

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED

PATCHAM

BH2009/00092

8 Stoneleigh Avenue Brighton

Erection of timber decking (retrospective)

Applicant: Mr & Mrs Fitzgerald

Officer: Aidan Thatcher 292265

Approved on 24/03/09 DELEGATED

BH2009/00140

49 Overhill Drive Brighton

Certificate of lawfulness for a proposed development of a single storey rear infill extension and rear dormer.

Applicant: Mr Alfred Thompson

Officer: Anthony Foster 294495

Approved on 06/04/09 DELEGATED

BH2009/00163

66 Woodbourne Avenue Brighton

Change of use of ground floor from (A1) retail to a self-contained, two bedroom flat.

Applicant: Mr SHORT

Officer: Aidan Thatcher 292265

Refused on 07/04/09 DELEGATED

1) UNI

There is insufficient evidence to demonstrate that the application site is no longer economically viable as an A1 (retail) use within the parade contrary to policy SR7 of the Brighton & Hove Local Plan

2) UNI2

The proposed residential use of the ground floor would not attract pedestrian activity or contribute to the activity of the local parade. The proposal would therefore adversely affect the vitality and viability of the shopping parade contrary to policy SR7 of the Brighton & Hove Local Plan.

3) UNI3

The proposal does not conform fully with lifetime homes criteria and as such would be contrary to policy HO13 of the Brighton and Hove Local Plan.

4) UNI4

The proposed unit fails to demonstrate how it would reduce the reliance on water, energy and materials and in particular the proposed bathroom, by reason of lack of natural light and ventilation, would rely on the use of artificial lighting and ventilation to an unacceptable level and as such fails to comply with policy SU2 of the Brighton & Hove Local Plan.

BH2009/00210

81 Ladies Mile Road Brighton

Certificate of Lawfulness for a hip to gable roof extension with a dormer to the rear and 2no. rooflights to front roofslope.

Applicant: Mr David Abbott

Officer: Helen Hobbs 293335

Approved on 03/04/09 DELEGATED

BH2009/00244

22 Hartfield Avenue Brighton

Erection of a single storey detached garage with new vehicle access.

Applicant: Mr Paul Salucci

Officer: Chris Swain 292178

Refused on 31/03/09 DELEGATED

1) UNI

The proposal, by reason of its siting, design, bulk, massing and height, coupled with its close proximity to the highway would introduce an incongruous element into the street scene, adversely affecting the appearance and character of the pair of semi detached properties and the Hartfield Avenue street scene, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2009/00296

8 Northfield Way Brighton

Erection of single storey extension to side and rear and loft conversion incorporating dormer and rooflight to front roofslope.

Applicant: Mr Mark Farley

Officer: Chris Swain 292178

Approved on 03/04/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) BH02.09

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

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

4) BH03.03

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

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

5) UNI

Notwithstanding the submitted plans the front dormer hereby approved shall match exactly the existing dormer at No.6 Northfield Way by way of its dimensions, positioning within the roofslope and materials.

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, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2009/00298

40 Westfield Crescent Brighton

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

Applicant: Mr Alex Russell

Officer: Sonia Kanwar 292359

Approved on 31/03/09 DELEGATED

PRESTON PARK

BH2008/03918

London Road Viaduct Beaconsfield Road

Installation of feature lighting system to arches.

Applicant: Mr Jim Mayor

Officer: Liz Holt 291709

Approved on 01/04/09 GOVERNMENT OF THE SOUTH EAST

1) UNI

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

2) UNI

No works shall commence until details of the control box and metal cable trunking, which shall be colour coated or painted in a colour to match the brickwork, have been submitted to and approved by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

BH2008/03975

12 Preston Park Avenue Brighton

Change of use from maisonette to 2no self-contained flats.

Applicant: Dr David Mellor

Officer: Ray Hill 293990

Approved on 01/04/09 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) BH05.03

Unless otherwise agreed in writing by the Local Planning Authority, no residential

development shall commence until:

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

A completed pre-assessment estimator will not be acceptable.

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

4) BH05.04

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

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

5) BH06.02

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

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

6) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the measures for the recovery and re-use of demolition and construction industry waste shall be implemented in strict accordance with the Waste Minimisation Statement submitted on 22 December 2008.

Reason: To ensure that the development would include the re-use of limited resources, to ensure the amount of waste to 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 & Demolition Waste.

BH2009/00176

2 Chatsworth Road Brighton

Conversion of house comprising of 5 units, 4 of which have shared facilities, to 3 self-contained flats.

Applicant: Mr John Currell

Officer: Aidan Thatcher 292265

Approved on 27/03/09 DELEGATED

1) BH01.01

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

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

2) BH02.08

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

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

3) BH05.03

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes and a Design Stage Assessment Report showing that the development will achieve an Ecohomes rating for all residential units have been submitted to the Local Planning Authority; and

(b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes rating for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

4) BH05.04

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

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

5) BH05.08

No development shall take place until a written 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 policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

6) BH06.02

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the

development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

7) UNI

The flat units hereby permitted shall be retained as affordable housing and shall not be sold or rented on the open market without the prior consent of the Local Planning Authority in an application on that behalf. For clarity, affordable housing means residential accommodation that is provided with a subsidy to ensure that rents/prices remain at a level that is genuinely affordable to local people whose income means that they are unable to meet their housing needs through the open housing market.

Reason: To ensure the development complies with policy HO14 of the Brighton & Hove Local Plan in meeting an identified housing need in the city and because release of the flats onto the open market would raise policy and environmental implications.

BH2009/00341

1B Upper Hamilton Road Brighton

Change of use from A1 Hairdressers to D1 Community Centre.

Applicant: Mrs Ann King

Officer: Liz Holt 291709

Refused on 30/03/09 DELEGATED

1) UNI

Part b of policy SR8 of the Brighton & Hove Local Plan requires applicants to demonstrate that the A1 retail use is no longer economically viable. Applicants are expected to demonstrate active marketing of the unit on competitive terms. However insufficient evidence has been submitted to demonstrate that the retail unit is no longer viable and as a result the proposal is contrary to policy SR8 of the Brighton & Hove Local Plan.

2) UNI2

The applicant has failed to demonstrate that the proposed use will not result in unacceptable noise disturbance to neighbouring uses and the scheme is therefore considered to be contrary to policies SR8, SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

REGENCY

BH2008/02818

70-73 Western Road Brighton

Alterations and extensions to form 8 flats at first and second floor level.

Applicant: Deramore L Ltd

Officer: Weahren Thompson 290480

Refused on 31/03/09 DELEGATED

1) UNI

The proposal would be contrary to policy EM5 of the Brighton & Hove Local Plan which seeks to restrict the loss of office uses unless it has been demonstrated that the use is no longer viable. Applicants are expected to demonstrate active marketing of the unit on competitive terms for a period of twelve months or more. No information has been submitted with the application to demonstrate the use of the office space is no longer viable. Furthermore, if a unit is demonstrated to be

redundant, preference is given to alternative employment generating uses or affordable housing. The proposed residential accommodation does not constitute either of these preferences.

2) UNI2

The proposed flat roof extensions of residential units, flat number 7 and 8 and for the new stairwell, by reason of their size, scale, bulk, position and design would bear a poor relationship to the existing buildings and would be detrimental to the character and appearance of the Regency Square Conservation Area. The proposal is therefore contrary to Policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and to the provisions of Supplementary Planning Guidance Note SPGBH1 Roof Alterations and Extensions.

3) UNI3

The proposed glazed roof terrace balustrade on the roof top of residential unit, flat number 8 on Stone Street would represent an incongruous feature on this property, the adjacent properties and the Regency Square Conservation Area, to the detriment of the character and appearance of the street scene and the area in general. The proposal is therefore contrary to Policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and to the provisions of Supplementary Planning Guidance Note SPGBH1 Roof Alterations and Extensions.

4) UNI4

The proposed development would result in a sub-standard residential accommodation for the residential units by reason of their proposed internal layout, close proximity to and position and type of windows serving habitable rooms and sustainability objectives and as a result would cause an unacceptable degree of loss of privacy, poor outlook, undue sense of enclosure, lack of natural light and ventilation to the detriment of the residential amenity and quality of life of any future occupiers of these residential units. The proposal is therefore contrary to Policies QD14, QD27 and SU2 of the Brighton & Hove Local Plan and to the provisions of Supplementary Planning Document SPD 08 Sustainable Building Design.

5) UNI5

Insufficient information has been provided with regards to the proposed development being built to lifetime homes standard. The applicant has failed to demonstrate how this would be met. The proposal is therefore contrary to Policy HO13 of the Brighton & Hove Local Plan, which requires new residential units to be built to a lifetime homes standard whereby the accommodation can be adapted to meet the needs of people with disabilities and to meet the needs of households without major structural alterations, and Planning Advice Note PAN03 Accessible Housing & Lifetime Homes.

6) UNI6

The proposed development would fail to provide adequate, accessible and useable private outdoor residential amenity space for future occupiers of the proposed residential units, resulting in poor living conditions for future occupiers. The proposal is therefore contrary to Policy HO5 of the Brighton & Hove Local Plan.

7) UNI7

Insufficient information has been provided in respect of secure cycle storage or cycle parking, contrary to Policy TR14 and SU2 and to the provisions of SPGBH4 Parking Standards, which aims to encourage the use of alternative forms of transport.

8) UNI8

Insufficient information has been provided in respect of the designated refuse and recycling storage and arrangements for the collection of waste and recyclable materials for the proposed development to the detriment of the residential

amenity of any future occupiers. The proposal is therefore contrary to Policy SU2 and to the provisions of Planning Advice Note PAN05 Design Guidance for the Storage and Collection of Recyclable Materials and Waste.

BH2008/03902

30 Clifton Terrace Brighton

Internal and External alterations to include extension and alterations to upper ground floor terrace, formation of covered storage area beneath terrace, replacement railings and doors/window to second floor balcony, replacement sash windows to replace modern casements to rear elevation at lower ground floor, replacement of sash windows to kitchen and second floor bathroom including enlarging existing openings. Formation of new stair over existing stairwell to replace existing ladder access to roof terrace.

Applicant: Nicky and Marika Rohl

Officer: Adrian Smith 01273 290478

Approved on 02/04/09 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

No works shall take place until full details of the proposed second-mezzanine level balcony railings, including 1:20 scale sample elevations and 1:1 scale profiles of the railings have been submitted to and approved in writing by the local planning authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

4) UNI

The works hereby approved shall not commence unless and until 1:50 scale long and cross sections through the staircase compartment at second floor level and showing the new rooflight and any guard rail or barrier around it, 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: As insufficient information has been submitted, and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

BH2009/00072

27-28 Meeting House Lane Brighton

Change of use of first and second floors from vacant offices to 3 no. self-contained flats.

Applicant: Mr Patrick Moorhead

Officer: Jonathan Puplett 292525

Refused on 31/03/09 DELEGATED

1) UNI

Policy EM5 of the Brighton & Hove Local Plan states that planning permission will not be granted for the change of use of offices premises or office sites to other purposes, unless they are genuinely redundant because the site is unsuitable for redevelopment or the premises are unsuitable and cannot be readily converted to

provide different types of office accommodation or where a change of use is the only practicable way of preserving a building of architectural or historic interest. Where offices are demonstrated as genuinely redundant, preference will be given to alternative employment generating uses followed by affordable housing. It has not been adequately demonstrated that the offices are genuinely redundant, and no evidence has been submitted to demonstrate that the potential for the offices to be used for alternative employment generating uses or affordable housing has been investigated and deemed non-viable. The proposed conversion is therefore contrary to the above policy.

2) UNI2

Policy SU2 of the Brighton & Hove Local Plan requires all proposals to demonstrate a high standard of efficiency in the use of energy, water and materials, more detailed requirements are laid out in SPD08: Sustainable building design. All of the bathrooms / W.C.s proposed are internal and therefore would be solely reliant on artificial light. The three kitchens proposed would only receive limited natural light and ventilation via adjoining open plan living rooms. No details of refuse and recycling storage facilities have been submitted. Furthermore, notwithstanding the submitted sustainability checklist, it is considered that overall insufficient information has been submitted to demonstrate that issues of environmental sustainability have been addressed to a sufficient degree. The proposal is therefore contrary to the above policy and guidance.

