

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

**PATCHAM**

**BH2008/00613**

**22 Woodbourne Avenue Brighton**

Erection of a single storey rear extension.

**Applicant:** Ms Paula Colbran

**Officer:** Louise Kent 292198

**Refused on 09/03/09 DELEGATED**

**1) UNI**

Insufficient information has been submitted in order to make a proper assessment of the proposal, in particular in relation to the rear extension at 20 Woodbourne Avenue. The applicant has failed to demonstrate that the proposal would have an acceptable impact upon the residents of No. 20 Woodbourne Avenue or on the appearance of the two properties. The proposal is therefore contrary to policies QD1, QD14, and QD27 of the Brighton & Hove Local Plan.

**BH2008/03770**

**23 Overhill Way Brighton**

Single storey rear extension incorporating rear roof slope and rooflights. Proposed terrace to rear.

**Applicant:** Mr Matthews & Ms Bowmen

**Officer:** Chris Swain 292178

**Approved on 03/03/09 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 hereby approved plans, details of screening to the northern end of the terraced area should be submitted to and approved in writing by the local planning authority before the commencement of development. The approved screen shall be implemented in full before the terraced area hereby approved is brought into use.

*Reason: In order to protect adjoining property at No.25 Overhill Way from overlooking and loss of privacy and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**BH2008/03896**

**32 Stoneleigh Avenue Brighton**

Erection of a single storey rear conservatory,

**Applicant:** Mr B Parker

**Officer:** Helen Hobbs 293335

**Refused on 02/03/09 DELEGATED**

**1) UNI**

The proposal by virtue of its size, siting and height would result in loss of privacy and overlooking, as well as having an overbearing impact upon the amenity of the neighbouring property No. 30 Stoneleigh Avenue, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2009/00014**

**112 Carden Avenue Brighton**

Erection of 1 no. 2 bedroom detached bungalow.

**Applicant:** Mr P Williams

**Officer:** Anthony Foster 294495

**Refused on 16/03/09 DELEGATED**

**1) UNI**

The proposal, by reason of siting, and height, would result in an incongruous and intrusive development in an area which is typically characterised by large open garden plots, and would be detrimental to the character and appearance of the area and contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposal, by reason of siting, design, height, bulk and massing, would result in the proposal unduly impacting on the living conditions, visual amenity of surrounding residents and the use and enjoyment of their private amenity spaces due to its overbearing and over-dominant impact. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

The applicant has failed to provide adequate detail of demolition and construction waste minimisation measures, particularly with respect to the final destination of waste material, contrary to policy SU13 of the Brighton & Hove Local Plan.

**BH2009/00022**

**Land adjoining Bromleigh Braypool Lane Brighton**

Erection of detached two-storey residential dwelling (C3).

**Applicant:** Mr G Hudson

**Officer:** Ray Hill 293990

**Approved on 12/03/09 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.*

**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) 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.*

**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) BH05.01**

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 the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and

(b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 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.*

**7) BH05.02**

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

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

**8) 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.*

**9) BH06.01**

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

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

**10) 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.*

**11) 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.*

**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) 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.*

#### **15) 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 Site Waste Management Plan submitted on 29 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 Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction & Demolition Waste.*

#### **BH2009/00102**

##### **47 Baranscraig Avenue Brighton**

Certificate of Lawfulness for the proposed development of hip to gable roof extension to side elevation and 1no. dormer to rear. Front and side rooflights.

**Applicant:** Mr Cambridge & Ms Gibbons

**Officer:** Sonia Kanwar 292359

**Approved on 11/03/09 DELEGATED**

#### **BH2009/00119**

##### **106 Mackie Avenue Patcham Brighton**

Certificate of Lawfulness for a Proposed development of Demolition of existing single storey extension and erection of single storey extension with pitched roof.

**Applicant:** Mrs Frances Wilburn

**Officer:** Sonia Kanwar 292359

**Approved on 11/03/09 DELEGATED**

#### **BH2009/00127**

##### **26 Wilmington Way Brighton**

Certificate of Lawfulness for proposed single storey rear extension with pitched roof and removal of existing flue.

**Applicant:** Mr Steve Ellacott

**Officer:** Sonia Kanwar 292359

**Approved on 11/03/09 DELEGATED**

#### **PRESTON PARK**

#### **BH2008/03317**

##### **Railway Bridge New England Road Brighton**

Installation of public art feature "ghost train" (retrospective).

**Applicant:** Mr Chris Gilbert

**Officer:** Katherine Rawlins 292232

**Approved on 18/03/09 DELEGATED**

### **1) UNI**

Notwithstanding the details hereby approved, no further installation works, including the ghost train sculpture or lighting, shall take place until a 1:5 scaled cross section to illustrate the position of the LED lights embedded in the Grade II listed bridge, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the lighting scheme shall be implemented in accordance with the approved details.

*Reason: To protect the historic character and appearance of the Grade II listed bridge, to comply with policy HE1 and of the Brighton & Hove Local Plan.*

### **BH2008/03424**

#### **Railway Bridge New England Road Brighton**

Installation of public art feature "ghost train" (retrospective).

**Applicant:** Mr Chris Gilbert

**Officer:** Katherine Rawlins 292232

**Approved on 18/03/09 DELEGATED**

### **1) UNI**

Notwithstanding the details hereby approved, no further installation works, including the ghost train sculpture or lighting, shall take place until a 1:5 scaled cross section to illustrate the position of the LED lights embedded in the Grade II listed bridge, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the lighting scheme shall be implemented in accordance with the approved details.

*Reason: To protect the historic character and appearance of the Grade II listed bridge and to comply with policies HE1 and HE3 and of the Brighton & Hove Local Plan.*

### **2) UNI**

Notwithstanding the details hereby approved, no further installation works, including the ghost train sculpture or lighting, shall commence until details of the colour scheme, sequence and intensity of illumination of the proposed lighting scheme has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the lighting scheme shall be implemented in accordance with the approved details.

*Reason: In the interest of visual amenity and highway safety and to comply with policies TR7 and QD27 of the Brighton & Hove Local Plan.*

### **BH2008/03844**

#### **16 Beaconsfield Villas Brighton**

Demolition of garage and erection of a single storey annex.

**Applicant:** Mr Uwe Hirschberg

**Officer:** Sonia Kanwar 292359

**Refused on 09/03/09 DELEGATED**

### **1) UNI**

The proposed development, by virtue of its size and design, would be an incongruous form of development which would be detrimental to the character and appearance of the existing building, the Preston Park Conservation Area, and the visual amenities enjoyed by neighbouring properties. The proposal is therefore contrary to policies QD1 and QD14 and HE6 of the Brighton & Hove Local Plan.

### **2) UNI**

Insufficient information has been submitted by the applicant to justify why an annexe of this size is required within the rear garden of the site. The proposal is therefore contrary to policies QD2, QD3, & QD27 of the Brighton & Hove Local Plan.

**BH2008/03881**

**Flat 3D Belvedere 152-158 Dyke Road Brighton**

Replacement of existing single glazed timber windows and balcony door with double glazed UPVC windows and door.

**Applicant:** Mr David W Kemble

**Officer:** Chris Swain 292178

**Approved on 16/03/09 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.*

**BH2008/03969**

**67 Chester Terrace Brighton**

Loft conversion incorporating 2 no. rooflights to rear and 1 no. rooflight to front.

**Applicant:** Ms S Silver

**Officer:** Helen Hobbs 293335

**Approved on 10/03/09 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) BH12.05**

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.*

**BH2008/03993**

**203 Preston Drove Brighton**

1 no. additional rooflight to front elevation.

**Applicant:** Mr & Mrs Penblebury

**Officer:** Chris Swain 292178

**Approved on 18/03/09 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) BH12.05**

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.*

**BH2009/00020**

**52 Chester Terrace Brighton**

Erection of a single storey side infill extension with 3 rooflights.

**Applicant:** Mr Neil Anderson

**Officer:** Sonia Kanwar 292359

**Approved on 27/02/09 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.*

**BH2009/00052**

**Land to rear of 183 Ditchling Road Brighton**

Demolition of existing 20 single storey garages and 1 no. two storey storage building. Construction of 5 no. new two storey, two bedroom dwellings, and 1 no. two storey commercial office unit (B1). To include altered pedestrian/bicycle access and associated landscaping.

**Applicant:** Mr Arthur Hazel

**Officer:** Kate Brocklebank 292175

**Refused on 09/03/09 DELEGATED**

**1) UNI**

The proposal, by reason of the limited separation to site boundaries, fails to enhance the positive qualities of the key neighbourhood principles of the area and does not respect the spacing characteristics of the area. Consequently the proposal represents an over-development of the site resulting in 'town cramming'. The scheme fails to comply with policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

**2) UNI**

The limited separation from the rear boundaries of the properties to the north of the site, the proposed glazing and pedestrian access results in an unneighbourly and overbearing form of development which would give rise to perceived overlooking and cause harm to the enjoyment of the private rear amenity space the adjacent properties which front St Andrews Road, contrary to policy QD27 of the Brighton & Hove Local Plan.

**3) UNI**

As a result of the plot coverage and limited separation from boundaries the accommodation would provide very limited private amenity space and outlook which would result a feeling of a sense of enclosure, and a poor standard of accommodation, contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

**4) UNI**

The proposed timber pergola is not a characteristic feature of the area and as such would appear incongruous in views from Ditchling Road and would be of detriment to the character and appearance of the conservation area, contrary to policy HE6 of the Brighton & Hove Local Plan.

