr T Mason & Mr W Williams

**Officer:** Chris Swain 292178

**Approved on 08/10/08 DELEGATED**

**BH2008/02591**

**108 Hollingdean Terrace Brighton**

Demolition of existing garage and construction of new single storey side extension.



**Applicant:** Mr Rod Tatham  
**Officer:** Helen Hobbs 293335  
**Approved on 20/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/02779**

**58 Hertford Road Brighton**

Single storey rear extension.

**Applicant:** Mr T Mason & Mr W Williams

**Officer:** Chris Swain 292178

**Approved on 16/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 02.02A**

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

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

**3) 03.02A**

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

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

**MOULSECOOMB & BEVENDEAN**

**BH2008/01993**

**72 Barcombe Road Brighton**

Three storey rear extension and two front dormers.

**Applicant:** Mr Gavin Willis

**Officer:** Helen Hobbs 293335

**Refused on 16/10/08 DELEGATED**

**1) UNI**

The proposed three storey extension, by virtue of its design, siting, size and massing would form an incongruous and unsympathetic feature resulting in an overextended appearance of the building which would be detrimental to the character and appearance of the existing building and the visual amenities

enjoyed by neighbouring properties. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

## **2) UNI**

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

## **3) UNI**

The proposed extension, by virtue of its siting and size would have an over-dominant and overbearing impact upon both neighbouring properties, and is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2008/02053**

#### **110 Bevendean Crescent Brighton**

Proposed porch on front elevation.

**Applicant:** Mr Malcolm James

**Officer:** Helen Hobbs 293335

#### **Refused on 16/10/08 DELEGATED**

## **1) UNI**

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

### **BH2008/02211**

#### **8 Crayford Road Brighton**

Single storey extension to the rear of the property.

**Applicant:** Mr & Mrs Bath

**Officer:** Chris Swain 292178

#### **Approved on 08/10/08 DELEGATED**

## **1) 01.01AA**

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

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

## **2) 02.02A**

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

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

## **3) 03.02A**

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

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

### **BH2008/02458**

#### **7 Belle Vue Cottages Brighton**

Two storey side extension, rear dormer with 2 no. Juliet balconies, 2 no. front dormers.

**Applicant:** Mr Delford Reid

**Officer:** Sonia Kanwar 292359

#### **Refused on 14/10/08 DELEGATED**

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

The proposed two storey side extension, by virtue of its design, siting, height, size and massing would form an incongruous and unsympathetic feature resulting in an overextended appearance of the building which would be detrimental to the character and appearance of the existing building, street scene and to the visual amenities enjoyed by neighbouring properties. Furthermore it will disturb the visual balance of this pair of semi-detached houses and adversely affect the character and appearance of Belle Vue Cottages. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

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

The proposed rear dormer, by virtue of its size, positioning and inappropriate design, would form an incongruous and unsightly bulky feature. The proposed front dormers, by virtue of their inappropriate positioning would form incongruous and unsympathetic additions. As such the front and rear dormers would be detrimental to the appearance of the building and the visual amenity of surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

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

Due to the position and height of the rear dormer in close proximity to the adjacent properties, the proposal results in a loss of privacy and overlooking of the neighbouring gardens, particularly No.8 Belle Vue Cottages. The proposal therefore leads to a loss of residential amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2008/02783**

#### **67 Centre Hodshrove Lane Brighton**

Construction of new external door and window with roller shutters to North East elevation.

**Applicant:** Mr Chris Parfitt

**Officer:** Aidan Thatcher 292265

#### **Approved on 16/10/08 DELEGATED**

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

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

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

### **QUEEN'S PARK**

### **BH2007/03881**

#### **9 & 10 Bristol Road Brighton**

Second and third floor extension to 9 Bristol Road to provide office accommodation. Conversion of first and second floor offices at 10 Bristol Road into a self-contained two bedroom maisonette.

**Applicant:** Pathzone  
**Officer:** Steve Lewis 292321  
**Approved on 16/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 02.04A**

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

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

**3) 02.06A**

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

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

**4) 04.02A**

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

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

**5) 05.03**

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

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

**6) 05.04**

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

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

**7) 13.02A**

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

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

### **8) 13.03A**

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

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

### **9) UNI**

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

*Reason: As insufficient information has been submitted, to ensure the satisfactory finish, to preserve and enhance the character of the East Cliff Conservation Area and in accordance with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.*

### **10) UNI**

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

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

### **11) UNI**

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

*Reason: In the interests of the amenity of neighbouring residential occupiers and to accord with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

### **12) UNI**

Before any works commence a scheme shall be submitted to and approved by the Local Planning Authority indicating measures to be taken to insulate the development against the transmission of noise (such measures shall include the sound insulation of all units within the development from noise transmitted between them). Such scheme as shall have been approved by the Local Planning Authority shall be fully implemented to the satisfaction of the Local Planning Authority before the development is brought into use.

*Reason: In the interests of the amenity of neighbouring residential occupiers and to accord with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

### **13) UNI**

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

*Reason: As insufficient information has been submitted, to preserve and enhance the character of the East Cliff Conservation Area and in accordance with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.*

## **BH2007/04037**

### **43 Upper St. James's Street Brighton**

Reconstruction of shop and construction of two 2 - bedroom flats over (retrospective).

**Applicant:** Dynamic Enterprise Co. Ltd

**Officer:** Steve Lewis 292321

### **Approved on 15/10/08 DELEGATED**

#### **1) UNI**

Prior to occupation of the development the works as set out in the approved plans shall be completed in strict accordance with the approved details. The building shall not be occupied for the purposes of residential or commercial accommodation until all the works are fully completed.

*Reason: To ensure a satisfactory completion to the development and to accord with policies QD1, QD27 and HE6 of the Brighton and Hove Local Plan.*

#### **2) UNI**

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

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

#### **3) UNI**

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

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

#### **4) 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 policies SU2 and QD27 of the Brighton & Hove Local Plan.*

#### **5) UNI**

Prior to the occupation of the accommodation, confirmation in the form of certification of the development achieving at least a "very good" BREEAM/EcoHomes rating shall be submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

*Reason :To ensure the development attains a satisfactory standard of sustainability, is efficient in the use of energy, water and materials and to accord with policy SU2 of the Brighton & Hove Local Plan.*

## **BH2008/01452**

### **23 Grafton Street Brighton**

New mansard roof to form 2 studios and formation of new splay bay with sliding sash windows at first and second floor levels with first floor balcony - re-submission.

**Applicant:** Mr Mark Lower

**Officer:** Anthony Foster 294495

**Refused on 22/10/08 DELEGATED**

**1) UNI**

The scale, design and bulk of the proposed mansard roof, the size of the dormer windows and the number and material of rooflights, given the site's prominent location, will appear as an unsympathetic and over dominant addition in the street scene and longer views and would appear out of character with the adjacent properties and incongruous. The proposal would be of detriment to the character and appearance of the existing building and the East Cliff conservation area, contrary to policies QD1, QD2, QD14, HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

**2) UNI2**

The proposal, by reason of the design and proportions of the first floor windows/doors serving the balcony and the positioning 'off-centre' of both of the first and second floor openings, would be of detriment to the character and appearance of the existing building and the East Cliff conservation area, contrary to policies QD1, QD2, QD14, HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

**3) UNI3**

Due to the small size of the proposed studios and the failure of the applicant to demonstrate adequate information regarding proposed bathroom and kitchen facilities, the scheme is judged to provide an inappropriate and poor standard of accommodation and a cramped and confined internal environment that would provide inadequate living conditions for future occupiers. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

**4) UNI4**

The applicant has failed to provide sufficient information to suggest that the units are capable of meeting the lifetime home standard contrary to policy HO13 of the Brighton & Hove Local Plan.

**BH2008/01468**

**Flat 1 86 Marine Parade Brighton**

Internal alterations to layout and installation of ventilation and new fire requirements (Retrospective).

**Applicant:** Mr Michael Connor

**Officer:** Helen Hobbs 293335

**Approved on 16/10/08 DELEGATED**

**1) 01.05AA**

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

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

**BH2008/01858**

**154 Edward Street Brighton**

Installation of mesh security fence and gate to parapet wall.