3) UNI3

Policy HO13 of the Brighton & Hove Local Plan requires new residential units incorporate Lifetime Homes criteria wherever practicable, whereby the accommodation can be adapted to meet the needs of people with disabilities without major structural alterations. Whilst a supporting statement has been submitted in this regard, no dimensions or turning circles have been annotated on the submitted drawings. Furthermore it has not been demonstrated that the bathroom and kitchen dimensions proposed could accommodate layouts which would provide required minimum clearances. The proposed scheme is therefore contrary to the aims and objectives of the above policy and the standards described in PAN03: Accessible Housing and Lifetime Homes.

4) UNI4

Policy TR1 of the Brighton & Hove Local Plan requires that development proposals should provide for the demand for travel they create and maximise the use of public transport, walking and cycling. Policy TR2 states that planning permission will only be granted for development proposals that have been assessed to determine their level of accessibility to public transport. According to the accessibility rating of the site, applicants will provide the appropriate level of parking or contribute to the costs of improving accessibility by providing public transport improvements and improvements to pedestrian access. Insufficient information has been submitted as part of the application in this regard. The proposal appears to make no provision for the increase in traffic likely to be generated and will result in an increased demand for on-street parking in an area where provision is limited.

BH2009/00073

75 - 79 East Street Brighton

Display of 1 no. internally illuminated fascia sign and 1 no. non-illuminated projecting sign.

Applicant: CHF (UK) Ltd

Officer: Adrian Smith 01273 290478

Approved on 07/04/09 DELEGATED

1) BH10.01

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

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2009/00075

27-28 Meeting House Lane Brighton

Internal alterations to change first and second floors from offices to 3 self-contained flats.

Applicant: Mr Patrick Moorhead

Officer: Jonathan Puplett 292525

Refused on 31/03/09 DELEGATED

1) UNI

Insufficient information has been submitted regarding the proposed alterations to the internal layout of the building (and any associated external alterations) to demonstrate that the architectural and historic character of the building would not be harmed by the proposed scheme of works. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Plan, which seeks to preserve the architectural and historic character and appearance of listed buildings.

BH2009/00094

Royal Alexandra Childrens New Hospital Royal Sussex County Hospital Eastern Road Brighton

Installation of external maintenance gantry to atrium roof light

Applicant: Mr David Evans

Officer: Chris Swain 292178

Approved on 27/03/09 DELEGATED

1) BH01.01

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

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

BH2009/00116

45 Middle Street & The Victory Duke Street Brighton

Erection of single storey extension to the rear of 45 Middle Street and new boundary wall between The Victory Inn and 45 Middle Street.

Applicant: Mr Doug Lyons

Officer: Adrian Smith 01273 290478

Approved on 07/04/09 DELEGATED

1) BH01.01

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

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

2) BH12.01

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

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

3) BH12.06

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

Reason: The Local Planning Authority considers that further development could cause detriment to the character of the area and for this reason would wish to control any future development proposals to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

4) BH14.01

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

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

5) UNI

The studio outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 45 Middle Street, Brighton.

Reason: The studio building would provide for a wholly unsuitable standard of unit of accommodation contrary to policy QD27 of the Brighton & Hove Local Plan.

6) UNI

The existing red clay brick pavers shall be retained and reused and any new paving shall match it.

Reason: To preserve and enhance the character of the conservation area and the setting of the listed building in accordance with policies HE3 and HE6 of the Brighton and Hove Local Plan.

7) UNI

The new gates shall be of painted tongue and grooved boarding.

Reason: To preserve and enhance the character of the conservation area and the setting of the listed building in accordance with policies HE3 and HE6 of the Brighton & Hove Local Plan.

8) UNI

Before work commences, details of the French doors and lantern light to the rear extension, including a 1:20 scale elevational drawing, 1:1 scale joinery sections, and samples of materials, 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 the details and maintained as such thereafter.

Reason: To preserve and enhance the character of the conservation area and the setting of the listed building in accordance with policies HE3 and HE6 of the Brighton & Hove Local Plan.

BH2009/00118

45 Middle Street & The Victory Inn Duke Street Brighton

Demolition of boundary wall to The Victory Inn.

Applicant: Mr Doug Lyons

Officer: Adrian Smith 01273 290478

Approved on 07/04/09 DELEGATED

1) BH01.05

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

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

BH2009/00124

Metropole Hotel 106-121 Kings Road Brighton

Installation of new roof over existing valley gutter.

Applicant: The Hilton Group plc

Officer: Adrian Smith 01273 290478

Approved on 07/04/09 DELEGATED

1) BH01.01

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

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

BH2009/00131

40 East Street Brighton

Display of non-illuminated fascia sign. (Retrospective)

Applicant: Comptoir Des Cotonniers

Officer: Wayne Nee 292132

Approved on 02/04/09 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

BH2009/00259

70/71 Ship Street Brighton

Display of 1 no. non-illuminated fascia sign and 1 no. non-illuminated projecting sign. (Retrospective).

Applicant: Nooris Restaurant

Officer: Adrian Smith 01273 290478

Split Decision on 23/03/09 DELEGATED

1) BH10.01

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

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

1) UNI

The projecting sign represents an incongruous addition to the building and harms the character and appearance of the Old Town Conservation Area by reason of its size and positioning between first floor windows. The signage is therefore contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan, and to provisions of SPG07: Advertisements which require advertisements and shop-front signage to have a positive contribution to local areas and street frontages.

ST. PETER'S & NORTH LAINE

BH2008/02592

18 Guildford Street Brighton

Conversion of roof space to form a new second storey. Replacement of windows to front elevation from timber side casement to timber sliding box sashes and replacement of front floor. Creation of new staircase and internal partitions to fire protect stairwells.

Applicant: Mr Jim Maye

Officer: Helen Hobbs 293335

Refused on 30/03/09 DELEGATED

1) UNI

The proposed rear roof extension, by reason of its width, design and height, is inappropriate and out of keeping with the character and appearance of the existing dwelling and the surrounding conservation area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 01 on Roof Alterations and Extensions.

2) UNI2

The proposed rear rooflight, by reason of its design and materials would form an unsympathetic alteration that would fail to reflect the original character and appearance of the existing dwelling and would detract from the surrounding conservation area. As such, the proposal is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 01 on Roof Alterations and Extensions.

3) UNI3

Insufficient detail has been provided of the proposed windows and doors to demonstrate that they would be of an authentic traditional design in keeping with the original character and appearance of the building and as such the proposal is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2008/02660

96-101 Queens Road Brighton

Replacement of marble cladding to ground floor storey of the west elevation to Queens Road to match existing.

Applicant: DMH Stallard

Officer: David Alabi 290486

Approved on 01/04/09 DELEGATED

1) BH01.01

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

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

2) UNI

The replacement of the ground floor material on the west elevation of the building shall be in accordance with the sample green onyx material submitted as part of the application.

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

3) UNI

Full details of how waste materials arising out of the demolition and construction will be recovered and re-used on site or other sites or directed away from land fill sites shall be submitted to and approved by the Local Planning Authority prior to the completion of the works hereby permitted.

Reason: To ensure that the development includes the re-use of limited resources, to ensure that the 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.

BH2008/03735

53 Stanley Road Brighton

Single storey rear in fill extension and second floor rear extension. Loft conversion with rear dormer and rooflights to front and rear roof slopes.

Applicant: Mr Mark Lower

Officer: Sonia Kanwar 292359

Approved on 01/04/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) BH03.03

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

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

4) UNI

Unless otherwise agreed in writing, the development shall be fully implemented in accordance with the details contained within the Site Waste Minimisation Statement submitted on the 1 December 2008.

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

BH2008/03831

6 Viaduct Road Brighton

Change of use of ground floor from Chinese takeaway (A3) with residential unit above, to a single residential dwelling.

Applicant: Mr Man Chan

Officer: Ray Hill 293990

Approved on 26/03/09 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

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

BH2008/03833

126-127 Queens Road Brighton

Replacement of glazed screens and reduction of existing signage zone above shopfront. (Part Retrospective).

Applicant: Halfords Limited

Officer: Liz Holt 291709

Refused on 07/04/09 DELEGATED

1) UNI

The proposed lead fascia, by reason of its colour, design, size and external appearance, is considered to be of detriment to the character and appearance of the host property, the Queen's Road street scene and the wider area. The proposal is therefore contrary to policies QD1, QD2, QD5, QD10 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document on Shopfront Design (SPD02).

BH2009/00003

Terminus Road Post Office 2 Terminus Road Brighton

Alterations to create new shopfront with separate access to proposed maisonette. Conversion of ancillary rooms/storage to form a maisonette.

Applicant: Mr Omid Taabodi

Officer: Liz Holt 291709

Approved on 23/03/09 DELEGATED

1) BH01.01

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

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

2) BH04.01

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) BH05.09

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

4) BH06.03

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

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

5) BH12.02

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

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

6) UNI

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

Reason: To ensure that the proposed development provides for the demand for travel it creates and 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.

7) UNI

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

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

8) UNI

The scheme shall be implemented in strict accordance with the measures set out in the Waste Minimisation Statement submitted on the 31st December 2008.

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

BH2009/00105

Aspect House 84-87 Queens Road Brighton

Change of use of Ground and Lower Ground Floors from vacant B1 offices to GP Clinic and Walk-In Centre (D1).

Applicant: Mr Ian Simpson

Officer: Ray Hill 293990

Approved on 02/04/09 DELEGATED

1) BH01.01

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

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

2) BH05.09

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

3) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the measures for the recovery and re-use of demolition and construction waste shall be implemented in strict accordance with the Waste Minimisation Statement hereby approved.

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.

BH2009/00144

1-4 London Road Brighton

3 No. internally illuminated fascia signs and 1 No. internally illuminated hanging sign.

Applicant: Aldi Stores Ltd

Officer: Chris Swain 292178

Refused on 26/03/09 DELEGATED

1) UNI

The proposed illuminated signage to the south eastern corner of the building (Sign 3) by reason of its height, siting, excessive size and method of illumination would be detrimental to the appearance and character of the building, the surrounding street scene and the Valley Gardens conservation area and as such is contrary to policy QD12 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Advertisements (SPD07).

2) UNI2

The proposed projecting sign to the northern end of the eastern fascia (Sign 1) would by reason of height, siting and excessive size be detrimental to the appearance and character of the building and the London Road street scene and as such is contrary to policy QD12 of the Brighton & Hove Local Plan and the

BH2009/00146

147-148 North Street Brighton

Retention of plant equipment in rear yard and alteration of door to existing supermarket. (Retrospective)

Applicant: Somerfield Stores

Officer: Helen Hobbs 293335

Approved on 31/03/09 DELEGATED

1) UNI

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

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

BH2009/00150

41-43 Ditchling Road Brighton

Conversion of offices (B1) on ground floor to form 2 No. self contained flats with associated external works.

Applicant: Mr C.W. Giles

Officer: Aidan Thatcher 292265

Approved on 31/03/09 DELEGATED

1) BH01.01

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

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

2) BH02.06

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

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

3) BH02.07

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

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

4) BH04.01

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) BH05.03

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

(a) evidence that the development is registered with the Building Research

Establishment (BRE) under Ecohomes and a Design Stage Assessment Report showing that the development will achieve an Ecohomes rating for all residential units have been submitted to the Local Planning Authority; and

(b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes rating for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

6) BH05.04

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

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

7) BH05.10

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

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

8) BH06.02

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

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

9) BH12.01

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

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

10) BH12.03

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.

11) UNI

No works shall take place until 1:20 scale elevations and sections of all new external doors and windows have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details prior to the initial occupation of either of the dwellings hereby approved and maintained as such thereafter.

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

BH2009/00185

23 North Place Brighton

Two storey rear extension.

Applicant: Ms Jan Shoosmith

Officer: Sonia Kanwar 292359

Approved on 08/04/09 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) BH12.03

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) BH12.05

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

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

5) BH12.07

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

Reason: The Local Planning Authority considers that further development could cause detriment to the character of the area and to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development proposals to comply with policies QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

BH2009/00191

130 Upper Lewes Road Brighton

Provision of terraced area above existing flat roof extension.