**BH2009/00053**

**Land to rear of 183 Ditchling Road Brighton**

Demolition of existing 20 single storey garages and 1 no. two storey storage building.

**Applicant:** Mr Arthur Hazel

**Officer:** Kate Brocklebank 292175

**Refused on 06/03/09 DELEGATED**

### **1) UNI**

The proposal would result in the loss of a stable building which is of significant historic interest and its loss would be detrimental to the character and appearance of the conservation area. In the absence of adequate justification for the stable buildings demolition or an approved planning application for the redevelopment of the site which would preserve the area's character and would produce substantial visual benefits that would outweigh the building's loss, the proposal is contrary to policy HE8 of the Brighton & Hove Local Plan.

### **REGENCY**

#### **BH2008/03128**

##### **23 Clifton Terrace Brighton**

Internal and external alterations involving the erection of a dormer window to rear of property to create new en-suite shower room, removal of one downpipe, replacement of one downpipe with new rainwater downpipe and soil vent pipe to rear.

**Applicant:** Mrs L. Scott

**Officer:** Weahren Thompson 290480

**Refused on 27/02/09 DELEGATED**

### **1) UNI**

The proposed dormer window by reason of its design, size, position and lack of window fenestration would harm the architectural and historic character of this Grade II statutory listed building located within the setting of a group of substantial terrace listed buildings. The proposal is therefore contrary to Policy HE1 of the Brighton & Hove Local Plan and to the provisions of Supplementary Planning Guidance SPGBH13 Listed Buildings – General Advice.

#### **BH2008/03223**

##### **23 Clifton Terrace Brighton**

Erection of a dormer window to rear of property to create new en-suite shower room .

**Applicant:** Mrs L Scott

**Officer:** Weahren Thompson 290480

**Refused on 27/02/09 DELEGATED**

### **1) UNI**

The proposed dormer window by reason of its design, size, position and lack of window fenestration would harm the architectural and historic character of this Grade II statutory listed building located within the setting of a group of substantial terrace listed buildings and would further be detrimental to the character and appearance of the Montpelier and Clifton Hill Conservation Area. The dormer would create visual clutter due to its close proximity to an existing rear dormer and would harm the integrity of the roof form of the rear roof slope. The proposal is therefore contrary to policies QD1, QD2, QD14, HE1 and HE6 of the Brighton & Hove Local Plan and to the provisions of Supplementary Planning Guidance SPGBH1 Roof Alterations and Extensions and SPGBH13 Listed Buildings - General Advice.

#### **BH2008/03715**

##### **Huntingdon House 20 North Street Brighton**

Change of use of 3rd & 4th floors from D1 education to B1 office use.

**Applicant:** Ellis & Partners

**Officer:** Ray Hill 293990

**Approved on 09/03/09 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) BH07.12**

The premises shall only be used for offices B1 and for no other purpose (including any other purpose in Class B1 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.*

### **BH2008/03722**

#### **8-13 Black Lion Street Brighton**

Display of externally illuminated fascia signs, hanging sign and vinyl lettering, internally illuminated menu boxes and non-illuminated retractable canopies.

**Applicant:** Mr Simon Blagden

**Officer:** Jason Hawkes 292153

**Refused on 27/02/09 DELEGATED**

#### **1) UNI**

Policy QD12 of the Brighton & Hove Local Plan states that sensitively designed and located signs which contribute to the visual amenity of the area will be permitted, signs which are detrimental to visual amenity will not be allowed. Policy HE9 also states that advertisements should not have an adverse effect on the architectural character and appearance of the building or conservation area. Supplementary Planning Document 7 on Advertisements also outlines the Councils design guidelines for appropriate signs in conservation areas. The proposed swan neck lights and canopies are deemed to form overly dominant and unsympathetic features which look out of place on this building. Additionally, the position of the projecting sign and menu boards on the 'V' shaped sections of the façade would appear cluttered and detract from the clean cut appearance of the building. The scheme also proposes an excessive amount of illumination which will have a further adverse visual impact. Having regard to the above, the scheme is deemed to detract from the architectural appearance of this modern building and surrounding conservation area is contrary to the above policies and guidance.

### **BH2008/03794**

#### **23 Market Street Brighton**

Refurbishment of existing retail unit with new shopfront and replacement signage. Internal alterations to leave all existing fabric of building untouched. (Retrospective)

**Applicant:** Mr Paul Roske

**Officer:** Chris Wright 292097

**Approved on 27/02/09 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.*

## **BH2008/03801**

### **26 Russell Square Brighton**

Conversion of single dwelling to 1 no. 2 bedroom flat and 1 no. 2 bedroom maisonette including replacement of rear glazed roof with artificial slates and rooflights.

**Applicant:** Mr Chris Welch

**Officer:** Chris Wright 292097

**Approved on 03/03/09 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) UNI**

The development hereby permitted shall not commence until samples of the materials to be used for the roofing of the rear extension have been submitted to and approved in writing by the Local Planning Authority. The 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.*

#### **5) UNI**

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

*Reason: To ensure that the proposed development does not put undue pressure on existing on-street car parking in the city and to comply with policies HO7 and SU15 of the Brighton & Hove Local Plan.*

## **BH2008/03809**

### **31A North Street Brighton**

Display of 1 no. non-illuminated projecting lettering and 1 no. hanging sign to front elevation.

**Applicant:** Mr S Ahmed

**Officer:** Jason Hawkes 292153

**Refused on 10/03/09 DELEGATED**

#### **1) UNI**

Policy QD12 of the Brighton & Hove Local Plan states that sensitively designed and located signs which contribute to the visual amenity of the area will be permitted, signs which are detrimental to visual amenity will not be allowed. Policy HE9 also states that advertisements on a listed building will only be allowed if they do not have an adverse effect on the architectural and historic character of the building. Supplementary Planning Document 7 on Advertisements also outlines the Councils design guidelines for appropriate signs on listed buildings. The hanging sign board has two fixing supports to the bracket and also two at the side to the fixing plate. This is excessive and makes the bracket look clumsy. There is also insufficient information regarding the design of the bracket back plate of the proposed hanging board sign. The individual lettering mounted vertically on the front elevation is also inappropriate due to its form, location and inappropriate materials. This part of the building is not a shopfront and it is not a location that would traditionally bear the name of its building or its occupants. The proposal is therefore deemed to have an adverse impact on the historic and architectural character and appearance of the listed building and conservation area and is contrary to the above policies.

## **BH2008/03911**

### **Ashes House 48-49 East Street Brighton**

Construction of first and second floor extension to provide 5 self-contained flats with elevational alterations (part retrospective).

**Applicant:** Haysport Properties Ltd

**Officer:** Clare Simpson 292454

**Approved on 09/03/09 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) 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.*

#### **4) UNI**

Unless a date is otherwise agreed in writing with the Local Planning Authority, within 6 months of the date of permission, the extension shall be re-rendered in smooth render with ashlar lining out and painted with a smooth masonry paint to match exactly the building's original renderwork and retained as such thereafter.

*Reason: As existing finishes of the extension are poor and in the interests of character and appearance of the property and the wider Old Town Conservation Area and to comply with policy HE6 of the Brighton & Hove Local Plan*

#### **5) UNI**

Unless otherwise agreed in writing with the Local Planning Authority, details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development, and ensuring that the development remains genuinely free, has been submitted to and approved in writing by the Local Planning Authority within 6 months from the date of permission. 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, HO7 and SU15 of the Brighton & Hove Local Plan.*

#### **6) UNI**

Unless otherwise agreed in writing with the Local Planning Authority, within 3 months of the date of permission full details of the lighting and ventilation systems required for the bathroom of flat 3 and ventilation of the second floor refuse storage shall be submitted to and approved by the Local Planning Authority in writing. The agreed details shall be implemented within 6 months of the date of consent and retained as such thereafter.

*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**

Unless otherwise agreed in writing with the Local Planning Authority within 6 months of the date of consent, the extract vent on the north elevation shall be removed and the wall made good. Any future extract vents must be routed thought the rear of the property.

*Reason: In the interests of character and appearance of the property and the wider Old Town Conservation Area and to comply with policy HE6 of the Brighton & Hove Local Plan.*

### **BH2008/03925**

#### **181-185 Western Road Brighton**

New shopfront to existing retail unit.

**Applicant:** c/o agent

**Officer:** Jonathan Puplett 292525

**Approved on 27/02/09 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 illumination to the projecting signs hereby approved shall be restricted to the logos only; the remainder of the signs shall remain unlit.

*Reason: For the avoidance of doubt, in accordance with drawing no. TAP/2136/PShF-SIG rev. A, to ensure a satisfactory appearance in accordance with policies QD10 and QD12 of the Brighton & Hove Local Plan.*

**BH2008/03926**

**181-185 Western Road Brighton**

Display of 2 no. internally illuminated hanging signs and 2 no. internally illuminated projecting signs.

**Applicant:** c/o Terra Architectural Partnership

**Officer:** Jonathan Puplett 292525

**Approved on 27/02/09 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) UNI**

The illumination to the projecting signs hereby approved shall be restricted to the logos only; the remainder of the signs shall remain unlit.