**Applicant:** American Express

**Officer:** Sonia Kanwar 292359

**Approved on 15/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) UNI**

Prior to commencement of the development, details of the paintwork to be used shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**BH2008/02071**

**129-130 St James's Street Brighton**

Variation of opening hours granted by planning permission ref BH2004/02465/FP to: Tuesday - Thursday 10.00 - 02.30 (the following day) and Friday 10.00 to Tuesday 02.30 (continuous).

**Applicant:** Ms Kim Lucas

**Officer:** Steve Lewis 292321

**Refused on 06/10/08 PLANNING COMMITTEE**

**1) UNI**

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

**BH2008/02087**

**Patching Lodge Park Street Brighton**

Siting of 2 no.air conditioning condensing units on the flat roof over the plant room to the north of the development.

**Applicant:** Mr Alastair Holland

**Officer:** Sonia Kanwar 292359

**Approved on 02/10/08 DELEGATED**

**1) 01.01AA**

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

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

**BH2008/02287**

**4th Floor 21 Tyson Place Grosvenor Street Brighton**

Enclosure of balcony with double glazing.

**Applicant:** Mrs Barbara Roberts

**Officer:** Helen Hobbs 293335

**Refused on 15/10/08 DELEGATED**

**1) UNI**

The proposed balcony infill would be an incongruous feature on the south elevation of the host property, of detriment to the character and appearance of the property and the Grosvenor Street scene, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2008/02472**

**1-3 Walpole Road & 1B Walpole Terrace Brighton**

Replacement of all windows and external doors in existing school buildings.

**Applicant:** The Trustees



**Officer:** Anthony Foster 294495

**Refused on 21/10/08 DELEGATED**

**1) UNI**

Given the site's prominent corner location, the replacement of the existing windows and doors with white UPVC frames would be inappropriate for the character of the property and would be detrimental to the appearance of the building and surrounding street scene. The works would also fail to preserve or enhance the character and appearance of the College Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

**ROTTINGDEAN COASTAL**

**BH2007/04656**

**4A 49 Sussex Square Brighton**

Internal alterations including bathroom extension to eaves. Hatch between living room and kitchen blocked up. New glazed double doors to lounge.

**Applicant:** Mr & Ms Mark Powell Vanessa Corley

**Officer:** Maresa Kingston 294495

**Approved on 06/10/08 DELEGATED**

**1) 01.05AA**

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

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

**2) 14.02A**

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

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

**3) 14.06A**

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

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

**4) UNI**

No works shall take place until the details of the new door to the living room have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**BH2008/00640**

**The Grange Library The Green Rottingdean**

Listed Building Consent for proposed DDA remedial works to include internal and external improvements to ground floor, along with signage.

**Applicant:** Brighton & Hove City Council

**Officer:** Helen Hobbs 293335

**Approved on 06/10/08 DELEGATED**

**1) 01.05AA**

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

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

**2) UNI**

Prior to commencement of works detailed drawings of the hand rails and proposed material shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details and thereafter retained as such.

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

**3) UNI**

Prior to the commencement of works a detailed drawing of the integrated sign to be sited on the right hand entrance column to the site shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details and thereafter retained as such.

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

**4) UNI**

Notwithstanding the hereby approved drawings and in accordance with email from Bailey Partnership dated 15 May 2008, there shall be no blinds or other internal window coverings 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.*

**5) UNI**

Notwithstanding the hereby approved drawings and in accordance with email from Bailey Partnership dated 15 May 2008, there shall be no signs attached to the flint boundary wall unless 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.*

**BH2008/01370**

**27 Stanmer Avenue Brighton**

Single storey side extension with pitched roof over.

**Applicant:** Mr George Danaher

**Officer:** Sonia Kanwar 292359

**Refused on 16/10/08 DELEGATED**

**1) UNI**

The proposed development, by virtue of its design, its extensive flat roof that would be clearly visible from Stanmer Avenue and the existing public open space, its siting, size and massing, would form an incongruous and unsympathetic feature resulting in an overextended appearance which would be detrimental to the character and appearance of the existing building, the street scene and to the visual amenities enjoyed by neighbouring properties. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

**BH2008/01374**

**29 Stanmer Avenue Brighton**

Extension to side with pitched roof over and change from hipped roof to gable end at rear.

**Applicant:** Mr George Danaher  
**Officer:** Sonia Kanwar 292359

**Refused on 16/10/08 DELEGATED**

**1) UNI**

The proposed development, by virtue of its design, its extensive flat roof that would be clearly visible from Stanmer Avenue and the existing public open space, its siting, size and massing, would form an incongruous and unsympathetic feature resulting in an overextended appearance to the dwelling which would be detrimental to the character and appearance of the existing building, the streetscene and to the visual amenities enjoyed by neighbouring properties. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

**BH2008/01597**

**Plot 4 Royles Close Rottingdean**

Erection of 1 no. detached dwelling house (amendment to approved scheme ref 68/1635).

**Applicant:** Stephen Trafford  
**Officer:** Kathryn Boggiano 292138

**Approved on 06/10/08 PLANNING COMMITTEE**

**1) 01.01AA**

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

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

**2) 02.01A**

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

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

**3) 02.02A**

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

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

**4) 02.03A**

The two bathroom dormer windows on the rear elevation shall not be glazed otherwise than with obscured glass and open inwards and thereafter permanently retained as such.

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

**5) 02.06A**

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

and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

**6) 03.01A**

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

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

**7) 04.02A**

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

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

**8) 05.01A**

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

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

**9) 05.03**

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

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

**10) 06.01A**

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

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

**11) 06.02A**

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

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

**12) B04.01**

No development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. Such scheme shall include specific planting proposals, and 2 additional trees to replace the tree which has been removed which is the subject of a Tree Preservation Order.

*Reason: To enhance the appearance of the development in the interests of the visual amenities of the area, in accordance with Brighton & Hove Local Plan policies QD1, QD2, QD15 and QD16.*

**13) B04.02**

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

*Reason: To enhance the appearance of the development in the interests of the visual amenities of the area, in accordance with Brighton & Hove Local Plan policies QD1, QD2, QD15 and QD16.*

**14) UNI**

Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall be implemented fully in accordance with the tree and root protection details contained within the 'Development Site Arboricultural Report' by R.W. Green submitted on the 27 June 2008.

*Reason: To ensure the protection of trees and to comply with policy QD16 of the Brighton & Hove Local Plan.*

**15) UNI**

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

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

**BH2008/01649**

**Roedean School Roedean Way Brighton**

Installation of 8 No handrails to chapel and cloisters area (part retrospective).

**Applicant:** Mr Paul De Garis

**Officer:** Helen Hobbs 293335

**Approved on 20/10/08 DELEGATED**

**1) 01.05AA**

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

years from the date of this consent.

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

**BH2008/02139**

**12 Welesmere Road Rottingdean Brighton**

Roof conversion including new rooflights to the front, side and rear roof and alterations to the roof profile which include a new side wall with hipped roof over and front pitched gable. Installation of one window to side elevation and one window to front elevation.

**Applicant:** Mr Perry Blackmore

**Officer:** Sonia Kanwar 292359

**Approved on 07/10/08 PLANNING COMMITTEE**

**1) 01.01AA**

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

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

**2) 02.02A**

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

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

**3) 03.02A**

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

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

**4) 05.03**

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

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

**5) UNI**

The proposed first floor en-suite window on the north western facing elevation shall not be glazed otherwise than with obscured glass and open inwards and thereafter permanently retained as such.

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

**BH2008/02201**

**6 Challoners Close Rottingdean**

Alterations to existing ground floor and extension of the first floor to form four bedroom house.

**Applicant:** Mr D Frewin  
**Officer:** Chris Swain 292178

**Refused on 02/10/08 DELEGATED**

**1) UNI**

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

**BH2008/02320**

**2-4 West Street Rottingdean**

Installation of a Disabled Access ramp and air conditioning unit to front elevation (part retrospective).