Applicant: Miss Sabiha Khan

Officer: Chris Swain 292178

Refused on 23/03/09 DELEGATED

1) UNI

The creation of a roof terrace would result in significant overlooking and loss of privacy towards neighbouring properties and is contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed screening would result in a loss of outlook from the adjacent ground floor window to the rear of No.131 Upper Lewes Road and is contrary to policy QD27 of the Brighton & Hove Local Plan

BH2009/00192

Masonic Temple 25 Queens Road Brighton

Formation of new internal window opening at ground floor, adjacent to main entrance doors. Design to match existing window opposite.

Applicant: The Masonic Centre

Officer: Helen Hobbs 293335

Approved on 20/03/09 DELEGATED

1) BH01.05

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

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

2) UNI

The joinery details, timber, colour, grain and finish shall match those of the existing internal window on the opposite side of the entrance door.

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

BH2009/00241

12 Frederick Street Brighton

Change of use from B1 (office) to C3 (dwelling house).

Applicant: Hearthstone Homes Ltd

Officer: Ray Hill 293990

Refused on 27/03/09 DELEGATED

1) UNI

The proposal would result in the loss of an office use (Use Class B1) contrary to policy EM5 of the Brighton & Hove Local Plan.

2) UNI2

The Applicant has failed to demonstrate that where practicable, the internal layout of the proposed dwelling house would comply with Lifetime Homes Standards contrary to policy HO13 of the Brighton & Hove Local Plan.

3) UNI3

The Applicant has failed to demonstrate that the proposal would incorporate measures to ensure a satisfactory level of sustainability, contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document No.8 Sustainable Building Design.

BH2009/00255

147 North Street Brighton

Display of 1 no. internally-illuminated fascia sign (retrospective).

Applicant: Somerfield Stores Ltd

Officer: Sonia Kanwar 292359

Refused on 31/03/09 DELEGATED

1) UNI

The fascia sign, by reason of its size, height, location and visibility, would be unduly prominent within the street scene and would therefore detract from the appearance of the building and adversely affect the visual amenity of the surrounding area. The fascia sign is therefore contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 'Advertisements'.

BH2009/00311

10 Newport Street Brighton

Extend bedroom into lightwell by partially enclosing space with glass roof and removing external doors. Enlarge bathroom by extending basement area under house and into lightwell.

Applicant: Ms Emma Millions

Officer: Anthony Foster 294495

Approved on 07/04/09 DECISION ON APPEAL

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of 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

Unless otherwise agreed with the Local Planning Authority the details set out within the Waste Minimisation Statement shall be completed in full accordance with the statement.

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 policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

BH2009/00399

8 St Georges Place Brighton

Application for approval of details reserved by condition 5, 6, 7 & 9 of application BH2008/00099.

Applicant: Mr Peter Hoare

Officer: Jonathan Puplett 292525

Approved on 08/04/09 DELEGATED

WITHDEAN

BH2008/03709

2 & 4 Compton Road and 38a Millers Road Brighton

Demolition of existing office extension, and erection of replacement two storey extension together with bin and bike storage facilities.

Applicant: Mr Dominic Vacher

Officer: Clare Simpson 292454

Approved on 03/04/09 DELEGATED

1) BH01.01

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

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

2) BH03.02

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

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

3) BH05.08

No development shall take place until a written 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 policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

4) BH11.01

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

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

5) BH11.02

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

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

6) UNI

Prior to development commencing full details of the replacement fire door fronting Millers Road shall be submitted to and approved by the Local Planning Authority in writing. The works shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: As insufficient details have been submitted and in accordance with policy QD1 and QD14 of the Brighton & Hove Local Plan.

7) UNI

Prior to development commencing, full details of the boundary treatment including heights above ground level shall be submitted to and approved by the Local Planning Authority in writing. The works shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: As insufficient details have been submitted and in accordance with policy QD1 and QD14 of the Brighton & Hove Local Plan.

8) UNI

For the avoidance of doubt the two replacement windows on the ground floor facing Millers Road shall be constructed in accordance with the details shown on drawing 011-PL-09 and the pipework on the rear of the property shall be removed and altered in accordance with drawing number 011-PL-09.

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

9) UNI

Unless otherwise agreed in writing, the sustainability measures outlined in the submitted sustainability statement shall be implemented in their entirety prior to occupation of the extension and retained in place thereafter.

Reason: To ensure that the development is efficient in energy and water consumption and in accordance with policy SU2 and the Supplementary Planning Document on Sustainable Building Design SPD08.

BH2008/03989

32 Gordon Road Brighton

The conversion of house in multiple occupation into 2no. self contained flats.

Applicant: Scott Lunn

Officer: Chris Wright 292097

Approved on 20/03/09 DELEGATED

1) BH01.01

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

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

2) BH02.08

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

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

3) BH05.08

No development shall take place until a written 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 policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

4) BH06.02

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

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

5) UNI

Notwithstanding the approved plans, no development shall take place until revised floor plans which demonstrate how the proposal complies with lifetime home standards have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details and thereafter retained.

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

6) UNI

The flat units hereby permitted shall be retained as affordable housing and shall not be sold or rented on the open market without the prior consent of the Local Planning Authority in an application on that behalf. For clarity, affordable housing means residential accommodation that is provided with a subsidy to ensure that rents/prices remain at a level that is genuinely affordable to local people whose income means that they are unable to meet their housing needs through the open housing market.

Reason: To ensure the development complies with policy HO14 of the Brighton & Hove Local Plan in meeting an identified housing need in the city and because release of the flats onto the open market would raise policy and environmental implications.

BH2009/00030

40 Harrington Road Brighton

Installation of a flat roof dormer to rear, 1no rooflight to front, 3no rooflights to West elevation, 1no hexagon rooflight, replacement of existing UPVC and aluminium windows with timber windows, alterations to door/window openings and construction of pitched roof over rear bay.

Applicant: Mrs Susan Spain

Officer: Mark Thomas 292336

Approved on 23/03/09 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

No development shall take place until samples of the slate tiles to be used in

the construction of the pitched roof over existing rear bay 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.

BH2009/00049

8 Friar Crescent Brighton

Single storey rear extension.

Applicant: Mr Gary Pattison

Officer: Mark Thomas 292336

Refused on 19/03/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed single storey rear extension, by virtue of its projection, positioning, and proximity to the neighbouring boundary, forms an inappropriate addition to the property. The development would result in an increased sense of enclosure, a significant increase in overshadowing and loss of outlook for the residents of the property at no. 6 Friar Crescent. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/00096

22 Herbert Road Brighton

Proposed two-storey rear extension to ground floor and basement levels, including 3no. rooflights, creation of new access concrete steps at front of property down to basement level

Applicant: Mr Kieron Dawson

Officer: Jonathan Puplett 292525

Refused on 20/03/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed rear extensions in conjunction with the existing rear projection of the building would create a disjointed appearance of varying roof styles and building forms. The appearance of the rear of the property would be harmed, contrary to the above policy.

2) UNI2

Policies QD14 and QD27 of the Brighton & Hove Local Plan state 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 rear extensions, by virtue of their height, depth, and bulk would represent overbearing structures when viewed from neighbouring properties and gardens and would have an enclosing effect. The proposal is therefore contrary to the above policies.

BH2009/00120

Top Floor Flat 79 Preston Drove Brighton

Replacement UPVC windows at rear of property to replace old sash windows.

Applicant: Miss Cara Thomas

Officer: Chris Wright 292097

Approved on 07/04/09 DELEGATED

1) BH01.01

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

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

2) BH05.08

No development shall take place until a written 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 policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

3) UNI

The replacement windows hereby permitted shall be constructed only with external glazing bars and shall utilise decorative sash horns to match existing. All trickle vents shall be concealed and retained as such thereafter.

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

BH2009/00167

27 Varndean Gardens Brighton

Erection of first floor extension and hip to gable loft conversion incorporating 2 no. velux rooflights.

Applicant: Mr & Mrs Farrant

Officer: Charlotte Hughes 292321

Approved on 07/04/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2009/00173

40 Varndean Gardens Brighton

Single storey rear extension, first floor front extension, replacement porch, associated external alterations, and creation of full width first floor terrace to rear (Amendment to planning permission ref: BH2008/00082).

Applicant: Mr Nigel Robinson

Officer: Jonathan Puplett 292525

Refused on 07/04/09 DELEGATED

1) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan state 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. Use of the proposed rear terrace would result in significant overlooking of neighbouring properties, particularly those in Fairlie Gardens to the rear of the site. The privacy of neighbouring residents would be harmed; the proposal is therefore contrary to the above policies.

BH2009/00375

Fourwinds 16 Hillside Way Brighton

Certificate of lawfulness for proposed rear dormer incorporating 4 No. velux rooflights.

Applicant: Mr Tim Ward

Officer: Charlotte Hughes 292321

Approved on 07/04/09 DELEGATED

EAST BRIGHTON

BH2008/01901

96A St Georges Road Brighton

Rebuilding of rear bay windows. Double roof extension and creation of rear conservatory.

Applicant: Mr Gavin Henderson

Officer: Liz Holt 291709

Approved on 07/04/09 DELEGATED

1) BH01.01

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

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

2) BH05.09

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

3) BH12.01

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

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

4) BH12.03

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.

5) BH12.05

The rooflights in the approved development shall be of 'conservation style' fitted

flush with the adjoining roof surface and shall not project above the plane of the roof.

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

6) UNI

No development shall take place until 1:20 scale elevations of the new windows and doors to the rear second floor level have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

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

7) UNI

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

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

BH2008/03495

Flat 1 10 Sudeley Terrace Brighton

Replacement UPVC windows to rear.

Applicant: Mr Ian Patterson

Officer: Helen Hobbs 293335

Approved on 06/04/09 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.

BH2008/03812

95 Swanborough Drive Brighton

Erection of a two storey side extension with pitched roof

Applicant: Mr Hanna

Officer: Aidan Thatcher 292265

Approved on 26/03/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2009/00154

3 Chesham Street Brighton

Demolition of existing single storey rear extension and existing outbuilding. Construction of infill rear extension and new rendered parapet wall with lead coping. (Part retrospective)

Applicant: Mr Peter Beer

Officer: Sonia Kanwar 292359

Approved on 20/03/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) BH02.09

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

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

4) BH12.02

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

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

BH2009/00240

Craven Vale Residential Home Craven Road Brighton

Replacement of windows and door to western elevation of the eastern wing with hardwood double glazed windows and door.

Applicant: Mr Paul Skinner

Officer: Sonia Kanwar 292359

Approved on 26/03/09 DELEGATED

1) BH01.01

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

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

BH2009/00305

29 Wilson Avenue Brighton

Erection of front porch.

Applicant: Mr Stuart Leonard

Officer: Helen Hobbs 293335

Approved on 08/04/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

HANOVER & ELM GROVE

BH2008/03502

Unit 1 132 - 135 Lewes Road Brighton

Change of use from retail (A1) to hot food takeaway (A5) including installation of cash machine (ATM) to shop front and erection of extract flue to rear elevation.

Applicant: W.D. Properties

Officer: Anthony Foster 294495

Approved on 24/03/09 PLANNING COMMITTEE

1) UNI

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

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

2) UNI

The restaurant shall not be open or in use except between the hours of 8am until 11pm Monday to Saturday and 8am until 10:30pm on Sunday (including bank holidays).

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

3) UNI

No development shall commence until a scheme for the fitting of odour control equipment to the unit 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 prior to the occupation of the development and shall thereafter be retained as such.

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

4) UNI

No development shall commence until a scheme for the sound insulation of the odour control equipment referred to in the condition set out above 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 prior to the occupation of the development and shall thereafter be retained as such.

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

5) UNI

No development shall commence 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. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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.

6) UNI

The hereby approved A5 use shall not be commenced until the ATM has been installed and is fully operational. The ATM shall be maintained throughout the period of use of the unit as an A5 take-away.

Reason: To ensure that the vitality and viability of the District Shopping Centre is maintained in accordance with policy SR5 of the Brighton & Hove Local Plan.

7) UNI

Notwithstanding the details on the approved plans, prior to commencement of the development details relating to the provision of containers for the deposit of litter to be provided on the frontage of a property shall be submitted to and approved in writing by the Local Planning Authority. The approved containers shall be implemented in full before the hereby approved is brought into use.

Reason: In order to protect the amenity of the adjacent users, resident and occupiers in accordance with policy QD27 of the Brighton & Hove Local Plan.