*Reason: For the avoidance of doubt, in accordance with drawing no. TAP/2136/PShF-SIG rev. A, to ensure a satisfactory appearance in accordance with policy QD12 of the Brighton & Hove Local Plan.*

## **BH2008/03927**

### **36 East Street Brighton**

Replacement glazed enclosure to front

**Applicant:** Mr Roger Humber

**Officer:** Jason Hawkes 292153

**Approved on 06/03/09 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 works shall take place until joinery details and large scale details of the glazing of the front conservatory have been submitted to and approved in writing by the local planning authority. The works shall be carried out in strict accordance with the agreed details.

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

#### **3) UNI**

The walls within the conservatory shall not be boarded over or covered up and the conservatory glazing shall not be painted or covered over or obscured by blinds in any way and the existing brick floor shall be retained.

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

## **BH2008/03928**

### **36 East Street Brighton**

Replacement glazed enclosure to front and internal and external alterations

**Applicant:** Mr Roger Humber

**Officer:** Jason Hawkes 292153

**Approved on 06/03/09 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 following details shall be submitted to and approved by the local planning authority before works commence:-

- i) 1:20 sample elevations and sections, and 1:1 joinery sectional profiles of all new internal and external joinery work including all types of new windows and doors including their internal paneling, shutters and architraves, skirting boards, dado rails and picture rails;
- ii) details and samples of the finishes of the external front steps;
- iii) details of the new fireplaces which are proposed to be installed in the building,

including 1:10 scale drawings and if available, photographs;  
iv) details and samples of the floor boarding and its stain;  
v) details of the external paint colours;  
vii) large scale details of the glazing of the front conservatory;  
vii) details off the new internal duct and its terminal at roof level;  
viii) details of the structural supporting work to the ground floor front bay window;  
ix) details of the materials to be used for the blocking up of the third floor north - east window; And the works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

*Reason: So as to ensure the preservation, enhancement the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.*

### **3) UNI**

Before the building is occupied, the unauthorised rear ground floor window, first floor front top hung outward opening window above the entrance door and at the rear, the top hung outward opening windows on the second floor front and rear and the UPVC windows at third floor level shall be removed and replaced with single glazed painted timber vertical sliding sashes with no trickle vents and with concealed sash boxes recessed within the reveals to match exactly the original sash windows, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, cill and reveal details.

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policy HE1 of the Brighton & Hove Local Plan.*

### **4) UNI**

Before the building is occupied, the unauthorised building in masonry of the internal window cills at the rear shall be removed and the cills reinstated to their original heights and their timber linings and cills reinstated.

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policy HE1 of the Brighton & Hove Local Plan.*

### **5) UNI**

All new works and works of making good to the original walls shall be carried using lime mortar and Portland cement and concrete shall only be used in the new basement floor slab, and for the structural repairs of stitching of the cracks in the walls and the padstones for the steel supporting beams.

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policy HE1 of the Brighton & Hove Local Plan.*

### **6) UNI**

All new flintwork and works of making good of the flint work shall match the original flint walls in the type of flints, coursing, density of stones, and the mortar's colour, texture, composition, lime content and method of pointing.

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policy HE1 of the Brighton & Hove Local Plan.*

### **7) UNI**

The brickwork blocking up of the hole in the front wall at basement level shall be removed and the hole blocked up again in flintwork to match exactly the existing.

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policy HE1 of the Brighton & Hove Local Plan.*

### **8) UNI**

The new fire doors at the rear and the internal doors shall be six panelled timber doors.

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**9) UNI**

The new roofing to the rear extension and store shall be of lead.

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**10) UNI**

No cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the local planning authority.

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**11) UNI**

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

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**12) UNI**

All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron.

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**13) UNI**

The walls within the conservatory shall not be boarded over or covered up and the conservatory glazing shall not be painted or covered over or obscured by blinds in any way and the existing brick floor shall be retained.

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**14) UNI**

The premises shall not be occupied until the development hereby approved has been fully completed in all respects in accordance with the approved drawings, the conditions of this consent and with details submitted to and approved by the local planning authority in accordance with the above conditions

*Reason: So as to ensure that the development is carried out in its entirety and to secure the preservation, enhancement and restoration of the Listed building and its features which is considered an essential part of a balanced scheme, in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**BH2008/03948**

**4 Regency Mews Brighton**

Alterations to existing roof incorporating 2no. rooflights and extended pitch and alterations to front elevation of garage workshop.

**Applicant:** Racey Investments Ltd

**Officer:** Weahren Thompson 290480

**Refused on 12/03/09 DELEGATED**

### **1) UNI**

The proposed development by reason of its design and materials would adversely affect the character and appearance of the exterior of the building located within the setting of a mews, which would be incongruous within the street scene with the introduction of a solid steel roller shutter, corrugated metal roof and the front door design. The proposed development would therefore be detrimental to the character and appearance of this part 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 SPGBH1 Roof Alterations and Extensions.

### **BH2008/03954**

#### **15D Sussex Heights St Margarets Place Brighton**

Replacement of all windows and patio doors and enclosure of balcony with double glazed uPVC units (retrospective)

**Applicant:** Mrs Lilian Omar

**Officer:** Mark Thomas 292336

**Approved on 11/03/09 DELEGATED**

### **BH2008/03967**

#### **West Pier Kings Road Brighton**

Application for variation of condition 1 of application BH2005/05727 to read: 'The street market hereby approved shall only take place on that part of the beach shown on the approved drawings on Saturdays, Sundays and Bank Holidays (except for Christmas Day) between 1 March and 31 December and on weekdays (Mondays to Fridays inclusive) between 1 May and 30 September. The use shall cease on 31 December 2010, or at the start of i360 construction (whichever is sooner), after which the land shall be restored and shall return to its former use.'

**Applicant:** Ms Rachel Clark

**Officer:** Chris Wright 292097

**Approved on 27/02/09 DELEGATED**

### **1) UNI**

The street market shall only take place on that part of beach indicated and in accordance with the stall layout shown on the approved block plan, on Saturdays, Sundays and Bank Holidays (except for Christmas Day) between 1 March and 31 December and on weekdays (Mondays to Fridays inclusive) between 1 May and 30 September. The use shall cease on 31 December 2010 or within a reasonable time, to be set by the Local Planning Authority, prior to the commencement of works to construct the i360 observation tower (applications BH2006/02369 and BH2006/02372 refer) whereby the land shall be restored and shall return to its former use as deemed appropriate.

*Reason: To enable to Local Planning Authority to continue to monitor the impact of the market use, to safeguard the amenities of the area and the character and appearance of this part of the Regency Square Conservation Area and in order not to prejudice the construction of the i360 observation tower in accordance with policies SR11, HE1, HE3, HE5 and HE6 of the Brighton & Hove Local Plan.*

### **BH2008/03985**

#### **Former French Reformed Church Queensbury Mews Brighton**

Change of use from church (D1) to office (B1) with associated external alterations including reduction in height of service building to North elevation, removal of flue, new windows to East-elevation and new glazed entrance to service building.

**Applicant:** V Fund

**Officer:** Guy Everest 293334

**Approved on 17/03/09 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 new windows and their jambs, mullions, cills, transoms and heads, frames and glazing and the running of moulded bandings on the rendered east elevation shall match exactly the existing windows and moulded brick and stone bandings in their detailing and materials.

*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 be carried out until the following details have been submitted to and approved in writing by the Local Planning Authority:-

- i) details and a sample of the stone for the new copings and window surrounds;
- ii) details and a sample of the paint colour of the renderwork; and
- iii) details including a 1:20 scale elevation and 1:1 frame sections of the new door to the rear courtyard;

The development shall be completed in accordance with the approved details and shall be 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.*

**4) UNI**

The existing red brick archway and immediately abutting brick wall to the western elevation of the building, as indicated on drawing no. 1554 FRC P01, shall be retained unaltered externally.

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

**5) UNI**

The existing red brick archway and immediately abutting brick wall to the western elevation of the building, as indicated on drawing no. 1554 FRC P01, shall be retained unaltered externally.

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

**BH2009/00035**

**Bombay Lounge 31A North Street Brighton**

Listed building consent for the display of 1 no. non-illuminated protruding lettering and 1 no. hanging sign to front-elevation.

**Applicant:** Mr S Ahmed

**Officer:** Jason Hawkes 292153

**Refused on 10/03/09 DELEGATED**

**1) UNI**

Policy HE1 of the Brighton & Hove Local Plan states that proposals involving the alteration of a listed building will only be permitted where the proposal would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building. The hanging sign board has two fixing supports to the bracket and also two at the side to the fixing plate. This is excessive and makes the bracket look clumsy. There is also insufficient information regarding the design of the bracket back plate of the proposed hanging board sign. The individual lettering mounted vertically on the front

elevation is also inappropriate due to its form, location and inappropriate materials. This part of the building is not a shopfront and it is not a location that would traditionally bear the name of its building or its occupants. The proposal is therefore deemed to have an adverse impact on the historic and architectural character and appearance of the listed building and is contrary to the above policy.

**BH2009/00077**

**145-148 Western Road Brighton**

New shop front to facilitate extension of existing retail unit into adjacent empty unit

**Applicant:** Mr Andy Phipps

**Officer:** Adrian Smith 01273 290478

**Approved on 04/03/09 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 external finishes of the shopfront hereby permitted shall match in material, colour, style, bonding and texture those of the adjoining retail unit at 147-148 Western Road.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD10 of the Brighton & Hove Local Plan.*

**BH2009/00099**

**145-148 Western Road Brighton**

Display of illuminated fascia and projecting signs.