**Applicant:** Mr Darren Cotton  
**Officer:** Helen Hobbs 293335

**Approved on 08/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) UNI**

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

*Reason: In order to protect the amenities of surrounding residential units and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan*

**BH2008/02344**

**Units 1 and 3-6 Bush Mews 5 Arundel Road Brighton**

Demolition of units 1 & 3-6 and construction of 5 replacement units.

**Applicant:** AJV Investments  
**Officer:** Liz Holt 291709

**Approved on 06/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) UNI**

The premises shall not be open or in use except between the hours of 08:00 to 18:00 Monday to Saturday and between 09:00 to 13:00 on Sundays and Bank Holidays.

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

**3) UNI**

No work or storage shall take place outside of the confines of the buildings hereby approved.

*Reason: To safeguard the amenities of neighbouring residential properties in*

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

**4) UNI**

All spraying activities shall be confined solely to the 'proposed workshop areas' hereby approved, as indicated on the block plan 'as proposed'.

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

**5) UNI**

No servicing, namely deliveries to or from the business premises hereby approved, shall occur outside of business hours.

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

**6) UNI**

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

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

**7) UNI**

Notwithstanding drawing nos. SK06RevC submitted on the 19th September 2008, planning permission hereby approved shall not purport or be deemed to authorise any alterations to Unit 2.

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

**8) UNI**

No demolition, construction or alteration of the existing northern boundary wall shall occur during the demolition or redevelopment of the Units, hereby approved, unless full details of the works have been submitted to and approved in writing by the Local Planning Authority. Any such approved works shall be carried out in strict accordance with the approved details.

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

**BH2008/02508**

**Flat 2 22 Sussex Square Brighton**

Minor internal alterations and single story glassed extension to rear.

**Applicant:** Beaufort House Building Ltd

**Officer:** Aidan Thatcher 292265

**Approved on 07/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 13.01A**

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

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



**BH2008/02521**

**Flat 2 22 Sussex Square**

Minor internal alterations and single storey glazed extension to rear.

**Applicant:** Beaufort House Building Ltd

**Officer:** Aidan Thatcher 292265

**Minded to Grant (referred to GOSE) on 17/10/08 GOVERNMENT OF THE SOUTH EAST**

**1) 01.05AA**

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

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

**2) 14.01A**

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

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

**BH2008/02522**

**52 Greenbank Avenue Saltdean Brighton**

Roof conversion with extended hips, dormers and roof windows to the rear, side and front of property.

**Applicant:** Mr David Shimmen

**Officer:** Sonia Kanwar 292359

**Refused on 14/10/08 DELEGATED**

**1) UNI**

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

**2) UNI2**

The proposed roof extensions will disturb the visual balance of this pair of semi-detached bungalows and adversely affect the character and appearance of Greenbank Avenue. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton and Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

**3) UNI3**

Due to the position and height of the rear dormers in close proximity to the adjacent properties, the proposal results in a loss of privacy and overlooking of the neighbouring gardens. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2008/02530**

**132 Longhill Road Brighton**

Demolition of existing bungalow and erection of 1 no. new bungalow and 1 no. chalet bungalow.

**Applicant:** Mr Albrow

**Officer:** Anthony Foster 294495

**Refused on 15/10/08 DELEGATED**

### **1) UNI**

Cumulatively the proposal, by virtue of siting, relationship between each of the proposed dwellings, substandard living conditions and inadequate amenity space represents an unsuitable, overdevelopment of the site. As such the proposal is contrary to policies QD1, QD2, QD3, QD27, HO4 and HO5 of the Brighton & Hove Local Plan.

### **2) UNI**

The applicant has failed to provide sufficient information to demonstrate that the proposed private amenity space for House 2 would not be overlooked from within the curtilage of House 1. Given the close proximity of the properties and the significant changes in ground level it is considered that an unacceptable level of overlooking would occur, to the detriment of the living conditions of future occupiers of House 2 contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

### **3) UNI**

The resultant provision of amenity space would be out of keeping with this suburban locality where predominantly neighbouring properties benefit from generous plots with gardens that are not located in such close proximity to neighbouring dwellings. Consequently the applicant has failed to demonstrate that there is sufficient private usable outside amenity space for each unit of accommodation appropriate to the scale and character of development in this area. As such the development is contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

### **4) UNI**

The proposed obscurely glazed window within the bedroom of House 1, by virtue of it being the principle window within the habitable room would result in a poor standard of living conditions and residential amenity contrary to policy QD27 of the Brighton & Hove Local Plan.

### **5) UNI**

The proposal by virtue of insufficient vehicular access would result in a risk to users of the public highway. As such the proposal is contrary to policies TR1 and TR7, of the Brighton & Hove Local Plan.

## **BH2008/02534**

### **3 Cranleigh Avenue Rottingdean Brighton**

Single storey rear extension.

**Applicant:** Mr Mark Spittlehouse

**Officer:** Helen Hobbs 293335

**Approved on 15/10/08 DELEGATED**

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

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

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

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

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

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

## **BH2008/02580**

### **105 Tumulus Road Saltdean**

To separate main bungalow from adjoining (existing) granny annexe by in filling

connecting doorway to create 2 separate dwellings. Demolition of detached garage to allow side access and creation of second driveway to accommodate parking for original bungalow.

**Applicant:** Mr Christopher Blay

**Officer:** Aidan Thatcher 292265

**Refused on 16/10/08 DELEGATED**

**1) UNI**

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

**BH2008/02664**

**248 Eastern Road Brighton**

Conversion of 4 storey house to basement flat, ground floor flat, and two storey maisonette.

**Applicant:** Reefsouth Ltd

**Officer:** Chris Swain 292178

**Approved on 03/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 02.05A**

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

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

**3) 04.02A**

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

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

**4) 05.04**

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

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

**5) 06.03A**

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

*Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car and to*

*comply with policy TR14 of the Brighton & Hove Local Plan.*

**6) UNI**

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

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

**WOODINGDEAN**

**BH2007/04542**

**74 Crescent Drive North Brighton**

Single storey rear extension. Four rooflights at rear.

**Applicant:** Mr & Mrs K Sinar

**Officer:** Louise Kent 292198

**Approved on 17/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 02.02A**

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

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

**3) 02.03A**

The side windows 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 and Hove Local Plan.*

**4) 03.02A**

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

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

**BH2008/01643**

**44 Crescent Drive South Brighton**

Build a raised deck area to rear/south and rear side/west areas as shown. Fit a timber screening fence, to top of a pre-existing wall, to a max height approximately 2.7m (part retrospective).

**Applicant:** Mr Lee Phillips

**Officer:** Aidan Thatcher 292265

**Approved on 15/10/08 DELEGATED**

**1) UNI**

The timber screening fence, as indicated on the approved plans, shall be implemented within four months of the date of this permission.

*Reason: In order to protect residential amenity and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**BH2008/02607**

**Downs Hotel Warren Road Brighton**

First floor extension over part of ground floor bar and associated areas forming function room facility, including rear disabled ramp access. Works to ground floor windows and entrance areas.

**Applicant:** Ms Wendy Thomas

**Officer:** Sonia Kanwar 292359

**Approved on 17/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.01A**

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

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

**3) 05.03**

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

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

**4) UNI**

No works shall take place until full details of the proposed extension including 1:20 sample elevations, and 1:1 or 1:2 profiles of the elevational treatment have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter

*Reason: As insufficient information has been submitted, to ensure the development fully matches the adjoining building and to safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1 & QD27 of the Brighton & Hove Plan.*

**BH2008/02750**

**Land Rear of 91-93 The Ridgway Woodingdean Brighton**

Erection of a two storey, three bedroom house.

**Applicant:** Mr Jamie Tillet

**Officer:** Anthony Foster 294495

**Refused on 10/10/08 DELEGATED**

### **1) UNI**

The proposal is not considered to emphasise or enhance the positive qualities of the character and appearance of the neighbourhood by reason of its siting, backland location, development and form. Overall the proposal would be harmful to the character and appearance of the locality and would be visually intrusive as a result of its setting within rear garden areas. As such the proposal is contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

### **2) UNI**

The proposed access by virtue of its relationship with neighbouring properties would result in increased traffic movements within close proximity of the properties which would negatively impact upon the amenity of the occupiers of Nos. 93 and 95 The Ridgway. As such the proposal is contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

### **3) UNI**

The proposed balcony would, by reason of overlooking, adversely impact on the privacy of No.89 The Ridgway and would adversely impact on their residential amenity and use and enjoyment of their private amenity space, contrary to policy QD27 of the Brighton & Hove Local Plan.