HOLLINGDEAN & STANMER

BH2008/02062

Land South of Sussex Police Building Crowhurst Road Brighton

Construction of three industrial units with mezzanine floors for B1, B2 and B8 use and provision of associated parking.

Applicant: Mr Robert Stiles

Officer: David Alabi 290486

Approved on 26/03/09 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) BH03.01

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

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

4) BH06.03

Notwithstanding the submitted plans, the development hereby permitted shall not be commenced unless and until details of secure cycle parking for visitors and staff have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details before the development is first brought into use and retained as such thereafter.

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

5) UNI

Prior to the commencement development, details of measures to ensure that the development achieves a very good BREEAM rating shall be submitted to and approved in writing by the Local Planning Authority.

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

6) UNI

No individual B8 unit on the site shall exceed a internal floor area of 232.5 square metres.

Reason: In order to prevent larger B8 units being created within the building as Policy EM1 of the Brighton & Hove Local Plan will only permit B8 uses in small starter units on the identified employment sites.

7) UNI

No development shall take place until a Travel Plan has been submitted to and agreed in writing by the Local Planning Authority. The use of the facilities shall be carried out in accordance with the agreed Travel Plan. The Travel Plan must be reviewed on an annual basis by undertaking a travel survey and updating the Travel Plan where appropriate.

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

8) UNI

There shall be a minimum of 2 disabled car parking spaces provided for visitors and a minimum of 1 disabled car parking space provided for staff prior to the development hereby approved is first brought into use and retained as such thereafter.

Reason: To ensure a satisfactory level of parking for people with a mobility related disability and to comply with policy TR18 of the Brighton & Hove Local Plan and Supplementary Planning Guidance No.4 Parking Standards.

9) UNI

The development hereby approved shall not be brought into use unless and until a scheme for fencing/walling/gates on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented entirely in accordance with the approved details prior to the development hereby approved being first brought into use, and retained as such thereafter.

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

10) UNI

No development shall commence unless a detailed habitat creation management Programme, which includes full details of any landscaping to maximise the nature conservation value of the land has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details.

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

11) UNI

Prior to the commencement of development on site, detailed drawings, including levels, sections and construction details of the proposed access, surface drainage, and outfall disposal to be provided, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details prior to the development hereby approved being first brought into use and retained as such thereafter.

Reason: For the interests of highway safety and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

BH2009/00142

43 Rushlake Road Brighton

Two storey side extension.

Applicant: Mr Robin Bush

Officer: Helen Hobbs 293335

Refused on 08/04/09 DELEGATED

1) UNI

The proposed development by virtue of its design, siting and height would result in an over dominant addition, to the detriment of the character and appearance of the existing building, the pair of semi detached properties and the surrounding area. As such the proposal is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2009/00170

19 Crespin Way Brighton

Conversion of house comprising of 4 bedsit units with shared facilities into two 2-bedroom self-contained flats.

Applicant: Mr John Currell

Officer: Jonathan Puplett 292525

Approved on 06/04/09 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) BH05.03

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes and a Design Stage Assessment Report showing that the development will achieve an Ecohomes rating for all residential units have been submitted to the Local Planning Authority; and

(b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes rating for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

4) BH05.04

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

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

5) BH06.03

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

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

6) UNI

The screen fences shown on the approved site layout plan (drawing no. 02 rev. 02) shall be erected in accordance with detailed designs to be submitted to and approved in writing by the Local Planning Authority. The screen fences shall be implemented entirely in accordance with the approved details and shall be erected prior to any of the residential units being first brought into use, and retained as such thereafter.

Reason: To ensure a satisfactory appearance to the proposed development and to protect the privacy of future residents of the property in accordance with policies QD14 and QD27 of the Brighton & Hove Local Plan.

7) UNI

The flats hereby approved 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) UNI

The flat units hereby permitted shall be retained as affordable housing and shall not be sold or rented on the open market without the prior consent of the Local Planning Authority in an application on that behalf. For clarity, affordable housing means residential accommodation that is provided with a subsidy to ensure that rents/prices remain at a level that is genuinely affordable to local people whose

income means that they are unable to meet their housing needs through the open housing market.

Reason: To ensure the development complies with policy HO14 of the Brighton & Hove Local Plan in meeting an identified housing need in the city and because release of the flats onto the open market would raise policy and environmental implications.

9) UNI

Notwithstanding the submitted details, no development shall take place until 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. Details such as quantities of waste materials and the specific waste contractor to be employed shall be included. 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 policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

MOULSECOOMB & BEVENDEAN

BH2009/00184

Dental Surgery 98 Newick Road Brighton

Single storey rear extension to existing dental clinic. Formation of new doors to front and side of property, both with disabled access ramps. New permeable hard-standing.

Applicant: Mr A Mankoui

Officer: Sonia Kanwar 292359

Refused on 25/03/09 DELEGATED

1) UNI

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

2) UNI2

The proposed extension, by virtue of its siting, fenestration, size and massing would result in the proposal having an overbearing impact on adjacent properties, and would result in overlooking and a significant loss of outlook and privacy. As such the proposal would adversely impact on the residential amenities of adjacent properties and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

QUEEN'S PARK

BH2007/04679

8 Pavilion Parade Brighton

Change of use and conversion from office space on the basement, ground, first and second floors to 7 flats (retrospective).

Applicant: Baron Homes Corporation Ltd

Officer: Anthony Foster 294495

Refused on 31/03/09 DELEGATED

1) UNI

The applicant has failed to demonstrate that the lawful B1(a) office use is genuinely no longer viable. In the absence of such required evidence, the proposal would involve the unacceptable loss of employment generating floorspace and as such is contrary to policies EM5 and EM6 of the Brighton & Hove Local Plan.

2) UNI2

Due to the lack of natural ventilation and light to the proposed bathroom and kitchen facilities, and the lack of amenity space provision for the occupiers of the residential units, 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. Furthermore no amenity space is provided for the residential units. The proposal is therefore contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The applicant has failed to demonstrate that the proposal would incorporate measures to ensure a satisfactory level of sustainability, contrary to policy SU2 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.

5) UNI5

The proposal fails to provide an adequate 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.

6) UNI6

The proposal fails to provide an adequate level of refuse/recycling facilities, contrary to policies SU2 and QD27 of the Brighton & Hove Local Plan.

BH2008/03658

56A Marine Parade Brighton

Relocation of existing air conditioning units to side elevation.

Applicant: Brighton Laser Clinic

Officer: Anthony Foster 294495

Refused on 25/03/09 DELEGATED

1) UNI

The proposed repositioning of the air conditioning units would detract from the character and appearance of both the existing property and the surrounding East Cliff Conservation Area and as such is contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2008/03745

58-67 Grand Parade Brighton

Proposed access door to the Kingswood Street elevation (part retrospective).

Applicant: Mr Tony Rodriguez

Officer: Helen Hobbs 293335

Approved on 07/04/09 DELEGATED

1) UNI

The door hereby approved shall be constructed of timber and shall be painted black within 14 days of installation. The door shall be retained as such thereafter.

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

BH2008/03876

76 St Georges Road Brighton

Infilling of back yard with staircase from ground floor to basement and new roof over staircase and rear bathroom of maisonette with skylights over. Other associated external alterations (retrospective).

Applicant: Mrs Hilary Krick

Officer: Liz Holt 291709

Approved on 20/03/09 DELEGATED

BH2009/00031

Queens Park County Primary School Freshfield Place Brighton

Erection of two single storey extensions to provide a main entrance lobby and an enlarged nursery classroom.

Applicant: The Governors

Officer: Aidan Thatcher 292265

Approved on 19/03/09 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the details provided on plan no. 0827P-04A, this permission does not provide consent for the erection of an extension to the medical area (as shown in dotted form on the plan).

Reason: As the application does not provide sufficient information to enable a full assessment of the acceptability of this element, as no elevations have been provided and thus it is not possible to ascertain the impact to the host building or to the Queens Park Conservation Area and thus would be contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI

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

(a) A desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and unless otherwise agreed in writing by the local planning authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175; and, unless otherwise agreed in writing by the local planning authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: To ensure that there is no risk to people, animals or the surrounding environment and to comply with policy SU11 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall not be occupied or brought into use until there has been submitted to the local planning authority verification by a competent person approved under the provisions of condition (3)c that any remediation scheme required and approved under the provisions of condition (3)c has been implemented fully in accordance with the approved details (unless

varied with the written agreement of the local planning authority in advance of implementation). Unless otherwise agreed in writing by the local planning authority such verification shall comprise:

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

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition (3) c.

Reason: To ensure that there is no risk to people, animals or the surrounding environment and to comply with policy SU11 of the Brighton & Hove Local Plan.

5) UNI

All new windows and doors hereby permitted shall be painted timber and shall be retained as such.

Reason: To ensure no harm is caused to the character and appearance of the host building, a satisfactory appearance to the development and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2009/00169

4 College Terrace Brighton

Conversion of house in multiple occupation comprising of 8 bedsit units with shared facilities to 4 self-contained flats (1no. 3 bed and 3no. 1 beds).

Applicant: Mr Scott Lunn

Officer: Aidan Thatcher 292265

Approved on 26/03/09 DELEGATED

1) BH01.01

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

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

2) BH02.08

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

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

3) BH05.03

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes and a Design Stage Assessment Report showing that the development will achieve an Ecohomes rating for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes rating for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

4) BH05.04

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

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

5) BH05.08

No development shall take place until a written 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 policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

6) BH06.02

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

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

7) UNI

Notwithstanding the approved plans, no development shall take place until revised floor plans which demonstrate how the proposal complies with lifetime home standards have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details and thereafter retained.

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

8) UNI

The flat units hereby permitted shall be retained as affordable housing and shall not be sold or rented on the open market without the prior consent of the Local Planning Authority in an application on that behalf. For clarity, affordable housing means residential accommodation that is provided with a subsidy to ensure that rents/prices remain at a level that is genuinely affordable to local people whose income means that they are unable to meet their housing needs through the open housing market.

Reason: To ensure the development complies with policy HO14 of the Brighton & Hove Local Plan in meeting an identified housing need in the city and because release of the flats onto the open market would raise policy and environmental implications.

9) UNI

Notwithstanding the detail provided on the submitted plans, no development shall commence until full details, in both elevation and plan form showing a new window in the basement level bathroom have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full accordance with the approved details prior to the first occupation of the basement/ground floor maisonette and retained as such.

Reason: To ensure the proposal reduces the reliance on artificial light and ventilation and to comply with Policy SU2 of the Brighton & Hove Local Plan.

BH2009/00216

Flat 5 54-55 Marine Parade Brighton

Existing window to east elevation to be raised.

Applicant: Mr Jez Testa

Officer: Sonia Kanwar 292359

Approved on 26/03/09 DELEGATED

1) BH01.05

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

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

2) UNI

No works shall take place until full details of the proposed works including 1:1 scale joinery profiles of the replacement window, cill and opening rebate have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2009/00235

37 Canning Street Brighton

Certificate of lawfulness for proposed development of loft conversion incorporating rear dormer and installation of 2 no. rooflights to front roof slope.

Applicant: Mr Thomas Austin

Officer: Sonia Kanwar 292359

Refused on 19/03/09 DELEGATED

1) UNI

The development is not permitted development under Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995, as amended, by reason of the dwellinghouse being located in the College Conservation Area (Article 1(5) land).

ROTTINGDEAN COASTAL

BH2008/03043

Land Adjacent 9 Challoners Close Rottingdean

The erection of detached dwelling (C3) and partial demolition of garage at 9 Challoners Close.

Applicant: Mr Simon Jackson

Officer: Liz Holt 291709

Refused on 26/03/09 PLANNING COMMITTEE

1) UNI

The proposed development, by virtue of its design, including gabled roof, elevated position, height, materials, proximity to the Grade II Listed Challoners and lack of western boundary screening, is considered to constitute undesirable development which would be of detriment to the setting of the adjacent Listed Building and would fail to preserve or enhance the character or appearance of views from the Rottingdean Conservation Area contrary to policies QD1, QD2, QD4, HE3 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The applicant has failed to demonstrate that the proposed development would not have a significant adverse impact upon the residential amenities of Challoners and Pineglade with regard to overlooking and loss of privacy contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed hipped roof garage, by virtue of its positioning in front of the northern wing of the proposed development, its design and height, would be a visually intrusive element to the front elevation of the proposed development in addition to having an adverse impact upon the character and appearance of the Challoners Close street scene. The proposed garage is therefore contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

BH2008/03875

Kipling Gardens The Green Rottingdean

Repairs to flint boundary walls including the addition of brick piers and brick clad reinforced concrete buttresses.