**Applicant:** Mr Andy Phipps

**Officer:** Adrian Smith 01273 290478

**Approved on 04/03/09 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.*

#### **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.*

### **BH2009/00110**

#### **Flat 16 Burleigh Court Cavendish Place Brighton**

Removal of existing railings and gutter to roof terrace and replacement with rendered walls and box gutters. Installation of external lighting.

**Applicant:** Ms Katie Beadle

**Officer:** Jason Hawkes 292153

**Refused on 13/03/09 DELEGATED**

#### **1) UNI**

Policy HE1 of the Brighton & Hove Local Plan states that proposals involving the alteration of a listed building will only be permitted where the proposal would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building. The height of the north and south sides of the wall to 1.8m is excessive and will look visually intrusive and out of character with the building. The painted unrendered blockwork on the outside of the wall and the proposed flashing for weather protection are also deemed unacceptable and will detract from the appearance of the listed building. The proposal is therefore deemed to have an adverse impact on the historic and architectural character and appearance of the listed building and is contrary to the above policy.

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

#### **BH2008/01637**

#### **129 North Street Brighton**

New aluminium fascia panel with internally illuminated signage and external green strip light x 1. New externally applied vinyl graphics x 2.

**Applicant:** Boots The Chemists

**Officer:** Steve Lewis 292321

**Approved on 11/03/09 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.*

**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.*

**BH2008/03472**

**34 Marlborough Place Brighton**

Proposed rear dormer, reinstatement of front railings and original front basement sash window (resubmission of BH2008/01946).

**Applicant:** Mrs Zerrin Hodgkins

**Officer:** Sonia Kanwar 292359

**Approved on 11/03/09 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) BH13.09**

The railings shown on the approved plans shall be painted black within one month of installation and shall be retained as such thereafter.

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

**3) BH13.12**

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

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

**4) UNI**

For the avoidance of doubt, the external width of the proposed rear dormer shall not exceed 1 metre and there shall be no other projections beyond the plane of the roof.

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

**5) UNI**

Before works commence a 1:20 scale section must be submitted showing the proposed floor construction.

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

**6) UNI**

For the avoidance of doubt, the proposed dormer shall be set back at least 500mm from the eaves, measured along the slope of the roof.

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

**7) UNI**

Before works commence, 1:20 scale elevations and 1:1 scale joinery sections must be submitted to and approved by the Local Planning Authority showing the proposed front basement window and the proposed rear dormer window. Both windows must be in painted softwood.

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

**8) UNI**

Before works commence, 1:20 scale elevations and 1:1 scale section details or samples must be submitted showing the proposed new railings to the front elevation. The railings must be in cast iron.

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

**BH2008/03543**

**Brighton Museum Church Street Brighton**

Replacement of air conditioning unit on roof and associated alterations to internal pipework.

**Applicant:** Brighton & Hove City Council

**Officer:** Sonia Kanwar 292359

**Approved Secretary of State on 05/03/09 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 details of the proposed colour scheme of the units 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.

**BH2008/03710**

**31 Tidy Street Brighton**

Demolition of rear ground floor extension and erection of ground and first floor extension, and re-instatement of pavement light well to front elevation. Installation of solar panel to rear roof.

**Applicant:** Mr Paul Clark

**Officer:** Sonia Kanwar 292359

**Approved on 03/03/09 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.*

### **5) UNI**

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

- i) 1:20 sample elevations and sections and 1:1 scale sectional profiles of the new windows and doors, their cills, reveals, thresholds and steps,
- ii) 1:1 scale sectional profiles of the stucco mouldings,
- iii) 1:20 scale plans, sections and elevations of the laminated glass cover and its cast iron frame for the front basement lightwell,

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

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

### **6) UNI**

The new and replacement windows shall be painted timber vertical sliding sashes with no trickle vents and with concealed sash boxes recessed within the reveals and masonry cills to match exactly the original sash windows, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, cill and reveal 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 sun pipe hereby approved shall be 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.*

### **8) UNI**

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

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

## **BH2008/03782**

### **21 Queens Road Brighton**

Change of use of the first and second floors from doctors surgery (D1) to residential (C3), and ground floor from doctors surgery (D1) to professional offices (A2).

**Applicant:** Gamerright Properties Ltd

**Officer:** Anthony Foster 294495

**Approved on 02/03/09 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) BH05.09**

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) BH06.02**

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**

The new dwelling shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority, where practicable and shall be maintained as such thereafter.

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

## **BH2008/03839**

### **22 North Place Brighton**

Replacement of existing front and rear single glazed timber windows with double glazed timber windows and replacement of existing rear door.

**Applicant:** Ms Katrina Watson

**Officer:** Helen Hobbs 293335

**Approved on 26/02/09 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) BH12.03**

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.*

## **BH2008/03909**

### **13 New Road Brighton**

Change of use of ground floor from A1 retail to a tea room for the sale of hot and cold drinks for consumption on and off the premises, within A1/A3 use classes.

**Applicant:** Mr Matthew Gunn

**Officer:** Aidan Thatcher 292265

**Approved on 16/03/09 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 use hereby permitted shall not be open to customers except between the hours of 07.30 and 18.30 Monday to Sunday, including 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.*

**3) UNI**

The use hereby permitted does not allow for the cooking of hot food from scratch within the premises, but does allow for the heating up of food cooked off the premises and all other food preparation.

*Reason: Insufficient information has been submitted to show where any extraction equipment ordinarily required for an A3 use would need to be located, and to which technical specification. The Local Planning Authority would therefore wish to retain control over any subsequent ducting supplied to the premises to ensure no harm to the host building, the character and appearance of the Valley Gardens Conservation Area or the amenity of neighbouring properties and to comply with policies QD14, QD27 and HE6 of the Brighton & Hove Local Plan.*

**BH2008/03921**

**Brighton Railway Station Queens Road Brighton**

Installation of enhancement illumination to Trafalgar Street underpass, including LED wall wash illumination, feature illumination to the existing brick arch entrances and road illumination.

**Applicant:** Mr Jim Mayor

**Officer:** Sonia Kanwar 292359

**Approved Secretary of State on 13/03/09 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 details of the colour finish of the control box, metal cable trunking and the aluminium lighting trough cover have been submitted to and approved by the Local Planning Authority in writing. These items shall be painted in the approved colour(s) and shall be maintained as such thereafter.

**BH2008/03924**

**84A Dyke Road Brighton**

Display of 1 no. internally illuminated projecting sign.

**Applicant:** Ms S Venkama

**Officer:** Helen Hobbs 293335

**Approved on 27/02/09 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.*

## **BH2008/03978**

### **London Road Car Park Providence Place Brighton**

Infilling existing garage openings with aluminium glazed doors, roller doors and removal of steel canopy above entrance. (Part Retrospective).

**Applicant:** Brighton & Hove City Council

**Officer:** Liz Holt 291709

**Approved - no conditions on 18/03/09 DELEGATED**

## **WITHDEAN**

### **BH2008/03168**

#### **Ground floor flat 34 Compton Road Brighton**

Erection of ancillary wooden building in garden to rear (retrospective)

**Applicant:** Mrs Linda Novis

**Officer:** Wayne Nee 292132

**Refused on 27/02/09 DELEGATED**

#### **1) UNI**

Policies QD1 and QD2 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design. Policy QD14 requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area, and should take into account the existing space around buildings. Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause loss of amenity to users and occupiers, including future residents. The wooden building, by virtue of its size, bulk and height, represents an incongruous unsympathetic feature which is considered out of keeping in relation to the setting which is characterised by open rear garden areas. Furthermore, the proposal results in the loss of a significant amount of outdoor amenity space to the detriment of the present and future occupiers of the host property. The proposal therefore is contrary to policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

#### **2) UNI2**

Policy QD14 of the Brighton & Hove Local Plan states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The wooden building, by virtue of its size, bulk, height, and proximity to neighbouring boundaries, results in an increase sense of enclosure which is significantly overbearing and detrimental to occupiers of adjoining neighbouring properties and their enjoyment of their outdoor amenity space. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2008/03821**

#### **16 Bavant Road Brighton**

Loft conversion incorporating 2 no. dormers to side and rear and 1 no. rooflight to front elevation.

**Applicant:** Mr David Hedgeland

**Officer:** Weahren Thompson 290480

**Refused on 26/02/09 DELEGATED**

#### **1) UNI**

The proposed dormer windows would, by reason of their design, size and positioning, adversely affect the character and appearance of the property, and would further be detrimental to the character and appearance of the Preston Park 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 SPGBH1 Roof Alterations and Extensions.

**BH2008/03974**

**10 Harrington Villas Brighton**

Installation of rooflight to front roof slope and replacement timber sliding sash windows to front.

**Applicant:** Miss Gilli Davidson

**Officer:** Jason Hawkes 292153

**Approved on 02/03/09 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 rooflight in the approved development shall be of 'conservation style' fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

**3) UNI**

The new front 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.*

**BH2009/00015**

**2 Surrenden Crescent Brighton**

Conversion of existing garage into living room.

**Applicant:** Mr Chris Gallagher

**Officer:** Adrian Smith 01273 290478

**Approved on 13/03/09 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.*

**BH2009/00148**

**29 Eldred Avenue Brighton**

Erection of a two storey front and side extension.