### **4) UNI**

The proposed development contains an excessive number of car parking spaces, which would encourage the use of cars at the expense of more sustainable means of travel and as such is contrary to Planning Policy Guidance.

## **BRUNSWICK AND ADELAIDE**

### **BH2007/03644**

#### **24 Western Road Hove**

Installation of an illuminated sign. (Retrospective)

**Applicant:** Mrs Hayley Gracie

**Officer:** Mark Thomas 292336

**Refused on 22/10/08 DELEGATED**

### **1) UNI**

Policy HE9 of the Brighton & Hove Local Plan states that advertisements and signs within conservation areas will only be allowed where they do not have any adverse effect on the architectural and historic character or appearance of the building, on a conservation area or on their settings. Furthermore, if illumination is required, the sign should have individually halo or internally illuminated letters on an unlit fascia, or is externally spot-lit. Internally illuminated signs will not be permitted. The proposed signage is considered inappropriate by virtue of its bulk and method of illumination. The installation of the proposed signage would harm the character and appearance of the building and the wider conservation area and is therefore contrary to Policies HE9 and QD12 of the Brighton & Hove Local Plan.

### **BH2008/01273**

#### **Store Rear Of 34 Adelaide Crescent Hove**

Alterations to form residential studio, including demolition and re-building of front wall of the store (pavilion building). Removal of majority of boundary wall fronting St Johns Road.

**Applicant:** Mr Dominic Judd

**Officer:** Ray Hill 292323

**Minded to Grant (referred to GOSE) on 08/10/08 DELEGATED**

### **1) 01.05AA**

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

years from the date of this consent.

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

**2) 14.01A**

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

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

**3) UNI**

No works shall commence until 1:20 sample elevations and sections, and 1:1 joinery sectional profiles of all new joinery work including the decorative eaves valance, new windows and doors have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**4) UNI**

No works shall commence until 1:5 sample elevations of the cills and reveals of the windows and doors have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**BH2008/02069**

**56 Brunswick Road Hove**

Listed Building Consent for filling and painting of cracks on front steps.

**Applicant:** Mr John Ashton

**Officer:** Jason Hawkes 292153

**Approved on 06/10/08 DELEGATED**

**1) 01.05AA**

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

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

**BH2008/02414**

**Top Floor Maisonette 50 Waterloo Street Hove**

Listed Building Consent for the relocation of existing kitchen from second floor to third floor with associated plumbing alterations.

**Applicant:** Miss Louise Comrie

**Officer:** Chris Wright 292097

**Approved on 06/10/08 DELEGATED**

**1) 01.05AA**

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

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

**BH2008/02425**

**Basement Ground & 1st-3rd Floor Flats 34 Brunswick Road Hove**

Removal of existing back boilers and gas fires and installation of gas combination boilers with flues to side elevation.

**Applicant:** Mr Tom Green

**Officer:** Jonathan Puplett 292525

**Approved on 22/10/08 DELEGATED**

**1) 01.05AA**

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

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

**BH2008/02467**

**Basement Ground & 1st Floor Flats 20 Brunswick Road Hove**

Removal of existing back boilers and gas fires and installation of gas combination boilers with flues to side elevation.

**Applicant:** Mr Tom Green

**Officer:** Wayne Nee 292132

**Approved on 03/10/08 DELEGATED**

**1) 01.01AA**

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

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

**BH2008/02470**

**Basement Ground & 1st-3rd Floor Flats 36 Brunswick Road Hove**

Removal of existing back boilers and gas fires and installation of gas combination boilers with flues to side elevation.

**Applicant:** Mr Tom Green

**Officer:** Wayne Nee 292132

**Approved on 03/10/08 DELEGATED**

**1) 01.01AA**

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

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

**BH2008/02483**

**Basement Ground & 1st-3rd Floor Flats 34 Brunswick Road Hove**

Listed building consent for removal of existing back boilers and gas fires and installation of gas combination boilers with flues to side elevation.

**Applicant:** Mr Tom Green

**Officer:** Jonathan Puplett 292525

**Approved on 22/10/08 DELEGATED**

**1) 01.05AA**

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

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



**BH2008/02533**

**49 Brunswick Road Hove**

Listed Building Consent for internal alterations to kitchen and bathrooms to form 6 x self-contained dwelling units.

**Applicant:** Mr Najeh Ali

**Officer:** Clare Simpson 292454

**Approved on 21/10/08 DELEGATED**

**1) 01.05AA**

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

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

**2) UNI**

Before development commences, 1:20 details and elevations of the means of fixing the doors which are to be permanently shut and the proposal for the boarding over of the doors to comply with fire regulations shall be submitted to and approved by the Local Planning Authority in writing. For information, the upgrading buy boarding over, if essential, should be carried out on the room side, leaving the side facing the communal areas visible. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**3) UNI**

Before development commences, 1:20 details and internal elevations of the new partition and entrance to flat one shall be submitted to and approved by the Local Planning Authority in writing. The details shall show how the partitions pays particular regard to leaving the existing stair baluster and handrail intact. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**4) UNI**

Before development commences, 1:20 details and internal elevations of the new partition at first floor landing level shall be submitted to and approved by the Local Planning Authority in writing. The details shall show how the partition pays particular regard to the effect on existing cornices and proposals for new cornices and shall show any new full height partitions are to be scarfed around existing cornices. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**5) UNI**

Before occupation the original stair balustrading missing from the top levels is to be replaced with balusters matching the originals on lower levels. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**6) UNI**

Before development commences, details of the vents including an elevation showing their locations shall be submitted to and approved by the Local Planning Authority in writing. The drainage from studio 5 should link into existing drains with no visible ducting from the bathroom. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

#### **7) UNI**

Before development commences full details of the proposed works including 1:20 sample elevations and 1:1 joinery profiles of the new windows have been submitted to and approved by the Local Planning Authority in writing. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

### **BH2008/02538**

#### **20 St Johns Road Hove**

Installation of four rooflights, and glazed guarding in front of first floor stable door.

**Applicant:** Mr Paul Town

**Officer:** Jonathan Puplett 292525

**Approved on 20/10/08 DELEGATED**

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

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

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

#### **2) UNI**

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

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

### **BH2008/02827**

#### **18 Palmeira Avenue Hove**

Replacement of flat roof on an existing rear single storey extension with a pitched roof. Replacement of rear sliding doors with timber French doors. Removal of w/c and internal alterations.

**Applicant:** Mr C Garvin

**Officer:** Mark Thomas 292336

**Approved on 20/10/08 DELEGATED**

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

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

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

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

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

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

## **CENTRAL HOVE**

### **BH2008/01367**

#### **Flat 2 23 Ventnor Villas Hove**

Replacement of 2 windows and 1 door in UPVC.

**Applicant:** Mr Steve Buckland

**Officer:** Wayne Nee 292132

**Refused on 16/10/08 DELEGATED**

#### **1) UNI**

Policy HE6 of the Brighton & Hove Local Plan states that proposals within or affecting the setting of a conservation area should preserve or enhance the character or appearance of the area and should show the use of building materials and finishes which are sympathetic to the area. Proposals that are likely to have an adverse impact on the character or appearance of a conservation area will not be permitted. Replacing the windows and door with uPVC frames would be inappropriate for the character of the property and would be detrimental to the appearance of the building and surrounding street scene. This proposal is inappropriate in terms of its materials and would also fail to preserve or enhance the character and appearance of Cliftonville Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

### **BH2008/01401**

#### **Lancaster Court Kingsway Hove**

Advertisement consent for erection of an internally illuminated three-sided flex face building wrap and an internally illuminated double-sided pole mounted sign (Part Retrospective).