Applicant: Brighton & Hove City Council

Officer: Liz Holt 291709

Approved on 01/04/09 GOVERNMENT OF THE SOUTH EAST

1) UNI

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

2) UNI

No works shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the 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.

3) UNI

Details of the lime mortar mix shall be submitted and a sample panel of lime mortar for the repairs to the flint work and for the brickwork pointing shall be made up and approved by the Local Planning Authority in writing prior to the commencement of the work.

4) UNI

The works shall be carried out fully in accordance with the approved drawings, unless otherwise approved in writing by the Local Planning Authority before work commences.

5) UNI

Notwithstanding drawing no 01RevT3 and a letter dated the 11 February 2009 thixotropic resin shall not be used in the repair of the cracks. Details of the method and materials for the repair of the cracks in the walls shall be submitted to the Local Planning Authority and approved in writing prior to the commencement of the works.

BH2009/00057

24 Sussex Square Brighton

Painted mild steel safety balustrading on roof to access lift motor room and removal of redundant water tank housings.

Applicant: c/o agent

Officer: Helen Hobbs 293335

Approved on 19/03/09 DELEGATED

1) BH01.05

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

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

BH2009/00114

Duncan Court 10 Chichester Drive East, Brighton

Replacement white PVCu windows to flats 1, 2, 4 & 5

Applicant: Mr S Barber

Officer: Helen Hobbs 293335

Approved on 23/03/09 DELEGATED

1) BH01.01

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

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

BH2009/00159

3 & 4 Challoners Mews Rottingdean

Alterations to existing projecting dormers to rear elevation by creation of inset section in the roof and larger windows.

Applicant: Mrs Whittle & Mr & Mrs George

Officer: Sonia Kanwar 292359

Approved on 24/03/09 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

BH2009/00181

248 Eastern Road Brighton

Demolition of garage to rear and erection of a single storey dwelling.

Applicant: Reef South Limited

Officer: Chris Swain 292178

Refused on 31/03/09 DELEGATED

1) UNI

Cumulatively the proposal, by virtue of design, size, density and impact on neighbouring amenity represents an unsuitable overdevelopment of the site. As such the proposal is contrary to policies QD1, QD2, QD3, QD27 and HO4 of the Brighton & Hove Local Plan.

2) UNI2

The proposed redevelopment of this backland plot to create an additional dwelling would be out of keeping with the established built form and character of the area which is comprised predominately of terraced properties with rear gardens. The proposal fails to enhance the positive qualities of the key neighbourhood principles of the area, would appear as an incongruous feature in the rear street scene and does not respect the spacing characteristics of the neighbourhood. As such the development is considered to be contrary to policies QD2 and QD3 of the Brighton & Hove Local Plan.

3) UNI3

The proposal, by virtue of its increase in height, massing and scale would result in an overbearing impact and loss of light to the gardens of the two adjoining properties at No.246 and No.250 Eastern Road. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development would reduce the outdoor amenity space serving No.248 Eastern Road to an unacceptably small scale and would also introduce a sense of enclosure and loss of light contrary to policy QD27 of the Brighton & Hove Local Plan.

5) UNI5

The proposed development would result in overlooking and loss of privacy between the ground floor flat at No.248 Eastern Road and the proposed dwelling and as such is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2009/00246

50 Dean Court Road Brighton

Demolition of single storey side extension to rear of existing garage. Construction of new single storey side extension to existing garage. Construction of two storey rear extension.

Applicant: Mr Morgan Heikal

Officer: Anthony Foster 294495

Approved on 30/03/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other order revoking that Order with or without modification), no window other than expressly authorised by this permission shall be constructed to either of the side (north west and south east facing) elevations of the approved extension without Planning Permission obtained from the Local Planning Authority.

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

4) UNI

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

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

BH2009/00273

15 Marine Drive Brighton

Conversion of existing ground floor office unit (B1) into 2 bed residential flat including ground floor extension to west elevation and creation of roof terrace at first floor level.

Applicant: Mr Paul Wilson

Officer: Liz Holt 291709

Approved on 30/03/09 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) BH03.03

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

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

4) BH04.01

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) UNI

The development hereby permitted shall not commence 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 satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car and to comply with policies TR14 of the Brighton & Hove Local Plan.

6) UNI

The measures indicated within the Sustainability Checklist, submitted on the 4th February 2009, shall be fully implemented prior to the first occupation of the ground floor residential unit hereby approved.

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

7) UNI

The scheme shall be implemented in strict accordance with the measures set out in the Waste Minimisation Statement submitted on the 4th February 2009, 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 1.8m high balustrading to the north and west elevations of the first floor terrace area above the single storey side extension shall be erected prior to the commencement of use of the terrace and shall be retained in perpetuity.

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

9) UNI

The proposed window within the south facing elevation of the side extension 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 and the visual; amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2009/00288

1a Ashdown Avenue

Erection of two storey side extension and replacement of conservatory with single storey rear extension incorporating rooflights (resubmission of BH2008/03638).

Applicant: Mr Adrian Conley

Officer: Sonia Kanwar 292359

Approved on 31/03/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) BH03.03

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

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

4) UNI

The proposed first floor window to the eastern 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.

BH2009/00486

15 Longhill Road Brighton

Certificate of lawfulness for a proposed development of a dormer to the rear of the property with 1 No. rooflight to the front elevation.

Applicant: Mr Conrad Levy

Officer: Sonia Kanwar 292359

Approved on 27/03/09 DELEGATED

WOODINGDEAN

BH2008/03730

Sutton Close Woodingdean Brighton

The provision of 10 no. echelon parking spaces to a central reservation, including anti-traffic bollards to remainder of site. Earth bunds planted with Hebe bushes.

Applicant: Mr Gordon Stanford

Officer: Anthony Foster 294495

Refused on 02/04/09 PLANNING COMMITTEE

1) UNI

The applicant has failed to justify the loss of public open space and has not demonstrated that the development is of national importance or essential to meet social, environmental and/or economic needs which cannot be located elsewhere. Furthermore the works would have a damaging impact upon the recreational, community and amenity value of the open space. This is contrary to policy QD20 of the Brighton & Hove Local Plan.

2) UNI2

The loss of open space is considered to have a harmful impact upon the character and appearance of the area. The development would result in incongruous hard landscaping and vehicle parking and would fail to emphasise or enhance the developed background and the layout of the surrounding streets and space. This is contrary to policies QD1, QD2, QD20 and QD27 of the Brighton & Hove Local Plan.

BH2008/03880

171 Cowley Drive Woodingdean Brighton

Erection of single storey conservatory to rear elevation.

Applicant: Mr Roger Beal

Officer: Chris Swain 292178

Approved on 06/04/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of

BH2009/00040

Land to rear of Beech Cottage Warren Road Brighton

Formation of new car park to land to rear of Beech Cottage, comprising 12 no. additional spaces. Existing timber fencing to be relocated, and 2 no. panels from existing metal fencing to boundary to be removed to provide vehicular access, with new crossover to existing footpath.

Applicant: Mr Paul Skinner

Officer: Sonia Kanwar 292359

Approved on 23/03/09 DELEGATED

1) BH01.01

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

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

2) BH05.10

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

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

3) BH06.02

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

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

4) UNI

The development shall not be brought into use until the parking areas have been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the Local Planning Authority. The areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with policy TR7 of the Brighton & Hove Local Plan.

BH2009/00081

406 Falmer Road Brighton

Certificate of Lawfulness for proposed development of dormer to rear elevation. Re-positioning of existing windows.

Applicant: Ms Megan Jones

Officer: Anthony Foster 294495

Approved on 23/03/09 DELEGATED

BH2009/00122

8 Deans Close Woodingdean Brighton

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

Applicant: Ms Jo Hall

Officer: Louise Kent 292198

Approved on 02/04/09 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

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

3) BH03.03

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

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

4) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the measures for the recovery and re-use of demolition and construction waste shall be implemented in strict accordance with the Waste Minimisation Statement hereby approved.

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.

BRUNSWICK AND ADELAIDE

BH2008/03720

Mews House St Johns Road Hove

Demolition of existing terrace and erection of a single storey rear extension and new terrace.

Applicant: Aurotos

Officer: Chris Wright 292097

Approved on 27/03/09 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH02.04

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

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

3) BH12.02

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

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

4) UNI

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

Reason: As insufficient information has been submitted, in the interests of visual amenity and preserving the historic character and appearance of the Brunswick Town Conservation Area and to comply with policy HE6 of the Brighton & Hove Local Plan.

5) UNI

The lower sill height of the high level glazing to the southern (flank) elevation of the extension hereby permitted shall be at least 1.75m above finished internal floor level at all times.

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

BH2008/03977

Flat 3 45 Brunswick Square Hove

Internal alterations to layout of flat

Applicant: Mr Kevin Mooney

Officer: Jason Hawkes 292153

Approved on 26/03/09 DELEGATED

1) BH01.05

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

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

2) BH13.11

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

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

3) UNI

No works shall take place until further details of all mouldings to be repaired and reinstated, including a plan showing areas of ceilings to be renewed and details of repair work, and a statement explaining how the decorative cornice is to be protected whilst the work is being undertaken. The works shall be carried out in strict accordance with the approved details.

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

BH2009/00258

38 Brunswick Square Hove

Installation of satellite dish on the roof of property.

Applicant: Mr Ruslan Evans

Officer: Mark Thomas 292336

Approved on 31/03/09 DELEGATED

1) BH01.05

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

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

2) UNI

The satellite dish hereby permitted shall be permanently removed from the site within ten years of the date of this permission and the site reinstated to its former condition.

Reason: The development hereby approved is not considered suitable as a permanent form of development and permission is granted for a temporary period only and to accord with policy QD22 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 7 (Satellite Receiving Dishes and Other Aerials).

3) UNI

The satellite dish and fixings hereby permitted shall not impede the proper functioning of the roof gutter.

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

BH2009/00260

Palm Court 33 Brunswick Square Hove

Installation of new gas supply pipe through basement and extending up rear elevation (Retrospective).

Applicant: Aylesview Ltd

Officer: Mark Thomas 292336

Approved on 30/03/09 DELEGATED

1) UNI

The section of pipe-work at the rear of the property that crosses white paintwork shall, within one month of the date of consent, be painted white and retained as such 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.

BH2009/00261

Palm Court 33 Brunswick Square Hove

Installation of new gas supply pipe through basement and extending up rear elevation (Retrospective).

Applicant: Aylesview Ltd

Officer: Mark Thomas 292336

Approved on 27/03/09 DELEGATED

1) UNI

The section of pipe-work at the rear of the property that crosses white paintwork shall, within one month of the date of consent, be painted white and retained as such 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.

BH2009/00263

Flat 1 3 Lansdowne Place Hove

Erection of rear conservatory and fire escape. Replacement of rear windows and door and blocking up of one rear window. Internal alterations to layout of flat.

Applicant: Miss Jennie Stodgon

Officer: Mark Thomas 292336

Approved on 06/04/09 DELEGATED

1) BH01.05

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

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

2) BH13.02

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

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

3) UNI

The south facing windows and doors hereby approved shall feature a traditional rebate and not appear to be flush fitting externally.

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

BH2009/00264

Flat 1 3 Lansdowne Place Hove

Erection of rear conservatory and fire escape. Replacement of rear windows and door and blocking up of one rear window.

Applicant: Miss Jennie Stodgon

Officer: Mark Thomas 292336

Approved on 06/04/09 DELEGATED

1) BH01.01

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

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

2) BH13.02

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

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

3) UNI

The south facing windows and doors hereby approved shall feature a traditional rebate and not appear to be flush fitting externally.

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

CENTRAL HOVE

BH2008/03955

116 Church Road Hove

Erection of rendered wall to east boundary of site with fire exit doors, part retention of pergola (retrospective), removal of plastic screen on boundary wall and felling of 5 trees.