**Applicant:** Mr & Mrs Rusted

**Officer:** Jason Hawkes 292153

**Refused on 17/03/09 DELEGATED**

**1) UNI**

Policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan require that proposals 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 extension, by virtue of the inappropriate size and design of its roof, would form an incongruous and unsympathetic feature

poorly related to the uniform appearance of house and will be detrimental to the visual amenity of the overall street scene. The proposal is therefore contrary to the objectives of the above policies and Supplementary Planning Guidance Note 1: Roof Alterations and Extensions.

## **EAST BRIGHTON**

### **BH2007/03123**

#### **109 Marine Parade Brighton**

Replacement of glazing and frames to existing south facing balconies and replacement of existing roof to top balcony.

**Applicant:** Mr Alan Mainstone

**Officer:** Louise Kent 292198

**Approved on 12/03/09 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) BH12.01**

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) UNI**

No works shall take place until full details of the fixed and sliding screens, frames and operating mechanisms, including 1:1 scaled drawings, 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 comply with policy HE6 of the Brighton & Hove Local Plan.*

### **BH2008/02668**

#### **Royal Sussex County Hospital Eastern Road Brighton**

Construction of enclosure to house mechanical service plant (retrospective).

**Applicant:** Royal Sussex County Hospital

**Officer:** Sonia Kanwar 292359

**Approved - no conditions on 11/03/09 DELEGATED**

### **BH2008/03267**

#### **Flat 2 10A Bristol Gate Brighton**

Installation of new conservatory with flat roof and railings to replace existing conservatory and balcony (retrospective).

**Applicant:** Mr John Schlesinger

**Officer:** Helen Hobbs 293335

**Approved on 11/03/09 DELEGATED**

#### **1) UNI**

The balcony hereby approved, shall not be brought into use until a scheme for the screening of the Eastern side of the balcony has been submitted to and approved in writing by the Local Planning Authority. The agreed screen shall be retained as

such thereafter unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To safeguard the privacy of the occupiers of No. 10 Bristol Gate and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**BH2008/03503**

**Sussex House Annexe 37 St Georges Road Brighton**

Removal of structural timbers and wall on south facing section of building and construction of new foundations and wall.

**Applicant:** Mr Robert Brown

**Officer:** Sonia Kanwar 292359

**Approved on 10/03/09 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.*

**BH2008/03740**

**Flat 3 4 Belgrave Place Brighton**

Relocation of non load-bearing partition wall from the bathroom into the bedroom (retrospective)

**Applicant:** Mr Jamie Ritter

**Officer:** Helen Hobbs 293335

**Approved - no conditions on 09/03/09 DELEGATED**

**BH2008/03816**

**2 Portland Place, Brighton**

Reinstatement of rear infill two-storey extension, together with general repairs to internal fabric of building.

**Applicant:** Mr John Atkins

**Officer:** Anthony Foster 294495

**Approved on 06/03/09 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) BH13.01**

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.

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

**3) BH13.03**

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

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

**4) BH13.07**

No works shall take place until a schedule of all features to be removed, moved,

replaced or reinstated has been submitted to and approved in writing by the Local Planning Authority. All replacement and reinstatement features must match exactly the original in materials and detail. Photographs/drawings/sections recording the features to be replicated must be submitted along with 1:1 scale drawings of proposed items for approval by the Local Planning Authority.

*Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

**5) BH13.12**

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

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

**6) BH13.13**

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

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

**7) UNI**

Prior to the commencement of the development 1:1 sections and 1:20 elevations of the proposed fenestration 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 and retained as such thereafter.

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

**8) UNI**

The 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.*

**9) UNI**

Any new pipe work shall be black cast iron or aluminium and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

**10) UNI**

Any new external vents shall be finished flush with the external wall surface aluminium and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

**11) UNI**

Prior to the commencement of the development details relating to the method of damp proofing 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 and retained as such thereafter.

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

**BH2008/03916**

**9 Princes Terrace Brighton**

Conversion of a 3 storey dwelling (C3) to form a flat (C305) and maisonette (C306) incorporating a loft conversion with 1 no. dormer to the rear, first floor rear extension and external alterations.

**Applicant:** Ms Vanessa Smith

**Officer:** Liz Holt 291709

**Refused on 06/03/09 DELEGATED**

**1) UNI**

The proposed rear dormer window, by virtue of its size and design, which includes large areas of cladding, is considered to be overly bulky, oversized, poorly designed and poorly related to the existing building and therefore of detriment to the character and appearance of the existing property, the related terrace and the wider area. The proposal is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

**2) UNI2**

The proposed development would result in the loss of a small family dwelling which has an original floor area of less than 115sqm and was originally built with less than 4 bedrooms. As such the proposal is contrary to policy HO9 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposed layout of the proposed flat and maisonette result in the creation of internal bathroom and WC area with no provision of natural light or ventilation and as such, the proposal represents an energy inefficient form of development contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 08 on Sustainable Building Design.

**4) UNI4**

Although it is stated within the submitted Sustainability Checklist that secure cycle storage facilities will be provided the plans submitted fail to show where such facilities would be provided and as a result the Local Planning Authority is unable to make an assessment the adequacy of the cycle storage facilities contrary to policies TR1, TR14 and HO9 of the Brighton & Hove Local Plan.

**5) UNI5**

The replaced/altered windows and doors openings within the rear elevation of the property, along with the additional window within the proposed first floor extension, by virtue of their design, proportions, style and size are unsympathetic to the character and appearance of the existing property contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan

**BH2008/03951**

**2 Bristol Street Brighton**

Part retrospective application for conversion of residential garage & rooms into bedsit.

**Applicant:** Mr D Golding

**Officer:** Liz Holt 291709

**Refused on 10/03/09 DELEGATED**

**1) UNI**

The alterations to the front elevation of the property, by reason of the design and appearance of the 'garage door' is unrelated and unsympathetic to the uniform

character and appearance of the adjoining terrace properties and of detriment to the character and appearance of the Bristol Street street scene. The development is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The retention of the hard-standing area at the front of the property is considered to be of detriment to the character and appearance of the adjoining terrace and the Bristol Street street scene. The development is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**3) UNI3**

The applicant has failed to demonstrate that the division of the original house into two self-contained units is lawful and in the absence of such demonstration, it is considered that the proposal would be detrimental to the stock of local housing as it would result in the loss of a small family house, below the threshold of and contrary to, policy HO9 of the Brighton & Hove Local Plan.

**4) UNI4**

Notwithstanding the lawfulness of the division of the original house, the proposal would result in the loss of a small commercial unit and in the absence of demonstration that the use is redundant, the loss of the unit is considered to be detrimental to the local employment opportunities contrary to policies EM3 and EM6 of the Brighton & Hove Local Plan.

**5) UNI5**

The proposed ground floor bedsit would receive poor levels of natural light, ventilation and outlook due to the single aspect nature of the unit as a result of the creation of a lobby between the bedsit and the front elevation of the property. As such, the proposal represents an energy inefficient form of development in addition to a substandard level of accommodation which would be detrimental to the residential amenity of future occupiers and is contrary to policies SU2 and QD27 of the Brighton & Hove Local Plan and Supplementary Planning Document 08 on Sustainable Building Design.

**BH2008/03984**

**Cavendish Court 38 St Georges Road Brighton**

Removal of existing clay roof tiles and installation of a waterproofed plywood roof covering.

**Applicant:** Housing 21

**Officer:** Helen Hobbs 293335

**Approved on 02/03/09 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.*

**BH2009/00043**

**Flat 9 155-156 Marine Parade Brighton**

Removal and replacement of top floor front terrace balustrade and 2 No. 3rd floor rear windows.

**Applicant:** Mr Leslie Howe

**Officer:** Chris Swain 292178

**Approved on 09/03/09 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 external finishes of the works hereby permitted shall match in material, colour and style to those of Flat 10, 155-156 Marine Parade.

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

**BH2009/00044**

**Flat 9 155-156 Marine Parade Brighton**

Removal and replacement of top floor front terrace balustrade and 2 No. Third Floor rear windows.

**Applicant:** Mr Leslie Howe

**Officer:** Chris Swain 292178

**Approved on 05/03/09 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 external finishes of the works hereby permitted shall match in material, colour and style to those of Flat 10, 155-156 Marine Parade.

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

**HANOVER & ELM GROVE**

**BH2008/03599**

**43-45 Bentham Road Brighton**

Conversion and extension of existing building to form 8 studio flats and 1no. 3-bed unit including insertion of additional windows to front and rear and roof lights on North and South roof slopes.

**Applicant:** Mr Jack Woodward

**Officer:** Aidan Thatcher 292265

**Refused on 17/03/09 DELEGATED**

**1) UNI**

The proposed development fails to provide adequate refuse and recycling storage provision and as such would be contrary to policy SU2 of the Brighton & Hove Local Plan.

**2) UNI**

The proposal fails to demonstrate how the development would be efficient in the use of energy, water and materials and as such would be contrary to policy SU2 of the Brighton & Hove Local Plan.

**3) UNI**

The application fails to demonstrate adequate marketing information to justify the loss of the existing Class D1 community facility. As such the proposal would be contrary to Policy HO20 of the Brighton & Hove Local Plan.

**4) UNI**

The proposed development would represent an overdevelopment of the site by virtue of the number and cramped size of the units, particularly having regard to the dominance of studio units. Therefore the proposal would be contrary to policy HO4 of the Brighton & Hove Local Plan.