**Applicant:** Mr Mathew Folkemer

**Officer:** Ray Hill 292323

**Refused on 22/10/08 DELEGATED**

#### **1) UNI**

The proposed signs by virtue of their excessive size, type of illumination and prominent siting would be detrimental to the outlook of the occupiers of adjoining residential properties in Lancaster Court and would detract from the visual amenity of the street scene and would fail to preserve or enhance the character and appearance of the Old Hove Conservation Area contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07: Advertisements.

### **BH2008/01831**

#### **41 Medina Villas Hove**

Use of building as childrens day nursery (D1 use class) with ancillary offices

**Applicant:** Mrs Karen Ann Darby-Carpenter

**Officer:** Jonathan Puplett 292525

**Approved on 02/10/08 DELEGATED**

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

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

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

#### **2) UNI**

The total number of children attending the nursery shall not exceed 60, with not more than 18 children under 2 years of age.

*Reason: To ensure the provision of appropriate facilities for childcare, and to*

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

**3) UNI**

The premises shall not be open or in use except between the hours of 08.00 and 18.00 Mondays to Fridays only.

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

**4) UNI**

Prior to implementation of this planning permission, details of the management of the use of the outdoor space, shall be submitted to and agreed in writing by the Local Planning Authority and the area shall only be used in accordance with these approved details. The management plan for the outdoor space shall be reviewed annually and submitted to and agreed in writing by the Local Planning Authority.

*Reason: To ensure the effective management of the outdoor space and safeguard the amenities of the locality and to comply with policies QD27 and HO26 of the Brighton & Hove Local Plan.*

**5) UNI**

No amplified music or musical equipment shall be used in the outdoor plan area.

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

**6) UNI**

No development shall take place until a scheme for the soundproofing of the building has been submitted to and approved in writing by the Local Planning Authority. The use of the premises as approved shall not commence until all soundproofing works have been carried out to the satisfaction of the Local Planning Authority.

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

**7) UNI**

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

- a) The provision of safety railings to the lightwells to the front of the building.
- b) The provision of a ramp to the internal step located behind the front door of the building.
- c) The provision of new toilet facilities at ground and lower ground floor level.
- d) The provision of safety measures / modification of the stairways from ground / lower ground floor level to the rear garden area.
- e) The provision of adequate storage for buggies and pushchairs.

Works shall be carried out in strict accordance with the approved details prior to the commencement of the use hereby approved, and shall be retained as such thereafter.

**BH2008/01923**

**46 Lancaster Court Kingsway Hove**

Replacement UPVC windows and doors.

**Applicant:** Mrs Sandra Klein

**Officer:** Mark Thomas 292336

**Approved on 03/10/08 DELEGATED**

**1) 01.01AA**

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

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

**BH2008/02176**

**Flat 6 Warnham Court Grand Avenue Hove**

White UPVC windows to replicate existing.

**Applicant:** Mrs K Cullen

**Officer:** Mark Thomas 292336

**Approved on 07/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) UNI**

The replacement units hereby permitted shall match the glazing design of the existing units and be retained so thereafter.

*Reason: For the avoidance of doubt in the interests of the visual amenities of the surrounding area, in compliance with policies QD14 and QD27 of the Brighton & Hove Local Plan*

**BH2008/02411**

**24 Norton Road Hove**

Single storey rear extension and conversion of existing maisonette at ground floor levels into two self-contained flats.

**Applicant:** Mr E Hamilton

**Officer:** Guy Everest 293334

**Approved on 15/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 02.06A**

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

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

**3) 02.07A**

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

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

**4) 05.04**

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

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

### **5) 06.03A**

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

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

### **6) 13.02A**

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

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

### **7) UNI**

No works shall commence until details of screening to the shared northern boundary have been submitted to and approved in writing by the Local Planning Authority. The screening shall thereafter be installed in accordance with the agreed details prior to occupation of the ground floor flat and shall be maintained as such thereafter.

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

### **8) UNI**

Prior to the occupation of the flats, details of arrangements to ensure that one of the additional flats created shall remain genuinely car-free at all times shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

*Reason: To ensure that one of the flats remains genuinely car free in the long term, to prevent an increase in on-street car parking demand created by an additional unit of residential accommodation and to comply with policies TR1, TR19, HO7 and QD28 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Parking Standards (SPGBH4).*

## **BH2008/02500**

### **Flat 3 3 Kings Gardens Hove**

Listed Building consent for all internal alterations carried out pre -1997 (retrospective).

**Applicant:** Mr David Harrison

**Officer:** Mark Thomas 292336

**Approved - no conditions on 16/10/08 DELEGATED**

## **GOLDSMID**

### **BH2008/01360**

#### **St Anthonys Nursing Home 1 Wilbury Villas Hove**

Change of use from residential nursing home for the elderly (C2) to form 5 no. self-contained flats (C3).

**Applicant:** Mr R P Lallchand

**Officer:** Guy Everest 293334

**Approved on 15/10/08 DELEGATED**

### **1) 01.01AA**

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

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

*Planning Act 1990*

**2) 02.05A**

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

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

**3) 03.02A**

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

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

**4) 05.03**

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

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

**5) 05.04**

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

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

**6) 06.02A**

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

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

**7) UNI**

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

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

**8) UNI**

All hard landscaping and means of enclosure shall be completed before the

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

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

#### **9) UNI**

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

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

### **BH2008/01994**

#### **39 Cromwell Road Hove**

Conversion of loft space to provide 2 one-bedroom self contained flats including renewal of roof coverings, creation of two rear dormers and insertion of conservation rooflights. Replacement of concrete paving to front steps with chequer board tiles and reinstatement of gate to steps leading to basement flats.

**Applicant:** Miss Kathy Edwards

**Officer:** Clare Simpson 292454

#### **Refused on 15/10/08 DELEGATED**

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

The insertion of the rooflights, roof domes and domer roof windows, by virtue of their significant numbering and prominent positioning enabling them to be readily visible from the street, would detract from the appearance original roof form and would be detrimental to the character of the Willett Estate Conservation Area. The development is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions.

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

The proposal to install two dormer windows on the rear roof slope would appear an overdevelopment of the roof slope. The additions would dominate the rear of the property and the original roof slope, and would detract from the design and appearance of the property and the surrounding area contrary to policies QD14, HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions.

##### **3) UNI3**

Policy HO13 of the Brighton & Hove Local Plan requires new residential dwellings to be built to a Lifetime Homes standard whereby the accommodation can be adapted to meet the needs of people with disabilities without major structural alterations. The bathrooms and corridors appear cramped and no information has been submitted with the application to demonstrate how the requirements of policy HO13 have been met

##### **4) UNI4**

The formation of the two one-bed flats in the roof space is considered an overdevelopment of the site which fails to provide to suitable dwellings which



respond to the identified housing need of the city. The proposed flats, with particular reference to flat 2 represents a poor standard of accommodation with minimal outlook which falls below the standard the council expects. The proposal is therefore contrary to policy HO3 and HO4 of the Brighton & Hove Local Plan.

**BH2008/02240**

**48 Hovedene Cromwell Road Hove**

Replacement windows to front elevation.

**Applicant:** Mrs Cynthia Hobbard

**Officer:** Mark Thomas 292336

**Approved on 03/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) UNI**

The replacement units hereby permitted shall match the glazing design and proportions of the existing units and be retained so thereafter.

*Reason: For the avoidance of doubt in the interests of the visual amenities of the surrounding area, in compliance with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**BH2008/02336**

**Flat 8 Grasshoppers Court 87 The Drive Hove**

Replacing windows and door with uPVC.

**Applicant:** Mrs Frances Markwick

**Officer:** Wayne Nee 292132

**Approved on 06/10/08 DELEGATED**

**1) 01.01AA**

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

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

**BH2008/02379**

**Sussex Court Eaton Road Hove**

Alterations to 3 x existing doors and formation of 1 x additional door (all external).

**Applicant:** Mr B Chad

**Officer:** Mark Thomas 292336

**Approved on 06/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 13.02A**

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

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

**BH2008/02453**

**Hove Railway Station Goldstone Villas Hove**

Listed Building Consent for replacement of canopy on platforms 1, 2 & 3.