Applicant: Misty's Cafe Bar

Officer: Paul Earp 292193

Approved on 20/03/09 DELEGATED

1) BH01.01

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

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

2) BH05.08

No development shall take place until a written Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites, as 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 policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

3) UNI

The wall hereby approved shall be constructed, rendered and painted white/cream to match the existing building, and the door shall be tongue and groove vertical timber, painted black. The works to the wall and the door shall be completed to the satisfaction of the Local Planning Authority within 2 months of the date of this approval, unless otherwise agreed in writing and thereafter maintained as such.

Reason: To ensure a satisfactory appearance to the development in the interest of protecting the character and appearance of the Conservation Area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

4) UNI

The retractable fabric roof shall be kept in the closed position between 23:00 hours to 08.00 hours daily.

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

5) UNI

There shall be no amplified music played in the rear yard area at any time.

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

6) UNI

Between 23:00 hours and 08:00 hours, no more than five persons shall be permitted in the rear yard area at any one time.

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

7) UNI

There shall be no food or drink taken into the rear yard area between 23:00 hours and 08.00 hours daily.

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

8) UNI

The rear door facing Albany Villas elevation shall be used for wheelchair use and as an emergency exit/service door only, and kept closed at all other time.

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

9) UNI

The land between the wall to Albany Villas hereby approved and the existing boundary wall shall form a landscaped area only and not be used by customers or for open storage, including the siting of refuse and recycling facilities.

Reason: To ensure a satisfactory appearance to the development to protect and enhance the character of the conservation area and to comply with policies QD15, QD27 and HE6 of the Brighton & Hove Local Plan.

10) UNI

Within two months of the date of this permission, unless otherwise agreed in writing, details of the landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The planting shall be completed within two months of the wall being constructed and thereafter maintained to the satisfaction of the Local Planning Authority.

Reason: To protect the residential amenities of the occupiers of neighbouring properties and to ensure a satisfactory appearance to the development to protect and enhance the character of the conservation area and to comply with policies QD14, QD15, QD27 and HE6 of the Brighton & Hove Local Plan.

11) UNI

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 a similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

12) UNI

The south boundary wall shall be raised to the height of the wall to the east boundary fronting Albany Villas, and rendered and painted to match, before any trees within the rear outdoor seating area are felled. The wall shall be retained in a manner satisfactory to the Local Planning Authority thereafter.

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

BH2009/00172

114 Church Road Hove

Display of internally illuminated and non-illuminated fascia and projecting signs.

Applicant: Boots Chemist Plc

Officer: Mark Thomas 292336

Approved on 31/03/09 DELEGATED

1) BH10.01

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

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2009/00289

38 Medina Villas Hove

Conversion of existing 4 no. self-contained flats to three bedroom basement flat with three storey, seven bedroom maisonette over. Including new windows, doors and staircase to rear and internal alterations.

Applicant: Paula Barnes & Matthew Thompson

Officer: Clare Simpson 292454

Approved on 03/04/09 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) BH02.06

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

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

3) BH02.07

The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully

implemented and made available for use. These facilities shall thereafter be retained for use at all times.

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

4) BH04.01

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) BH06.03

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

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

6) UNI

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 and shall include an Energy Saving Trust Home Report and shall include an investigation into borrowed light for the internal bathrooms. 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 and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

7) UNI

No works shall commence until full details of a landscaping scheme, which includes hard surfacing, means of enclosure, landscaping and planting, 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 and QD16 of the Brighton & Hove Local Plan.

8) UNI

Notwithstanding the approved plans, no development shall take place until full details of the linked walkway accessing the rear garden have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and thereafter retained.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD14 and HE6 of

GOLDSMID

BH2008/03741

Police Station Holland Road Hove

Replacement of existing timber windows to the North and South staircases with uPVC units.

Applicant: Sussex Police Authority

Officer: Wayne Nee 292132

Approved on 06/04/09 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.

BH2009/00012

18 Davigdor Road Hove

Erection of a 3 storey extension to form one dwelling.

Applicant: Mr A. Haagman

Officer: Jason Hawkes 292153

Refused on 02/04/09 DELEGATED

1) UNI

Policies QD1, QD2, and QD3 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy HO4 states that residential development will be permitted at higher density where it can be demonstrated that the proposal exhibits a high standard of design. The proposed dwelling by virtue of its excessive scale and design results in an unsympathetic addition and overextended appearance to the host property which detracts from the character and appearance of the surrounding area. The scheme is also considered to be an overdevelopment of the site resulting in a cramped form of development, which fails to respect the constraints of the site and its relationship to surrounding properties. The proposal is therefore contrary to the above policies.

2) UNI

Policy QD27 of the Brighton & Hove Local Plan seeks to protect the residential amenity of neighbouring properties. Due to the position and bulk of the dwelling, the proposal results in a significant loss of outlook a heightened sense of enclosure to the host property and the adjacent residential property to the south. The proposal therefore leads to a loss of amenity and is an unneighbourly form of development contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI

Policy HO13 of the Brighton & Hove Local Plan requires new residential dwellings to be built to a lifetime homes standard whereby the accommodation can be adapted to meet the needs of people with disabilities without major structural alterations. The scheme fails to fully incorporate lifetime home standards to the design of the dwelling. The scheme is therefore contrary to the above policy.

4) UNI

Policy TR1 of the Brighton & Hove Local Plan requires that development proposals should provide for the demand for travel they create and maximise the use of public transport, walking and cycling. Insufficient information has been submitted to demonstrate that the scheme provides for the demand for travel it

creates and the proposal makes no provision for the increase in traffic likely to be generated, which will exacerbate on-street parking availability. The proposal is therefore contrary to the above policy.

BH2009/00097

17 Ranelagh Villas Hove

Single storey flat roof extension to rear of property.

Applicant: Mr L Singleton

Officer: Mark Thomas 292336

Refused on 19/03/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed single storey rear extension, by virtue of its bulk, projection, positioning, and proximity to the neighbouring boundary, forms an inappropriate addition to the property. The development would result in an increased sense of enclosure and a significant loss of outlook for the residents of the property at no. 19 Ranelagh Villas. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/00109

89 Shirley Street Hove

Certificate of Lawfulness for proposed development of roof conversion with rear dormer, 5 no. rooflights to front roofslope and external steps from basement to garden with balustrading.

Applicant: Mr Bruce Taylor

Officer: Wayne Nee 292132

Approved on 06/04/09 DELEGATED

BH2009/00111

3 Somerhill Road Hove

Excavation of front garden to form lightwell and stepped access to lower ground floor level.

Applicant: Mr Paul Bongers

Officer: Mark Thomas 292336

Approved on 19/03/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2009/00171

27A Wilbury Road Hove

Erection of summer house in rear garden.

Applicant: Mr D Tiranti

Officer: Jonathan Puplett 292525

Approved on 31/03/09 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

No development shall take place until further details of the rear rooflights 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 glazed panel of the south facing side door of the summerhouse hereby approved shall not be glazed otherwise than with obscured glass and shall be 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.

BH2009/00205

Beresford Court Somerhill Road Hove

Raise the existing ridge height at the front elevation.

Applicant: Mr M Sorokin

Officer: Paul Earp 292193

Approved on 01/04/09 DELEGATED

1) BH03.03

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

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

2) UNI

The works hereby approved shall be finished within 6 months of the date of this approval.

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, QD2 and QD14 of the Brighton & Hove Local plan.

BH2009/00209

51 Hove Park Villas Hove

Erection of a single storey side and rear extension including external alterations.

Applicant: Mr Nick Scott

Officer: Jason Hawkes 292153

Approved on 01/04/09 DELEGATED

1) BH01.01

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

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

2) BH02.09

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

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

3) BH03.03

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

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

BH2009/00242

Janeston Court 1-3 Wilbury Crescent Hove

Proposed roof extension to provide 2no one-bedroom and 4no two-bedroom flats, together with a new passenger lift structure and secure cycle storage building.

Applicant: Anstone Estates Ltd

Officer: Chris Wright 292097

Refused on 03/04/09 DELEGATED

1) UNI

Policies QD1 and QD2 of the Brighton & Hove Local Plan require new development to be of appropriate scale and height and to enhance the positive qualities of the local environment by taking into account the height, scale, bulk and design of existing buildings. Policies QD3 and QD14 require development to make effective and efficient use of sites provided it is not at the expense of the prevailing townscape and provided it is appropriate to the locality and relates well with adjoining buildings in visual terms. The development would increase the height of the building to some two storeys in excess of the height of a small number of nearby blocks of flats which are situated off Wilbury Villas and Wilbury Avenue. The building would be unduly dominant, out of scale and discordant with the height, bulk and form of existing development and would have a poor relationship with houses in Wilbury Crescent, to the detriment of visual amenity and the positive qualities of the street scene. Accordingly the proposal conflicts with the above policies.

2) UNI2

Policies QD2 and QD4 of the Brighton & Hove Local Plan require new development to take account of views from access points and rising streets whilst also being mindful of the topography and impact on the skyline. The proposed development would impact on the skyline when viewed from a distance and would dwarf the existing houses in Wilbury Crescent, which define the prevailing character of the local area. The development would give rise to visual harm and conflicts with the requirements of policies QD2 and QD4 of the Local Plan.

3) UNI3

The layout of the proposed vehicular manoeuvring area in front of the garage compound, combined with the cycle storage and refuse storage extensions and close proximity of the proposed lift shaft, would hinder the passage and manoeuvring of motor vehicles to and from the garage compound and fails to

provide adequate passage for pedestrians and wheelchair users to the lift facility. As such the development would give rise to material nuisance and loss of amenity to residents and would fail to provide for the needs of pedestrians, contrary to the requirements of policies TR8 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

The development would, by reason of the height, massing and close proximity to adjoining dwellings, give rise to overshadowing and have an overbearing impact upon existing residents and neighbouring occupiers, notably those of 5 Wilbury Crescent, to the detriment of residential amenity. Accordingly the proposal conflicts with policy QD27 of the Brighton & Hove Local Plan.

5) UNI5

Policy HO13 of the Local Plan states permission for new residential dwellings will only be granted provided that they are built to a lifetime homes standard where they can be adapted to meet the needs of people with disabilities without major structural alterations. The layout of the proposed bathrooms and kitchens provide limited and insufficient circulation space whilst the entrances to the proposed flats fall below the width required. The two-bed flats proposed do not provide hoist facilities direct to the bathrooms from the master bedrooms. As such the proposal does not comply with policy HO13.

6) UNI6

Policies TR1 and TR19 of the Brighton & Hove Local Plan seek development which provides for the transport demand generated and incorporates the levels of parking and cycle parking set out in Supplementary Guidance Note 4: Parking standards. Policy TR14 of the Local Plan states new development should provide secure and sheltered cycle parking close to the main entrance of premises and in accordance with the council's approved parking standards. The proposed development would result in a total of thirty-six flats, each requiring one cycle parking space with an additional space per three units for visitors. The application incorporates secure, covered cycle parking for thirty cycles, leaving a shortfall of eighteen cycle parking spaces and as such is contrary to the requirements of the development plan.

7) UNI7

The application does not incorporate private and useable outdoor amenity space for the proposed flats and would result in the loss of existing outdoor recreation space around the existing building. As such the proposal is contrary to policies HO5 and HO6 of the Brighton & Hove Local Plan which require private and useable amenity space appropriate to the scale and nature of development and provision of outdoor recreation space respectively.

HANGLETON & KNOLL

BH2008/03170

14 Fallowfield Crescent Hove

Certificate of Lawfulness for existing hip to gable roof extension, rear dormer and rooflights

Applicant: Mr Ian Henshall

Officer: Wayne Nee 292132

Approved on 07/04/09 DELEGATED

BH2008/03959

16 Applesham Avenue Hove

Certificate of Lawfulness for proposed development for a hip to gable roof extension including a rear dormer window and installation of 2 no. velux windows to front roof slope.

Applicant: Mr Matt Long

Officer: Adrian Smith 01273 290478

Approved on 31/03/09 DELEGATED

BH2009/00026

100 Boundary Road Hove

Ground floor extension and partial change of use from retail floorspace (A1) to form 1no 1 Bedroom flat at ground floor rear.