#### **5) UNI**

The proposed development would cause additional noise and disturbance to adjoining occupiers by virtue of the overdeveloped nature of the proposal and thus would be contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

#### **6) UNI**

The proposed development would cause loss of privacy and overlooking to the development permitted to the rear of the site and as such would be contrary to policy QD27 of the Brighton & Hove Local Plan.

#### **7) UNI**

The proposed development fails to respect the character and appearance of the host building by virtue of the rear extension and the number, size, position and materials of the proposed window and door openings resulting in harm to the host building, street scene and wider area. Therefore, the proposal would be contrary to policies QD1, QD2, QD5 and QD14 of the Brighton & Hove Local Plan.

#### **8) UNI**

The proposed development fails to provide adequate external private amenity space for each of the proposed units and as such would be contrary to policy HO5 of the Brighton & Hove Local Plan.

#### **9) UNI**

The proposed development fails to demonstrate adequate compliance with lifetime homes criteria and as such would be contrary to policy HO13 of the Brighton & Hove Local Plan.

#### **10) UNI**

The proposed development fails to provide adequate cycle parking in accordance with adopted standards and as such the proposal would be contrary to policies TR1 and TR14 of the Brighton & Hove Local Plan and SPG4 'Parking Standards'.

### **BH2008/03835**

#### **17 & 19 Brading Road Brighton**

Replacement of wooden sliding sash windows to front elevation with uPVC 'sash style' windows and replacement of wooden windows to rear with uPVC opening windows.

**Applicant:** Mr Mark Leach

**Officer:** Chris Swain 292178

**Approved on 05/03/09 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.*

### **HOLLINGDEAN & STANMER**

#### **BH2008/01061**

#### **2 Freehold Terrace Brighton**

Demolition of existing house and erection of eight new flats (amended design).

**Applicant:** Roche Barrett Estate

**Officer:** Ray Hill 293990

**Approved on 05/03/09 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) BH04.01**

The new dwellings 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) BH05.01**

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 the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and

(b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 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) BH05.02**

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

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

**7) 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.*

**8) 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.*

**9) 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.*

**10) 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.*

**11) 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.*

**12) UNI**

Prior to the commencement of development, full details of the proposed green roofs shall be submitted to and approved in writing by the Local Planning Authority. The green roofs shall be completed in accordance with the agreed details prior to the first occupation of the development hereby approved.

*Reason: To ensure that the development incorporates sustainability measures, to ensure that the proposal has an acceptable design and appearance and in accordance with policies SU2 and QD1 of the Brighton & Hove Local Plan and SPD08 - Sustainable Building Design.*

### **13) UNI**

Unless marked on the approved plans as a terrace, access to the flat roof over the building hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

### **14) UNI**

Prior to the commencement of development, details of measures to ensure that no overlooking from the ground floor terrace or first and second floor balconies on the front elevation towards the adjoining property to the west results shall be submitted to and approved in writing by the Local Planning Authority. These agreed measures shall be implemented in full prior to the first occupation of Flats 2, 4 or 6 as shown on the approved plans.

*Reason: To protect the residential amenity of adjoining residents and in accordance with Policy QD27 of the Brighton & Hove Local Plan.*

## **BH2008/03825**

### **8 Romsey Close Brighton**

Erection of a semi-detached two storey dwelling adjacent to existing dwelling

**Applicant:** Mr Haneef Franklin

**Officer:** Anthony Foster 294495

**Approved on 16/03/09 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) BH02.02**

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 to comply with policy QD14 of the Brighton & Hove Local Plan.*

#### **3) 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.*

#### **4) 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.*

**5) 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.*

**6) 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.*

**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) BH06.03**

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.*

**9) 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.*

**10) 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.*

**11) 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.*

#### **12) 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.*

#### **13) BH14.02**

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

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

#### **14) UNI**

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and

(b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 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.*

#### **15) UNI**

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

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

**16) 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.*

**17) UNI**

Notwithstanding the details on the approved plans, prior to commencement of the development details relating to the proposed fencing are to be submitted to and approved in writing by the local planning authority. The approved fencing shall be implemented and retained in full prior to occupation of the development.

*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.*

**18) UNI**

The development shall not be occupied until parking areas have been provided in accordance with the approved plans and 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 to comply with policies TR7 and TR19 of the Brighton & Hove Local Plan.*

**BH2009/00060**

**10 Stanmer Villas Brighton**

Certificate of lawfulness for the proposed erection of a rear dormer.

**Applicant:** Mrs Rachel Simmonds

**Officer:** Chris Swain 292178

**Approved on 13/03/09 DELEGATED**

**BH2009/00143**

**37 Dudley Road Brighton**

Erection of a single storey rear extension.

**Applicant:** Mr & Mrs Graham Rhodes

**Officer:** Helen Hobbs 293335

**Refused on 17/03/09 DELEGATED**

**1) UNI**

The length, siting and height of the proposal would, by reason of its overbearing impact, adversely impact on the residential amenity currently enjoyed by the adjoining properties at No.39 and No.35 Dudley Road and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The design and scale of the proposal would result in an unsympathetic and incongruent addition that would be detrimental to the appearance and character of the building and the rear street scene and is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

## **MOULSECOOMB & BEVENDEAN**

### **BH2008/03736**

#### **Land adjacent to 12 Hornby Road Brighton**

Construction of new two-storey, three bedroom detached dwelling.

**Applicant:** Miss Sue Brand

**Officer:** Ray Hill 293990

**Refused on 02/03/09 DELEGATED**

#### **1) UNI**

The proposal represents an over-development of the site resulting in 'town cramming' and a density of development in excess of what might reasonably be expected to be achieved on this site, and the dwelling would consequently appear incongruous and cramped in the street scene and out of character with the area. Such a proposal is therefore contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

#### **2) UNI**

The subdivision of the plot to accommodate a new dwelling is unacceptable as it would result in insufficient private amenity space to serve both the new dwelling and the existing dwelling in comparison with other development in the area, contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

#### **3) UNI**

The proposed development, by virtue of its size, siting and design, would adversely affect the amenities of the occupiers of No's 12 and 14 Hornby Road resulting in a loss of sunlight, loss of privacy and over-dominance and visual intrusion, contrary to policy QD27 of the Brighton & Hove Local Plan.

#### **4) UNI**

The proposal fails to meet the travel demands arising from the development contrary to policies TR1 and QD28 of the Brighton & Hove Local Plan.

### **BH2008/03973**

#### **79a & 81a Norwich Drive (Rear of 13-15 Kenilworth Close) Brighton**

Erection of pair of matching single storey rear conservatory extensions, one to each new property. (Retrospective)

**Applicant:** Mr Lee Claxton

**Officer:** Sonia Kanwar 292359

**Approved on 11/03/09 DELEGATED**

### **BH2009/00236**

#### **Rear of 58-74 Baden Road Brighton**

Application for Variation of Condition 6 of application BH2008/01049 to change requirement for Code for Sustainable Homes Rating from Level 4 to Level 3.

**Applicant:** Alchemy Homes

**Officer:** Liz Holt 291709

**Approved on 13/03/09 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) 02.06A**

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

at all times.

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

**3) 03.01A**

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

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

**4) 05.01A**

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

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

**5) 05.02A**

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

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

**6) 06.01A**

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

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

**7) 06.02A**

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

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

**8) UNI**

Notwithstanding the approved floor plans, the development hereby permitted shall not commence until revised floor plans incorporating lifetime home

standards have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the agreed details and retained thereafter.

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

#### **9) UNI**

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

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

#### **10) UNI**

No development shall take place until there has been submitted to and approved by the Local Planning Authority in writing 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 accord with policy QD15 of the Brighton & Hove Local Plan.*

#### **11) UNI**

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

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

#### **12) UNI**

The fence along the north west boundary of the site as shown on plan number 2155/01 shall be erected prior to the commencement of any works on the site.

*Reason: In the interests of preserving those trees beyond the north west boundary of the development site within the rear gardens of numbers 58-74 Baden Road and to ensure existing landscape features are retained in the interest of the visual amenity of the area, to accord with policies QD15 and QD16 of the Brighton & Hove Local Plan.*

### **QUEEN'S PARK**

#### **BH2008/03728**

#### **14-17 Manchester Street Brighton**

Internal alterations associated with a change of use of existing ground floor theatre bar (D1/2) to office (B1).

**Applicant:** Ms Angi Mariani

**Officer:** Anthony Foster 294495

**Approved on 02/03/09 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) BH13.12**

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

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

**3) UNI**

Notwithstanding the approved plans, no works shall take place until full details of the proposed glazed partition including 1:20 scale sample elevations and 1:1 scale profiles of the partition 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.*

**4) UNI**

Notwithstanding the approved plans, no works shall take place until full details of the proposed dwarf wall/balustrade including 1:20 scale sample elevations and 1:1 scale profiles of the dwarf wall/balustrade 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.*

**BH2008/03729**

**14-17 Manchester Street Brighton**

Change of use of existing ground floor theatre bar (D1/2) to office (B1).

**Applicant:** Ms Angi Mariani

**Officer:** Anthony Foster 294495

**Approved on 02/03/09 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 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.*

**BH2008/03779**

**1-96 Wiltshire House Lavender Street Brighton**

Application of render to exterior of building.