**Applicant:** Network Rail (Infrastructure) Ltd

**Officer:** Chris Wright 292097

**Refused on 22/10/08 DELEGATED**

**1) UNI**

Policy HE1 of the Brighton & Hove Local Plan will only permit development that would not have any adverse effect on the architectural and historic character or appearance of listed buildings and their setting and seeks to ensure new development respects the design, materials and finishes of the building and preserves its historic fabric. Policy HE4 of the Brighton & Hove Local Plan requires the reinstatement of original features in conjunction with applications for alteration and refurbishment. The replacement valances and gable end boards to all platform canopies would use materials not sympathetic with those which would have been used historically (timber) and would detract from the unique and historic character and appearance of the station building and its environs, to the detriment of visual amenity and contrary to the aims and objectives of the development plan.

**BH2008/02480**

**3 Champions Row Wilbury Avenue Hove**

Rear single storey extension, including extension of existing first floor balcony (resubmission of refused application BH2008/00506).

**Applicant:** Mr P Hodges

**Officer:** Wayne Nee 292132

**Approved on 21/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**3) UNI**

The balcony side panels shall be glazed with obscured glass and thereafter permanently retained as such.

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

**BH2008/02698**

**31 Avondale Road Hove**

Replacement of all existing church windows and external doors with aluminium frames.

**Applicant:** The Grace Eyre Foundation (Ms Eva Jarvis)

**Officer:** Chris Wright 292097

**Approved on 08/10/08 DELEGATED**

**1) 01.01AA**

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

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

## **2) 05.03**

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

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

## **3) UNI**

The replacement windows hereby permitted on the southern (rear) elevations of the building (backing onto No. 29 Avondale Road and No. 34 Montefiore Road) shall be obscure glazed and non opening in a manner to be approved in writing prior to the commencement of the development and retained as such thereafter.

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

## **4) UNI**

The replacement triple panel church windows (W17) hereby permitted on the northern elevation of the building (fronting Old Shoreham Road) shall be fixed shut and non opening and the two pairs of double panel church windows (W18 and W19) in the same elevation shall only be openable in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works and retained as such thereafter.

*Reason: As insufficient information has been submitted, to ensure the satisfactory enhancement of the character and appearance of the building in the interests of visual amenity and in accordance with the requirements of policies QD1 and QD14 of the Brighton & Hove Local Plan.*

## **5) UNI**

No works shall take place until full details of the colour and finishes of all replacement windows hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reasons: As insufficient information has been submitted, to ensure the satisfactory enhancement of the character and appearance of the building in the interests of visual amenity and in accordance with the requirements of policies QD1 and QD14 of the Brighton & Hove Local Plan.*

## **HANGLETON & KNOLL**

### **BH2008/01975**

#### **Unit 1 3-5 West Way Hove**

Part change of use from shop (A1) to financial and professional services (A2).

**Applicant:** William Hill Organisation Ltd

**Officer:** Jason Hawkes 292153

**Refused on 17/10/08 DELEGATED**

#### **1) UNI**

Policy SR6 of the Brighton & Hove Local Plan aims to maintain and enhance local centres. The change of use of existing Class A1 use shops to Class A2 will be permitted provided that it does not result in the number of non-retail units exceeding 35%, that it has been adequately demonstrated that that a Class A1 retail use is no longer economically viable in the centre and that the proposed use would not led to a break of more than 10 metres in the frontage. The scheme

results in the number of non-retail units exceeding 35% within the centre and insufficient evidence has been submitted to demonstrate that the existing Class A1 unit is no longer economically viable. The scheme also results in a break in the frontage of more than 10 metres. The scheme is therefore contrary to the above policy.

**BH2008/02189**

**27 Hangleton Close Hove**

Proposed rear conservatory.

**Applicant:** Mr & Mrs D Beard

**Officer:** Wayne Nee 292132

**Approved on 06/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/02343**

**159 Hangleton Valley Drive Hove**

Conservatory to rear elevation.

**Applicant:** Mr S Eldridge

**Officer:** Mark Thomas 292336

**Approved on 22/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/02652**

**68 Applesham Avenue Hove**

Two storey side extension.

**Applicant:** Mr & Mrs Trevor & Dawn Howell

**Officer:** Guy Everest 293334

**Approved on 10/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

### **3) UNI**

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

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

## **BH2008/02847**

### **12 Park Rise Hove**

Extension to existing rear conservatory.

**Applicant:** Mr Alan Chatfield

**Officer:** Mark Thomas 292336

**Approved on 17/10/08 DELEGATED**

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

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

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

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

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

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

## **SOUTH PORTSLADE**

### **BH2007/02974**

#### **Travis Perkins Baltic Wharf Wellington Road Portslade Brighton**

Demolition of existing buildings with the exception of the residential properties above the proposed refurbished units. New build, mixed-use employment redevelopment comprising 1 unit, sui generis (builders merchant with associated external storage yard), 1 unit, B8 (storage and distribution) with ancillary trade counter, 1 unit B8 (storage and distribution only), 7 employment units, B1 (business), B2 (general industrial), and B8 (storage and distribution) with ancillary trade counter, change of use and refurbishment of 10 no existing units to B1 (business) including the installation of mezzanines, associated car parking, cycle and motorcycle parking, new internal road layout and revised servicing and access arrangements of Wellington Road.

**Applicant:** Travis Perkins Plc

**Officer:** Nicola Hurley 292114

**Approved after Section 106 signed on 07/10/08 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

**2) 02.04A**

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

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

**3) 02.06A**

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

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

**4) 03.01A**

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

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

**5) 05.01AA**

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

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

**6) 05.02A**

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

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

**7) 06.03A**

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

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

#### **8) UNI**

No development shall take place until full details of site levels of the proposed development relative to surrounding properties shall be submitted as part of the application for the approval of reserved matters. All levels shall be in metric units and related to Ordnance Survey Datum. The development shall be constructed in accordance with the agreed details.

*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.*

#### **9) UNI**

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

*Reason: To prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and to comply with policies SU3, SU4 and SU7 of the Brighton & Hove Local Plan.*

#### **10) UNI**

No development shall take place until a scheme for the method of controlling groundwater at the site during construction shall be carried out in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority. Implementation of the scheme shall be carried out in strict accordance with the agreed scheme.

*Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters and to comply with policies SU3, SU4 and SU7 of the Brighton & Hove Local Plan.*

#### **11) UNI**

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

*Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters and to comply with policies SU3, SU4 and SU7 of the Brighton & Hove Local Plan.*

#### **12) UNI**

Clean, uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic only shall be permitted as infill material.

*Reason: To prevent pollution of controlled waters and to comply with policies SU3, SU4 and SU7 of the Brighton & Hove Local Plan.*

#### **13) UNI**

No development shall take place until a scheme for the proposed means of foul sewerage disposal has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented in strict accordance with the agreed details made available for use and thereafter retained.

*Reason: The proposed development would increase flows to the public sewerage system and existing properties and land may be subject to a greater risk of flooding as a result and to comply with policies SU4 and SU5 of the Brighton & Hove Local Plan.*

#### **14) UNI**

The premises shall not be open or in use except between the hours of 07.00 and 20.00 on Mondays to Saturdays, and between 09.00 and 18.00 on Sundays and Bank Holidays.

*Reason: To safeguard the amenities of the locality and to comply with policies*

*SU10 and QD27 of the Brighton & Hove Local Plan.*

**15) UNI**

No vehicular movements for the loading or unloading of vehicles to the commercial units shall take place between the hours of 20.00 to 07.00 on Monday to Saturday and not at any time on Sundays and Bank Holidays.

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

**16) UNI**

No development shall take place until details of the external lighting of the site have been submitted to and agreed in writing by the Local Planning Authority. The approved installation shall be maintained and operated in accordance with the approved details thereafter.

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

**17) UNI**

No panel beating or spraying shall be carried out at the premises at any time.

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

**18) UNI**

No individual unit shall be occupied until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Use of the premises shall not commence until all specified works have been carried out in accordance with the agreed details and thereafter retained.