Applicant: Kiss Developments

Officer: Clare Simpson 292454

Approved on 24/03/09 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) BH02.09

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

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

4) BH03.03

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

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

5) BH04.01

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

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

6) BH05.08

No development shall take place until a written 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 policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

7) BH06.03

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

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

8) BH06.04

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 provides for the demand for travel it creates and 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.

9) BH11.03

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

10) UNI

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 and should include an Energy Saving Trust Home Report. 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 and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

BH2009/00078

Land rear of Robins Court 16 Clarke Avenue Hove

Erection of a single storey dwelling with accommodation in roof space, rooflights and front dormers. Provision of amenity space and off street parking with new crossover.

Applicant: Mrs Annalisa Saxby
Officer: Jason Hawkes 292153

Refused on 30/03/09 DELEGATED

1) UNI

Policies QD1, QD2, and QD3 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy HO4 states that residential development will be permitted at higher density where it can be demonstrated that the proposal exhibits a high standard of design. The proposed dwelling by virtue of its unsympathetic scale, design and height is considered to be an overdevelopment of the site which fails to respect the constraints of the site and its relationship to surrounding residential properties and will appear as a cramped form of development and an inappropriate addition in the street scene. It is also felt that the front amenity space adjacent Downland Drive will also be out of character with the surrounding area and further detract from the appearance of the surrounding area. The proposal is therefore contrary to the above policies.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan seeks to protect the residential amenity of neighbouring properties. Due to the position and bulk of the dwelling in close proximity to adjacent properties, the proposal results in a heightened sense of enclosure, overlooking and overshadowing to neighbouring residential properties. The proposal therefore leads to a loss of amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

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

4) UNI4

Policy TR7 states that planning permission will be granted for developments that do not increase the danger to users of adjacent pavements, cycle routes and roads. Insufficient information has been submitted to indicate that the three parking spaces can be safely and adequately accessed without detriment to highway safety. The scheme is therefore contrary to the above policy.

BH2009/00196

107 Hangleton Road Hove

Erection of single storey rear extension.

Applicant: Mr & Mrs L. Davidson

Officer: Wayne Nee 292132

Approved on 24/03/09 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.

BH2009/00324

5 Ashlings Way Hove

Erection of a single storey rear extension including 1 no. rooflight.

Applicant: Mr P Fossey

Officer: Adrian Smith 01273 290478

Approved on 06/04/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The extension hereby permitted shall be constructed in conjunction with that approved at No.3 Ashlings Way under planning permission BH2009/00387 and shall not be occupied until both are complete.

Reason: The Local Planning Authority considers that this development would cause unacceptable detriment to the amenities of the occupiers of the attached property at No.3 Ashlings Way, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan, unless built in conjunction with the associated rear extension approved under planning permission BH2009/00387.

BH2009/00387

3 Ashlings Way Hove

Erection of a single storey side and rear extension and 2 no. rooflights, new roof over existing garage.

Applicant: Mr & Mrs M Lawrence

Officer: Adrian Smith 01273 290478

Approved on 06/04/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no further windows 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) BH03.03

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

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

4) UNI

The extension hereby permitted shall be constructed in conjunction with that approved at No.5 Ashlings Way under planning permission BH2009/00324 and shall not be occupied until both are complete.

Reason: The Local Planning Authority considers that this development would cause unacceptable detriment to the amenities of the occupiers of the attached property at No.5 Ashlings Way, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan, unless built in conjunction with the associated rear extension approved under planning permission BH2009/00324.

NORTH PORTSLADE

BH2008/03603

342 Mile Oak Road Portslade Brighton

Proposed vehicle crossover.

Applicant: Mr Avis

Officer: Adrian Smith 01273 290478

Approved on 06/04/09 DELEGATED

1) BH01.01

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

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

BH2009/00250

7 Sheppard Way Portslade Brighton

Erection of first floor side extension.

Applicant: Miss Carol Senders

Officer: Jason Hawkes 292153

Approved on 27/03/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

Notwithstanding the submitted plans, prior to commencement of works, an amended side elevation shall be submitted for the approval of the Local Planning Authority indicating an appropriate finish to the external side facing wall. The scheme as approved shall be implemented in strict accordance with the agreed details.

Reason: In order to secure a satisfactory appearance to the development and in accordance with policies QD1 and QD14 of the Brighton & Hove Local Plan.

4) UNI

Notwithstanding the Waste Minimisation Statement submitted with the application, no development shall take place until a more detailed Waste Minimisation Statement indicating how the scheme will endeavour to 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.

SOUTH PORTSLADE

BH2008/03440

7-17 Old Shoreham Road Portslade Brighton

Change of use of car showroom and workshops to garden centre with ancillary car parking and new crossover. Extension to petrol filling station forecourt shop and extension to link 'display area' building with the proposed coffee shop. Associated internal and external alterations.

Applicant: Mr Jonathan Tate

Officer: Lawrence Simmons 290478

Approved on 08/04/09 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH02.08

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

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

3) BH03.02

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

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

4) BH05.07

No development shall take place until a written 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 Plan 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 policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

5) BH05.09

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

6) BH06.02

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

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

7) BH07.03

No development shall commence until a scheme for the fitting of odour control equipment to the building 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 prior to the occupation of the development and shall thereafter be retained as such.

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

8) BH07.04

No development shall commence until a scheme for the sound insulation of the odour control equipment referred to in the condition set out above 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 prior to the occupation of the development and shall thereafter be retained as such.

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

9) BH07.05

No open storage shall take place within the curtilage of the site without the prior written approval 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.

10) BH07.07

No development shall commence 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. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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.

11) BH07.11

No development shall take place until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies QD25 and QD27 of the Brighton & Hove Local Plan.

12) BH11.01

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

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

13) BH11.02

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

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

14) UNI

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by 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.

Reason: In the interests of the protection of Controlled Waters. The site overlies a major aquifer, a sensitive groundwater resource and to comply with policies SU3, SU4 and SU5 of the Brighton & Hove Local Plan.

15) UNI

No development shall take place until a Staff Travel Plan has been submitted to and agreed in writing by the Local Planning Authority. The Travel Plan must be reviewed on an annual basis by undertaking a travel survey and updating the travel plan where appropriate.

Reason: In order to address potential car borne traffic implications and to promote alternative modes of transport, therefore complying with policy TR7 of the Brighton & Hove Local Plan.

16) UNI

The use hereby permitted shall not be open to customers except between the hours of 09.00 and 18.00 Monday to Saturday and 10.00 and 16.00 on Sundays and Bank and Public Holidays.

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

17) UNI

No vehicle movements within the site shall occur outside of business hours or Sundays and Bank Holidays.

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

18) UNI

No servicing (i.e. deliveries to or from the business premises) shall occur outside of business hours or Sundays and Bank Holidays.

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

19) 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 BS4142:1997.

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

20) UNI

No works pursuant to this permission shall commence until there has been submitted to an approved in writing by the Local Planning Authority. (A desk top study shall be the very minimum standard accepted. Pending the results of the desk top study, the application may have to satisfy the requirements of b and c below, however, this will be confirmed in writing).

Part (a) relating to the desk top study removed as per above.

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175; And, unless otherwise agreed in writing by the Local Planning Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by a competent person approved under the provisions of condition (i)c that any remediation scheme required and approved under the provisions of condition (i)c has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress;

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

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

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.

21) UNI

The premises shall not be used for the sale of food (with the exception of the café), clothing (with the exception of garden related clothing), shoes, toys, fashion accessories including handbags and luggage, watches and jewellery, perfume and toiletries, books, stationary, music records and compact discs, music videos, audio tapes, sports equipment, white goods and other electrical equipment and

accessories, car and cycle parts and accessories, furniture other than garden furniture, linens, soft furnishings, kitchen accessories, animals and pet accessories, carpets and office goods without the consent of the Local Planning Authority.

Reason: To ensure the retail element does not have an adverse effect on the vitality and viability of the existing shopping centres and to comply with policies SR1, SR2 and SR3 of the Brighton & Hove Local Plan.

22) UNI

The building shall not be subsequently sub-divided into smaller units without the consent of the Local Planning Authority.

Reason: To ensure that the retail element will not prejudice the supply of retail floor space and to comply with policies SR2 and SR3 of the Brighton & Hove Local Plan.

23) UNI

The premises shall only be used for a garden centre and for no other purpose (including any other purpose in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and the defined shopping centres and to comply with policy QD27, SR1 and SR2 of the Brighton & Hove Local Plan.

24) UNI

No vehicular movements nor any loading or unloading of vehicles shall take place on the site except between the hours of 09.00 and 18.00 Monday to Saturday and not at any time on Sundays, Bank or Public Holidays.

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

25) UNI

No machinery and/or plant shall be used at the premises except between the hours of 09.00 and 18.00 Monday to Saturday and 10.00 and 16.00 on Sundays and Bank and Public Holidays.

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

26) UNI

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

Reason: In the interests of the protection of Controlled Waters. The site overlies a major aquifer, a sensitive groundwater resource and to comply with policies SU3, SU4 and SU5 of the Brighton & Hove Local Plan.

27) UNI

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

- i) a preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.

28) UNI

The development shall not be occupied until the parking area has been provided in accordance with the plans received on the 16 February 2009 and the area shall thereafter be retained for the use of patrons and shall not be used other than for the parking of motor vehicles.

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

29) UNI

No development shall take place until details of the acoustic screen to be installed along the boundary with 20 - 26 Park Crescent has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in strict accordance with the agreed details.

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

30) UNI

Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed accesses, outfall disposal and street lighting to be provided, shall be submitted to and approved in writing by the Local Planning Authority.

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

31) UNI

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by a competent person approved under the provisions of condition (i)c that any remediation scheme required and approved under the provisions of condition (i)c has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

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

32) UNI

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

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.

33) UNI

ii) a site investigation scheme, based on

(i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

iii) the site investigation results and the detailed risk assessment (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

iv) a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (iii) are complete and identifying any requirements for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

34) UNI

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: In the interests of the protection of Controlled Waters. The site overlies a major aquifer, a sensitive groundwater resource and to comply with policies SU3, SU4 and SU5 of the Brighton & Hove Local Plan.

BH2009/00183

10 South Street Portslade

Variation of condition 2 of application 3/84/0699 to allow use of the premises within Class A2 (Financial and Professional Services) (Amended Description).

Applicant: Mr & Mrs Ransom

Officer: Jonathan Puplett 292525

Approved - no conditions on 23/03/09 DELEGATED

BH2009/00213

25 Windlesham Close Portslade Brighton

Erection of first floor rear extension.

Applicant: Mrs S H Bonner

Officer: Charlotte Hughes 292321

Approved on 19/03/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

STANFORD

BH2008/03597

Maryland 7 Downside Hove

Two-storey porch to front elevation, first floor extension over existing single-storey side addition, roof extension including raising roof height, solar panels and dormers and other external alterations (Amended description)

Applicant: Mr and Mrs Rob and Maureen Bohannon

Officer: Jason Hawkes 292153

Approved on 19/03/09 DELEGATED

1) BH01.01

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

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

2) UNI

The opaque glazing panels for the approved rear terrace, as indicated on drawing no.02B, shall be installed before the terrace is brought into use. The screen shall be retained as such thereafter.

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

3) UNI

Notwithstanding the Waste Management Plan submitted with the application, no development shall take place until a more detailed Waste Minimisation Statement indicating how the scheme will endeavour to reduce the amount of waste going to landfill, including detail of proposed waste contractors and recycling, 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.

BH2008/03976

15 Orpen Road Hove

Additional storey and roof accommodation.

Applicant: Mr & Mrs Dinning

Officer: Weahren Thompson 290480

Approved on 19/03/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2009/00108

Brighton & Hove High School Radinden Manor Road Hove

Installation of new canopy to front of school.

Applicant: Mrs Melissa Jones

Officer: Adrian Smith 01273 290478

Approved on 07/04/09 DELEGATED

1) BH01.01

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

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

BH2009/00135

11 Downside Hove

Erection of porch to North elevation, rooflights and rebuilding of vertically enlarged Sun Room and associated works

Applicant: Mrs Debbie Rowlands

Officer: Adrian Smith 01273 290478

Approved on 19/03/09 DELEGATED

1) BH01.01

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

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

BH2009/00182

49 Woodland Drive Hove

Demolition of existing side extension and erection of enlarged side extension.