**Applicant:** Brighton & Hove City Council

**Officer:** Chris Swain 292178

**Approved on 03/03/09 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 samples of the materials (including the joints between the render panels, the colour of render, paintwork and colourwash) to be used in external surfaces of the development 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 & QD14 of the Brighton & Hove Local Plan.*

**BH2008/03813**

**1-73 Somerset Point Somerset Street Brighton**

Application of render to exterior of building.

**Applicant:** Mr Ken Warren

**Officer:** Sonia Kanwar 292359

**Approved on 03/03/09 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 samples of the materials (including the joints between the render panels, the colour of render, paintwork and colourwash) to be used in external surfaces of the development 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 & QD14 of the Brighton & Hove Local Plan.*

**BH2008/03826**

**Alliance Pharmacy 105 St Georges Road Brighton**

Display of externally illuminated fascia sign and projecting sign.

**Applicant:** Boots the Chemist

**Officer:** Helen Hobbs 293335

**Approved on 02/03/09 PLANNING COMMITTEE**

**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.*

## **BH2008/03840**

### **24 New Steine Brighton**

The demolition of a shed and single storey extension to form rear lower ground and ground floor extension incorporating internal alterations.

**Applicant:** Mr Richard Kirby

**Officer:** Aidan Thatcher 292265

**Refused on 27/02/09 DELEGATED**

### **1) UNI**

The proposed development, by virtue of the excessive footprint, bulk, and design of the rear extension and the loss of the historic garden, would create an overly dominant alteration causing harm to the character and appearance of the listed building, its setting and the wider East Cliff Conservation Area. As such the proposal is contrary to policies HE1, HE3 and HE6 of the Brighton & Hove Local

Plan.

**2) UNI2**

The proposed development, by virtue of the combined height, length and bulk of the rear extension would cause a loss of light and an overbearing impact to an unacceptable degree on the neighbouring properties and as such would be contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2008/03964**

**Flat 1 22 Upper Rock Gardens Brighton**

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

**Applicant:** Ms Cathy Ceesay

**Officer:** Helen Hobbs 293335

**Approved on 06/03/09 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.*

**BH2009/00016**

**113 Freshfield Road Brighton**

Erection of a single storey rear extension.

**Applicant:** Ms Melanie Withers

**Officer:** Helen Hobbs 293335

**Approved on 02/03/09 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.*

**ROTTINGDEAN COASTAL**

**BH2008/02499**

**27 Roedean Crescent Brighton**

Demolition of existing house and its replacement with a 6 bedroom house with integral double garage and cycle store.

**Applicant:** Mr & Mrs Blomfield

**Officer:** Kate Brocklebank 292175

**Approved on 05/03/09 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**

No development shall take place until samples of the materials (including colour

of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

### **3) UNI**

The 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.*

### **4) UNI**

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and

(b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for the residential unit 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.*

### **5) UNI**

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

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

### **6) UNI**

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) UNI**

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

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

**8) UNI**

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

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

**9) UNI**

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

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

**10) 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.*

**11) UNI**

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.*

**12) UNI**

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

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

**13) UNI**

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.*

**14) UNI**

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

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

**15) UNI**

No development approved by this permission shall be commenced until a scheme for the provision 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 accordance with the details and timetable agreed.

*Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and to comply with policy SU3 of the Brighton & Hove Local Plan.*

**BH2008/03008**

**1 Arundel Terrace Brighton**

Internal alterations to common areas of building.

**Applicant:** Miss Samantha Inglethorpe

**Officer:** Chris Swain 292178

**Approved on 12/03/09 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.*

**BH2008/03443**

**65 High Street Rottingdean Brighton**

Demolition of existing external gents toilet block and construction of timber smoking shelter.

**Applicant:** Mr David McKerchar

**Officer:** Helen Hobbs 293335

**Approved on 03/03/09 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 smoking shelter/area shall not be used between 22.00 and 10.00 the following morning.

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

### **3) UNI**

Notwithstanding the submitted drawings, the new lean-to smoking shelter shall not have timber brackets on its supporting posts. The revised plans with the timber brackets omitted are to be submitted to and approved 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.*

### **4) UNI**

The following details shall be submitted to and approved by the Local Planning Authority before works commence:-

- i) 1:20 elevations and sections, and 1:1 joinery sectional profiles of the new doors details of their finishes,
- ii) details and samples of materials, including the roof slates and new floor surfacing and finishes
- iii) large scale details of the timber structure for the new smoking shelter including 1:20 scale elevations and sections;

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

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

### **5) UNI**

The new walls and infilling of doors and works of making good shall match exactly the renderwork, plasterwork and finishes of the original walls.

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

### **6) UNI**

The timber work of the new smoking shelter hereby approved shall be treated with a clear wood preservative and allowed to weather to a natural silvery grey.

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

## **BH2008/03444**

### **65 High Street Rottingdean Brighton**

Demolition of existing external and internal gents toilet blocks. Removal of sections of wall between existing store room, cellar and corridor and construction of timber smoking shelter.

**Applicant:** Mr David McKerchar

**Officer:** Helen Hobbs 293335

**Approved on 03/03/09 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**

Notwithstanding the submitted drawings, the new lean-to smoking shelter shall not have timber brackets on its supporting posts. The revised plans with the timber brackets omitted are to be submitted to and approved 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.*

#### **3) UNI**

The following details shall be submitted to and approved by the Local Planning

Authority before works commence:-

- i) 1:20 elevations and sections, and 1:1 joinery sectional profiles of the new doors and their architraves and details of their finishes,
- ii) the new fireplaces which are proposed to be installed in the building, including where they are to be located, including 1:10 scale drawings and if available, photographs;
- iii) details and samples of materials, including the roof slates and new floor surfacing and finishes
- iv) large scale details of the timber structure for the new smoking shelter including 1:20 scale elevations and sections;

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

*Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of the listed building and in accordance with policy HE1 and HE4 of the Brighton & Hove Local Plan.*

#### **4) UNI**

The new walls and infilling of doors and works of making good shall match exactly the renderwork, plasterwork and finishes of the original walls.

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

#### **5) UNI**

The timber work of the new smoking shelter hereby approved shall be treated with a clear wood preservative and allowed to weather to a natural silvery grey.

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

### **BH2008/03593**

#### **Between pontoons 6 & 7 Western Concourse Brighton Marina Brighton**

Construction of new single storey floating building for use as a club house.

**Applicant:** Mr Andrew Orton

**Officer:** K Haffenden 292361

**Approved on 02/03/09 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) 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) 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.*

#### **5) 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.*

#### **6) 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*

#### **7) 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.*

#### **8) BH07.12**

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

*Reason: The Local Planning Authority would wish to retain control over any subsequent change of use 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.*

#### **9) 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 facade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise levels. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142: 1997.

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

## **10) UNI**

No development shall take place until a written scheme for the monitoring of changes to marine life in relation to the development has been submitted to and approved in writing by the Local Planning Authority in accordance with details of the scope and methodology of the scheme which shall also have been submitted to and approved in writing by the Local Planning Authority. The monitoring scheme shall be implemented in accordance with the agreed details.

*Reason: To determine the effects of the installation of permanent floating structures on the ecology of Brighton Marina and to comply with policy NC4 of the Brighton & Hove Local Plan.*

### **BH2008/03707**

#### **1 & 2 Northgate Cottages Falmer Road Rottingdean Brighton**

Subdivision of the studio from 1 & 2 Northgate Cottages to form a self contained residential unit and construction of a square bay window on the south eastern elevation and the erection of approximately 0.85m high flint and brick wall.

**Applicant:** Mr Kim Strasman

**Officer:** Kate Brocklebank 292175

**Refused on 04/03/09 DELEGATED**

#### **1) UNI**

The proposed use as a separate dwelling and the associated removal of the garage door which would change the character of the building as an ancillary outbuilding of the main house, the subdivision of the plot, and the reduction of the size of the historic garden of the house would detract from the setting of the listed building and the surrounding conservation area by altering the historic development pattern and plot divisions of this part of the conservation area, contrary to policy HE3 and HE6 of the Brighton & Hove Local Plan.

#### **2) UNI**

The openings on the north east elevation of the studio at first storey level would give rise to the perception of overlooking owing to the large scale and close proximity to the existing dwelling therefore adversely affecting the residential amenities of 2 Northgate Cottages contrary to policy QD27 of the Brighton & Hove Local Plan.

#### **3) UNI**

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

### **BH2008/03708**

#### **1 & 2 Northgate Cottages Falmer Road Brighton**

Creation of a new opening in the existing flint walling and erection of approximately 0.85m high flint and brick wall.

**Applicant:** Mr Kim Strasman

**Officer:** Kate Brocklebank 292175

**Refused on 04/03/09 DELEGATED**

#### **1) UNI**

The erection of the proposed flint walling by reason of its siting, subdivision of the plot and the reduction of the size of the historic garden of the house would detract from the setting of the listed building by altering the historic development pattern and plot division of the property contrary to policy HE3 the Brighton & Hove Local Plan.

**BH2008/03895**

**Black Rock Madeira Drive And Marine Drive (A259) From Black Rock To Eastern City Boundary.**

Application for approval of details reserved by condition 6, 7, 10, and 14 of application BH2005/05602.

**Applicant:** Southern Water Services Ltd

**Officer:** K Haffenden 292361

**Approved on 17/03/09 DELEGATED**

**BH2008/03907**

**Eagles Steyning Road Rottingdean Brighton**

Application for approval of details reserved by conditions 2,4,5 and 6 of application BH2007/01841.