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

**19) UNI**

No individual unit shall be occupied until a scheme for the fitting of odour control equipment to the building has been submitted to and agreed in writing by the Local Planning Authority. Use of the premises shall not commence until all odour control equipment works have been carried out in accordance with the approved details and thereafter be retained to the satisfaction of the Local Planning Authority.

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

**20) UNI**

No individual unit shall be occupied until a scheme for sound insulation of odour control equipment referred to in the condition set out above shall be submitted to and agreed in writing by the Local Planning Authority. Use of the premises shall not commence until all sound insulation works have been carried out in accordance with the agreed details and thereafter be retained to the satisfaction of the Local Planning Authority.

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

**21) UNI**

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



others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

*Reason: To enhance the appearance of the development in the interests of the visual amenities of the area and to comply with policies QD1, QD2, QD15, QD16 of the Brighton & Hove Local Plan.*

## **22) UNI**

During the decommissioning of the timber treatment works and development of this site, precautions should be taken to mitigate the risk of mobilising contaminants and creating pathways to the identified groundwater and canal water receptors at this site. A method statement detailing the works to be undertaken should be submitted to and approved in writing by the Local Planning Authority. Upon completion of the works a validation statement should also be submitted to demonstrate that the development has not exacerbated current conditions. 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, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with and the remaining works shall be conducted in accordance with the agreed details.

*Reason: Previous historical activities associated with this site may have potentially caused, or have the potential to cause, contamination of controlled waters and to ensure that the proposed site investigations and remediation will not cause pollution of controlled waters and in accordance with policies SU3 and SU11 of the Brighton & Hove Local Plan.*

## **23) UNI**

No individual unit shall be occupied until a Travel Plan has been submitted to and approved by the Local Planning Authority. The Travel Plan will be reviewed on an annual basis with the first such review being submitted 6 months after initial occupation. These reviews will include a report of travel surveys including surveys of the use and availability of disabled parking and the applicants will subsequently implement changes to disabled parking ( up to a maximum of 38 spaces) and such other proportionate measures to encourage the use of sustainable modes of transport as are reasonably required by the Council in the light of the surveys and review.

*Reason: In order to address potential car borne traffic implications and to promote alternative modes of transport, therefore complying with policies TR1, TR7 of the Brighton & Hove Local Plan.*

## **BH2008/02275**

### **15 Station Road Portslade**

Advertisement consent for fascia and projecting sign (retrospective).

**Applicant:** Mr Tim Minson

**Officer:** Wayne Nee 292132

**Approved on 07/10/08 DELEGATED**

#### **1) 10.01**

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

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

#### **2) 10.02**

Any advertisement displayed, and any site used for the display of advertisements,

shall be maintained in a condition that does not impair the visual amenity of the site.

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

**3) 10.03**

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

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

**4) 10.04**

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

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

**5) 10.05**

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

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

**6) 10.06**

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

No advertisement shall be sited or displayed so as to-

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

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

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

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

**BH2008/02481**

**44 Station Road Portslade Brighton**

Addition of second floor level to form 1 studio and 2 flats; conversion of first floor flat to a studio and 1 bedroom flat; bin and cycle storage and 3 parking spaces to side

**Applicant:** Mr M Haliday

**Officer:** Jason Hawkes 292153

**Refused on 07/10/08 DELEGATED**

**1) UNI**

Brighton & Hove Local Plan policies QD1 and QD2 require new development to be of a high standard of design that would make a positive contribution to the surrounding area and emphasises and enhances the positive characteristics of the local neighbourhood. Policy QD5 also states that all new development should present an interesting and attractive frontage at street level. The design and bulk of the additional storey with a flat roof in a prominent corner position will appear as an unsympathetic and over dominant addition in the street scene out of character with the pitched roofs on the adjacent properties on Station Road. The proposed scheme is considered to be an overdevelopment of the site which fails

to respect the constraints of the site and its relationship to surrounding properties and will appear as an inappropriate addition. Additionally, the proposed parking spaces to the front will further detract from the appearance of the street scene due to their positioning in an inappropriate location in front of a shop window. The scheme is therefore contrary to the above policies.

#### **2) UNI2**

Policy QD27 of the Brighton & Hove Local Plan seek to protect the residential amenity of neighbouring properties. Due to the position and bulk of the additional storey in close proximity to adjacent residential properties at first floor level at 43 Station Road, the proposal results in a heightened sense of enclosure, overshadowing and loss of light to the neighbouring flat. The proposal therefore leads to a loss of amenity and is contrary to the above policy.

#### **3) UNI3**

Policy QD27 of the Brighton & Hove Local Plan states that permission for development will not be granted where it would cause material nuisance and loss of amenity to existing and proposed adjacent residents as well as future occupiers. Due to the limited size of Flat 5 in the additional storey with north facing windows, the flat is deemed to result in a poor layout with insufficient sized living areas and inadequate outlook and light. Consequently, the scheme is judged to provide an inappropriate and poor standard of accommodation and a cramped and confined internal environment that would provide inadequate living conditions for future occupiers. The proposal is therefore contrary to the above policy.

#### **4) UNI4**

Policy TR7 of the Brighton & Hove Local Plan states that permission will be granted for developments that do not increase the danger to users of adjacent pavements and road. Having regard to the position and layout of the proposed parallel parking spaces and crossover in close proximity with the junction of Station Road and St Aubyns Road, the scheme will result in an increased risk to the users of the public highway due to the additional vehicle movements that would be created. The scheme is therefore contrary to the above policy.

#### **5) UNI5**

Policy HO13 states that planning permission will be granted for new residential development that are built to a lifetime homes standard whereby they can be adapted to meet the needs of people with disabilities. Planning Advice Note 3: Accessible Housing and Lifetime Homes also outlines the Council's Lifetime Homes Standards. Insufficient information has been submitted with the application to show how these standards have been incorporated into the scheme. The proposal is therefore contrary to the above policy.

#### **6) UNI6**

Policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 on Construction and Demolition Waste seek to reduce construction waste and require a Waste Minimisation Statement demonstrating how elements of sustainable waste management have been incorporated into the scheme in order to reduce the amount of waste being sent to landfill. Policy SU2 also requires all proposals to demonstrate a high standard of efficiency in the use of energy, water and materials. Insufficient information has been submitted with the application to demonstrate how these requirements have been met. The scheme is therefore contrary to the above policies and supplementary planning document.

### **BH2008/02640**

#### **50 Mill Lane Portslade Brighton**

Demolition of existing garage and the proposal of a single storey rear extension, adjoining side extension, front porch enclosure and associated works.

**Applicant:** Mr & Mrs David Knights

**Officer:** Mark Thomas 292336

**Approved on 20/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 02.07A**

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

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

**3) 03.02A**

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

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

**STANFORD**

**BH2008/00688**

**21 Benett Drive Hove**

Demolition of existing two storey detached house to be replaced by a three and a half storey eco-house.

**Applicant:** Mr Jeremy Hoye

**Officer:** Guy Everest 293334

**Withdrawn on 17/10/08 DELEGATED**

**BH2008/01309**

**62 Benett Drive Hove**

Conversion and extension of existing roof space to form bedroom accommodation and alterations and extensions to ground and lower ground floor rear. Re-submission and revision of refused application BH2007/02999.

Part-retrospective.

**Applicant:** Mrs M F Rawlinson

**Officer:** Clare Simpson 292454

**Approved on 06/10/08 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) UNI**

Within 3 months of the date of this permission, the lower ground floor room and terrace shall be modified and completed to reflect the approved drawings. The planters and screening on the terrace shall be erected in accordance with the approved plans and permanently retained in place thereafter.

*Reason: To ensure adequate appearance to the development and to protect the residential amenity of neighbouring properties in accordance with policies QD14*

and QD27 of the Brighton & Hove Local Plan.

**BH2008/02289**

**Dykelands 17 Meadow Close Hove**

Pitched roof two storey side extension, flat roof side extension and pitched roof rear conservatory.

**Applicant:** Mr Roger Noel

**Officer:** Clare Simpson 292454

**Approved on 07/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 02.02A**

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

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

**3) 03.02A**

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

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

**WESTBOURNE**

**BH2008/01549**

**7C New Church Road Hove**

Replacement wooden double glazed windows on second floor.