Applicant: Mr Lavery

Officer: Charlotte Hughes 292321

Approved on 06/04/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2009/00187

70 Shirley Drive Hove

Single storey extension to front and side with external works to front garden.

Applicant: Mr Mottram

Officer: Guy Everest 293334

Approved on 24/03/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) BH05.10

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

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

4) UNI

No works shall commence in respect of external works to the front garden until further details, by way of large scale drawings and sections, of the refuse and recycling store have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be completed in accordance with

the agreed details.

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

BH2009/00189

69 Dyke Road Avenue Hove

Erection of ground floor rear extension and first floor side extension.

Applicant: Mr & Mrs Camping

Officer: Jonathan Puplett 292525

Refused on 06/04/09 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 / rear extension would appear as a bulky, overly dominant addition. Due to the excessive size of the proposed extension the appearance of the property would be harmed, contrary to the above policy.

2) UNI2

Policies QD14 and QD27 of the Brighton & Hove Local Plan state that Planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed extension, by virtue of its depth, bulk, and proximity to the north-west boundary of the site would represent an overbearing structure when viewed from the house and garden area of no. 71 Dyke Road and would have an enclosing effect. The proposal is therefore contrary to the above policies.

WESTBOURNE

BH2008/03931

44 Langdale Road Hove

Removal of existing balcony / porch roof over front door to be replaced with new balcony.

Applicant: Mr Simon Sharron

Officer: Weahren Thompson 290480

Approved on 19/03/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2009/00051

67 Portland Road Hove

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

Applicant: Food Programme Delivery, Orchid Group

Officer: Mark Thomas 292336

Approved on 06/04/09 DELEGATED

1) BH10.01

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

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2009/00082

51 Sackville Gardens Hove

Side extension, rear dormer and conservation style rooflight on side roofslope

Applicant: Mr & Mrs Fletcher

Officer: Weahren Thompson 290480

Approved on 26/03/09 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

The new window for the dormer shall be painted softwood, double hung vertical sliding sash with concealed trickle vents and shall be retained as such.

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

4) UNI

The roof light 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.

BH2009/00198

70 Pembroke Crescent Hove

Installation of glazed roof on existing rear extension, installation of 1 no. timber window and 4 no. replacement timber windows in west elevation.

Applicant: Mr Barry Hancock

Officer: Weahren Thompson 290480

Approved on 24/03/09 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) BH12.03

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

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

4) UNI

No development shall take place until samples of the materials for the glazed roof panels, proposed roof plan and section at a scale of 1:20 to be used in the structure 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.

WISH

BH2008/03884

Rear of 60-62 Boundary Road Hove

Construction of single storey building for limited D1 uses.

Applicant: Mr Ali Merat

Officer: Guy Everest 293334

Approved on 19/03/09 DELEGATED

1) BH01.01

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

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

2) BH05.08

No development shall take place until a written 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 policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

3) BH05.09

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

4) BH07.07

No development shall commence 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. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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.

5) BH07.11

No development shall take place until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies QD25 and QD27 of the Brighton & Hove Local Plan.

6) UNI

Unless otherwise agreed in writing by the Local Planning Authority the premises hereby permitted shall only be used for medical, education (excluding day

nurseries and crèches) or art gallery use 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 that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

7) UNI

The use hereby permitted shall not be open or in use except between the hours of 08.00 and 20.00 on Mondays to Saturdays and 09.00 and 16.00 on Sundays, Bank or Public Holidays.

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

8) UNI

No development shall commence until a scheme for on-site parking and turning has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of hard and soft landscaping, as appropriate, and indicate the number of spaces to be provided on-site. The development shall be completed in accordance with the agreed details and be maintained as such thereafter.

Reason: To ensure that the development does not create a highway safety hazard in compliance with policy TR7 of the Brighton & Hove Local Plan.

BH2008/03947

370-374 Portland Road Hove

The erection of seven flats to the north of the site replacing an existing mixed use development incorporating offices and accommodation and two maisonettes to the south of the site replacing derelict garages.

Applicant: Mr Gough

Officer: Chris Wright 292097

Refused on 06/04/09 DELEGATED

1) UNI

The proposal would be contrary to policies EM5 and EM6 of the Brighton & Hove Local Plan which seeks to restrict the loss of office uses unless it has been demonstrated that the use is no longer viable. Applicants are expected to demonstrate active marketing of the unit on competitive terms for a period of twelve months or more. No information has been submitted with the application to demonstrate the use of the office space is no longer viable, particularly given the out of date information submitted. Furthermore, if a unit is demonstrated to be redundant, preference is given to alternative employment generating uses or affordable housing in respect of policy EM5.

2) UNI2

Policies QD1 and QD2 of the Brighton & Hove Local Plan require new development to achieve a high standard of design which is mindful of local characteristics, including the height, scale, bulk and design of existing buildings and the spaces between them, to emphasise and enhance the positive qualities of the local neighbourhood. Policy QD3 supports efficient and effective use of sites provided it is not at the expense of the prevailing townscape. The proposal development would, by reason of the height, bulk, massing and siting, constitute over development of the site, be excessively dominant and relate poorly with the scale and form of existing buildings. As such the proposal would give rise to visual harm and would detract from the character of the area and the street

scene, contrary to the aims and objectives of the development plan.

3) UNI3

The proposed development does not achieve a satisfactory mix of dwelling types of the varying sizes required to respond to and reflect housing need in the city of Brighton & Hove and as such conflicts with policy HO3 of the Brighton & Hove Local Plan.

4) UNI4

The development does not provide private and useable amenity space for each unit, which is appropriate to the scale and nature of the development or provide the level of outdoor recreation space reasonably required by the local planning authority within the site. The proposal therefore conflicts with policies HO5 and HO6 of the Brighton & Hove Local Plan.

5) UNI5

The proposed development would result in intensified use of the rear of the site, and, by reason of the design, siting, bulk and massing of the frontage building, give rise to overlooking and overshadowing and would have an overbearing impact upon neighbouring properties to the detriment of residential amenity and the living conditions of their occupiers. The application is therefore contrary to the objectives of policy QD27 of the Brighton & Hove Local Plan which seeks to safeguard adjoining users and occupiers from loss of amenity.

6) UNI6

Brighton & Hove Local Plan policy HO13 requires new residential development to meet lifetime homes standard whereby they can be adapted to meet the needs of people with disabilities without major structural alterations. The development does not provide for a satisfactory layout or adequate circulation space and is therefore contrary to the development plan.

BH2009/00064

330 Kingsway Hove

Installation of 1.8m high timber fence enclosing lower patio area and new smoking shelter. (retrospective).

Applicant: Mr Alan Kane

Officer: Jonathan Puplett 292525

Refused on 20/03/09 DELEGATED

1) UNI

Policy QD1, QD2, QD5, and QD14 of the Brighton & Hove Local Plan require that all new development, including alterations to existing buildings and sites are well designed, sited and detailed in relation to the property to be altered, adjoining properties and to the surrounding area. The fences which have been erected are incongruous additions which are out of keeping with the open nature of the surrounding area. The smoking shelter constructed is also considered an incongruous feature which is clearly visible when viewed from the east and south of the property. The site is extremely prominent when from a number of angles and as such any new development must be carefully designed to appear in harmony with the surrounding area and exhibit a high standard of design. The development has harmed the appearance of the property and the surrounding area, contrary to the above policies.

2) UNI2

Policy TR7 of the Brighton & Hove Local Plan states that planning permission will not be granted for developments which increase the danger to users of adjacent pavements, cycle routes and roads. The gates to the southern and northern boundary of the site have been installed and open outwards over the adopted highway. The gates when opening / open will block the free movement of pedestrians and represent a public safety hazard; the development is therefore

contrary to the above policy.

BH2009/00128

28 Roman Road, Hove

Certificate of lawfulness for the proposed enlargement of a roof extension and replacement of existing conservatory with a single storey side and rear extension

Applicant: Mrs Nicole Tomlin

Officer: Adrian Smith 01273 290478

Approved on 26/03/09 DELEGATED

BH2009/00141

236 Portland Road Hove

Addition of external seating area to existing coffee shop. (Retrospective).

Applicant: Intenso Cafe Ltd

Officer: Chris Wright 292097

Refused on 31/03/09 DELEGATED

1) UNI

By reason of the design, proportions and colour, the development relates poorly with the character of the host building and stands out as an unduly dominant and incongruous feature in the street scene, which is detrimental to visual amenity and the appearance of the locality. As such the development is contrary to the aims and objectives of policies QD2, QD5 and QD14 of the Brighton & Hove Local Plan which require development to enhance the positive qualities of the local neighbourhood and present an attractive frontage at street level.

BH2009/00151

3 Glebe Villas Hove

Single storey rear and side extension and reinstate first floor rear bay window.

Applicant: Mr Gordon Cousins & Ms Abigail Trewavas

Officer: Jason Hawkes 292153

Approved on 02/04/09 DELEGATED

1) BH01.01

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

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

2) BH02.09

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

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

3) BH03.03

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

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

BH2009/00270

Oriental Village 85 Boundary Road Hove

Erection of rear extension at first floor level to restaurant (A3) and self-containment of first floor maisonette.

Applicant: Mr Terry Tan

Officer: Adrian Smith 01273 290478

Refused on 31/03/09 DELEGATED

1) UNI

Policies QD1 and QD14 of the Brighton & Hove Local Plan require that buildings demonstrate a high standard of design and are well sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed rear first floor extension, by virtue of its inappropriate design and excessive size, would form an incongruous and unsympathetic overextended feature poorly related to the appearance of the building and to the visual amenity of the surrounding area. The proposal is therefore contrary to the objectives of development plan policies QD1 & QD14 of the Brighton & Hove Local Plan.

2) UNI2

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to protect the amenity of an area, its users, residents and occupiers. Having regard to the position and size of the first floor rear extension in close proximity to the adjacent buildings to the north and south, the proposal will result in a significant loss of light, outlook and the increased sense of enclosure to the first floor windows serving the neighbouring flats in this building. The proposal therefore results in a loss of amenity and is contrary to policies QD14 & QD27 of the Brighton & Hove Local Plan.

3) UNI3

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to protect the amenity of existing or future residents and occupiers. Having regard to the position and size of the first floor rear extension blocking entirely the rear first floor windows to the flat directly above the restaurant, the proposal will result in a significant loss of natural light to the first floor of this building. The proposal therefore results in a loss of amenity and is contrary to policies QD14 & QD27 of the Brighton & Hove Local Plan.

4) UNI4

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

5) UNI5

Policy SU9 of the Brighton & Hove Local Plan states that developments may be liable to cause pollution and nuisance. Policy SU10 seeks to ensure new development minimises the impact of noise for occupiers of adjoining buildings. There is potential for significant noise, pollution and nuisance disturbance for occupants of the adjacent dwelling units from the kitchen extraction unit which will need to be repositioned to implement this proposal. The applicant has failed to provide any specific noise and odour data for the kitchen extraction unit or demonstrate that the proposal will not be significantly detrimental to the amenity of neighbouring properties by way of noise and pollution nuisance. The proposal is therefore contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

6) UNI6

Policy QD27 of the Brighton & Hove Local Plan seeks to protect the amenity of an area, its users, residents and occupiers from disturbance including factors such

as noise, smell and other pollution. The proposal will result in an increase in refuse waste associated with the additional restaurant covers. The applicant has failed to provide any details as to how refuse waste is to be stored and disposed of within the site or demonstrate that the proposal will not be significantly detrimental to the amenity of neighbouring properties by way of associated noise and pollution nuisance. The proposal is therefore contrary to policy QD27 and SU2 of the Brighton & Hove Local Plan.

7) UNI7

Policy TR1 of the Brighton & Hove Local Plan requires that development proposals should provide for the demand for travel they create and maximise the use of public transport, walking and cycling. In the absence of information to demonstrate otherwise the proposal makes no provision for the increase in traffic likely to be generated and will exacerbate on-street parking availability. The proposal is therefore contrary to the policy.

Withdrawn Applications

BH2005/01280/FP

369 Kingsway Hove

To remove condition 1 of Approved application 3/90/0097 (which restricts the use of the premises to the benefit of the applicant) to allow the use (bed and breakfast) to benefit any person.

Applicant: T J Green & V Green

Officer: Clare Simpson 292454

WITHDRAWN ON 31/03/09