**Applicant:** Ms Rachel Brown

**Officer:** Wayne Nee 292132

**Approved on 20/10/08 DELEGATED**

**1) 01.01AA**

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

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

**BH2008/01675**

**2 Montpelier Street Brighton**

1 no. conservation style roof light to front slope, 2 no. dormers to rear slope, construction of a room in roof, internal alterations to accommodate new access to room in roof and compartmentalisation of lower ground floor kitchen.

**Applicant:** Ms Halinka Fraser

**Officer:** Ray Hill 292323

**Approved on 08/10/08 DELEGATED**

**1) 01.05AA**

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

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

**2) UNI**

The original roof rafters and purlins and first floor ceiling and its supporting timbers shall be retained in situ and the roof insulation shall be installed within the existing roof profile.

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

**3) UNI**

The rooflights in the approved development shall be traditional steel or cast metal 'conservation style', fitted flush with the adjoining roof surface and shall not project above the plane of the roof, details of which shall be submitted to and approved by the Local Planning Authority before work commences.

*Reason: To ensure the satisfactory appearance of the development and to comply with policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note SPGBH01- Roof Alterations and Extensions.*

**4) UNI**

The new dormer windows shall be single glazed painted timber vertical sliding sashes with concealed trickle vents to match exactly the original sash windows, including their architrave, frame and glazing bar dimensions and mouldings and subcill details and shall be retained as such thereafter.

*Reason: To ensure a satisfactory appearance to the development and to comply with policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note SPGBH01- Roof Alterations and Extensions.*

**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 a satisfactory appearance to the development and to comply with policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note SPGBH01- Roof Alterations and Extensions.*

**6) UNI**

The new doors and their architraves shall be painted timber and shall match exactly the original doors and architraves of the building.

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

**7) UNI**

The new timber tongue and groove boarded screen on the lower ground floor level shall have a butt and bead detail to its jointing.

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

**8) UNI**

The flooring of the loft shall be of softwood timber boarding to match the original floors of the building.

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

**BH2008/02108**

**149-151 Kingsway Hove**

Demolition of existing dwellings.

**Applicant:** Stanmede Ltd

**Officer:** Clare Simpson 292454

**Refused on 10/10/08 DELEGATED**

**1) UNI**

Policy HE8 of the Brighton & Hove Local Plan states that the demolition of a

building within a Conservation Area, which makes a positive contribution to the character or appearance of the Conservation Area will only be permitted providing a) supporting evidence is submitted with the application which demonstrates that the building is beyond economic repair; b) viable alternative uses cannot be found for the building; and c) the redevelopment both preserves the character of the Conservation Area and would produce substantial benefits that would outweigh the building's loss. The existing building is not of merit, however to allow demolition where no acceptable replacement scheme has been identified could have a negative impact on the character and appearance of the Pembroke and Princes Conservation Area. The proposal is considered contrary to policy HE8 of the Brighton and Hove Local Plan.

**BH2008/02281**

**54 Sackville Road Hove**

Insertion of two velux windows in the rear roofslope.

**Applicant:** Mr N Hale

**Officer:** Mark Thomas 292336

**Approved on 06/10/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/02514**

**92 Portland Road Hove**

Proposed 2 storey rear extension to provide additional office space.

**Applicant:** Baxter Smith Parker

**Officer:** Chris Wright 292097

**Refused on 21/10/08 DELEGATED**

**1) UNI**

Policy QD2 of the Brighton & Hove Local Plan requires new development to enhance the positive qualities of the local neighbourhood by taking into account local characteristics including the height, scale, bulk and design of existing buildings and the layout of streets and spaces. Policies QD3 and QD14 of the Local Plan seek to avoid town cramming through over development and to ensure extensions to existing buildings respect existing space around buildings and the character of the area and to maintain an appropriate gap with joint boundaries. The proposed extension represents over development of the site by reason of its footprint, scale and siting, which would occupy the majority of the existing rear yard area resulting in the loss of an open space which is intrinsic to the character and layout of the terrace of buildings fronting Portland Road, resulting in an unduly dominant building which would have a detrimental impact on the established layout of existing buildings and spaces and set a potentially harmful precedent. In addition the proportions and positions of proposed windows and doors would detract from the character and appearance of the building and give rise to visual harm. As such the proposal conflicts with the development plan.

## **2) UNI2**

Policies QD14 and QD27 of the Brighton & Hove Local Plan do not favour development that would result in loss of daylight or cause loss of amenity to existing adjacent users and occupiers. The close proximity of the rear elevations of the proposed extension to window openings in an existing building in Westbourne Grove which backs directly onto the application site would result in an unacceptable loss of light for the occupiers, to the detriment of amenity and contrary to the objectives of the aforementioned policies.

### **BH2008/02690**

#### **38 Westbourne Street Hove**

Certificate of lawfulness for existing roof terrace.

**Applicant:** Peermark LTD

**Officer:** Clare Simpson 292454

**Approved on 07/10/08 DELEGATED**

## **WISH**

### **BH2008/01315**

#### **252 Portland Road Hove**

Pavement crossover to facilitate parking.

**Applicant:** Mr Meath

**Officer:** Jason Hawkes 292153

**Approved on 02/10/08 DELEGATED**

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

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

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

### **BH2008/02167**

#### **43 Jesmond Road Hove**

Proposed rear dormer and side rooflight.

**Applicant:** Mr & Mrs James Hibbert

**Officer:** Mark Thomas 292336

**Refused on 07/10/08 DELEGATED**

#### **1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposed dormer window represents an inappropriately bulky addition to the rear roofslope and would result in an overdevelopment of the roofspace. The proposed development would harm the appearance of the property and the wider street scene. The proposal is therefore contrary to the above policy and guidance.

### **BH2008/02276**

#### **2 Wish Road Hove**

Proposed ground floor extension, reconstruction and extension of roof to form additional accommodation, with front & rear balconies, roof lights and solar panel.

**Applicant:** Mr Geoffrey Wright

**Officer:** Wayne Nee 292132

**Refused on 07/10/08 DELEGATED**



### **1) UNI**

Policies QD1 and QD2 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy QD14 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 roof extension and alterations would form a roof which would appear out of place in context with the neighbouring properties with steep pitched roofs. The use of inappropriate materials and excessive glazing on the front elevation also fails to respect the character and appearance of the parent building. The proposed roof extension and front elevation alterations would harm the appearance of the existing property to the detriment of the prevailing character of the street scene. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

### **2) UNI2**

Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed first floor rear balcony, by virtue of its height, positioning, and proximity to neighbouring boundaries, represents a development which would result in a significant loss of privacy to the residents of the immediately adjoining neighbouring properties. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **3) UNI3**

The proposed roof extension, by virtue of its extended height, positioning, and proximity to neighbouring properties, forms an inappropriate addition to the building. The extension would result in an increased sense of enclosure, loss of light and significant overshadowing to the detriment of the amenities of residents living in the flats at no. 4 Wish Road. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

## **BH2008/02312**

### **36 Boundary Road Hove**

Conversion of shop and store rooms with residential accommodation to form a front ground floor retail unit, a one-bedroom ground floor flat with basement room and a three-bedroom first/second floor maisonette with roof terrace.

**Applicant:** Mr P Fowie

**Officer:** Clare Simpson 292454

### **Refused on 03/10/08 DELEGATED**

#### **1) UNI**

The proposal involves the loss of retail floor space in the District Shopping Centre where current policies require planning applications to preserve the vitality of the shopping area. The applicant has failed to demonstrate that retail use is no longer viable and the resulting small retail unit is cramped with storage isolated at the rear of the plot. The proposal to change the retail space to residential is contrary to the vitality of the shopping area and contrary to policy SR5 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The rear flat, by virtue of its contrived access and poor outlook represents poor accommodation which falls below and the standard which the Council expects. A particular concern is the shared access to storage unit at the rear of the site and the amenity issues that the access arrangements present. The proposal is

contrary to policy QD3, HO4 and QD27 of the Brighton and Hove Local Plan