**Applicant:** Ms Karron Stephen-Martin

**Officer:** Liz Holt 291709

**Approved on 05/03/09 DELEGATED**

**BH2008/03913**

**14 The French Apartments De Courcel Road Brighton**

Loft conversion incorporating 1 no. rooflight.

**Applicant:** Mr Alan Weiner

**Officer:** Louise Kent 292198

**Approved on 10/03/09 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.*

**BH2008/03914**

**14 The French Apartments De Courcel Road Brighton**

Loft conversion incorporating 1 no. rooflight and associated internal alterations.

**Applicant:** Mr Alan Weiner

**Officer:** Louise Kent 292198

**Approved on 10/03/09 DELEGATED**

**1) BH13.12**

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

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

**2) UNI**

The new domelight shall not rise above the parapet wall around the roof.

*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 exterior finish of the roof shall be made good to match in material, colour, style, bonding and texture that of the existing roof.

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

**BH2008/03958**

**West View Steyning Road Brighton**

Certificate of Lawfulness for proposed removal of existing garage door and installation of 1 no. softwood sliding sash style window in North elevation of converted garage.

**Applicant:** Mr A Laurillard

**Officer:** Sonia Kanwar 292359

**Approved on 06/03/09 DELEGATED**

**BH2009/00006**

**20 Ridgewood Avenue Saltdean Brighton**

Certificate of Lawfulness for the proposed erection of a single storey rear and side extension and installation of 1 no. rooflight.

**Applicant:** Mr J Edwards

**Officer:** Helen Hobbs 293335

**Approved on 10/03/09 DELEGATED**

**BH2009/00037**

**5 Edward Avenue Brighton**

Demolition of existing garage and construction of single storey extension to side/rear with part pitched, part flat roof.

**Applicant:** Mr S Francis

**Officer:** Sonia Kanwar 292359

**Refused on 10/03/09 DELEGATED**

**1) UNI**

The development, by virtue of the proposed pitched roof to the front, is not of a sympathetic design and would detract from the character and appearance of the building and would look out of character within the street scene. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

**BH2009/00056**

**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 Cooke Design Associates Ltd

**Officer:** Helen Hobbs 293335

**Approved on 09/03/09 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.*

**BH2009/00115**

**St. Edmunds Steyning Road Rottingdean Brighton**

Two storey rear extension with pitched roof and incorporating roof terrace.

**Applicant:** Mr & Mrs Paul & Sanoma Evans

**Officer:** Aidan Thatcher 292265

**Refused on 13/03/09 DELEGATED**

**1) UNI**

The proposal would cause a detrimental impact to the amenity of the adjoining occupiers by virtue of overbearing impact caused by the height and length of the rear projections. Therefore the proposal would be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

## **2) UNI**

The proposal would cause an overbearing impact to the host property by virtue of the scale, bulk and massing of the proposed extension, and as such would be contrary to policy QD14 of the Brighton & Hove Local Plan.

### **BH2009/00126**

#### **2 Withyham Avenue Brighton**

Change of use store and boiler room (SG) to retail (A1). New external door and window and new ramped access.

**Applicant:** Mr Andy Hood

**Officer:** Anthony Foster 294495

**Approved on 17/03/09 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**

Prior to the commencement of development hereby approved, 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:

- a) all previous uses
- b) potential contaminants associated with those uses
- c) a conceptual model of the site indicating sources, pathways and receptors
- d) potentially unacceptable risks arising from contamination at the site.

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 longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

*Reason: To ensure that the existing land is not contaminated and if so suitable remediation works are carried out in accordance with policy SU11 of the Brighton & Hove Local Plan.*

#### **3) UNI**

Prior to occupation of any part of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

*Reason: To ensure that the existing land is not contaminated and if so suitable remediation works are carried out in accordance with policy SU11 of the Brighton & Hove Local Plan.*

#### **4) 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.*

### **WOODINGDEAN**

#### **BH2008/02436**

##### **Land at and rear of 3 The Ridgway Woodingdean**

Construction of 7 houses comprising a mix of three and four bedroom units with ground, first and roof space accommodation. Provision of parking spaces with new access to Balsdean Road serving five houses and new access to the Ridgway to serve two houses.

**Applicant:** Mr David Sheridan

**Officer:** David Alabi 290486

#### **Approved on 26/02/09 PLANNING COMMITTEE**

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

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

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

##### **2) 06.03A**

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

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

##### **3) 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.*

##### **4) 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.*

#### **5) 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.*

#### **6) BH04.01**

The new dwellings 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.*

#### **7) BH05.01**

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 the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and

(b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 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.*

#### **8) 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.*

#### **9) BH06.01**

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

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

#### **10) 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.*

**11) 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.*

**12) BH14.02**

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

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

**13) UNI**

Prior to the commencement of development, a scheme for rainwater recycling shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details prior to the first occupation of the development hereby approved.

*Reason: In the interests of the efficient use of water and in order to comply with policy SU2 of the Brighton & Hove Local Plan.*

**14) UNI**

Prior to the commencement of development, detailed drawings including levels, sections and constructional details of the proposed access road, surface water drainage, outfall disposal and street lighting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details.

*Reason: In the interest of highway safety, to ensure satisfactory drainage and to comply with policies TR1, TR10, SU5 and SU15 of the Brighton & Hove Local Plan.*

**15) UNI**

No development shall commence until an Arboricultural Method Statement, including full details of measures to protect the existing trees during construction, has been submitted to and approved in writing by the Local Planning Authority. Protective 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 during the period of construction. The development shall be

implemented in strict accordance with the approved Arboricultural Method Statement.

*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.*

#### **16) UNI**

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. A minimum of two new trees shall be included for every tree that will be removed as part of the 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.*

### **BH2008/03389**

#### **Land Rear Of 95 The Ridgway Brighton**

Proposed two storey dwelling.

**Applicant:** Mr Darren Knight

**Officer:** Anthony Foster 294495

**Approved on 06/03/09 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) BH02.02**

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 to comply with policy QD14 of the Brighton & Hove Local Plan.*

#### **3) 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.*

#### **4) 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.*

**5) 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.*

**6) 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.*

**7) 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.*

**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) BH11.01**

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.*

**10) 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.*

**11) 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.*

**12) UNI**

The window in the north elevation shall not be glazed otherwise than with obscured glass and top hung 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.*

**13) UNI**

For the purposes of construction, access to the site for construction vehicles and the delivery of materials shall be from The Ridgway and not over the green open space of Kipling Avenue.

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

**14) 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.*

**15) UNI**

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 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.*

**16) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Building Research Establishment issued Final Code Certificate confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 has been

submitted to, and approved in writing by, the Local Planning Authority.

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

### **BH2008/03562**

#### **7 Rudyard Close Brighton**

Demolition of conservatory and erection of two-storey side extension.

**Applicant:** Mr Lee Cooper

**Officer:** Louise Kent 292198

**Refused on 02/03/09 DELEGATED**

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

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

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

The proposed extension, by virtue of its siting, height, design and massing would fail to maintain an appropriate gap between the building and the joint boundary, would result in a loss of light and aspect to the side windows present on 27c The Ridgway and would have an overbearing and enclosing impact on that property. As such the proposal would adversely impact on the levels of residential amenity currently enjoyed by 27c The Ridgway, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2008/03753**

#### **12 Warren Rise Brighton**

Demolition of existing bungalow and outbuildings and erection of 2no two-storey, three bedroom semi-detached houses, with detached garage and solar panels on roof.

**Applicant:** Mr Richard Ickeringill

**Officer:** Liz Holt 291709

**Approved on 12/03/09 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) BH02.01**

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 for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

##### **3) 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.*

**4) 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.*

**5) BH04.01**

The new dwellings 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) BH05.10**

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.*

**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) UNI**

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 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.*

#### **10) UNI**

The measures set out in the Waste Minimisation Statement submitted on the 1st October 2008 shall be implemented in strict accordance with the approved details.

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

#### **11) UNI**

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

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

### **BH2008/03788**

#### **8 McWilliam Road Brighton**

Proposed paved hard standing to front and side of garage.

**Applicant:** Mr Jim Mercer

**Officer:** Chris Swain 292178

**Approved on 04/03/09 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**

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.*

**BH2008/03807**

**133 The Ridgway Woodingdean Brighton**

Certificate of Lawfulness for proposed single storey extension.

**Applicant:** Mrs Jill Callaghan

**Officer:** Helen Hobbs 293335

**Approved on 02/03/09 DELEGATED**

**BH2008/03930**

**202 Warren Road Brighton**

Demolition of existing garage and replace with new garage/store (part retrospective).

**Applicant:** Mr Antony Ashbee / Sarah Dibley

**Officer:** Helen Hobbs 293335

**Approved on 10/03/09 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.*

**BRUNSWICK AND ADELAIDE**

**BH2007/04446**

**7 Brunswick Street West Hove**

Insertion of new windows to front and rear ground floor (part retrospective). Amended scheme.

**Applicant:** Mr R Rigg

**Officer:** Clare Simpson 292454

**Approved on 26/02/09 PLANNING COMMITTEE**

**1) UNI**

Within six months of the date of the approval, unless otherwise agreed in writing, the windows on the front elevation of the building shall be removed and the windows hereby approved shall fully installed and shall be retained as such thereafter. The approved windows shall exactly follow the design and detailing of windows installed at no.9 Brunswick Street West.

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

**2) UNI**

Within three months of the date of the permission, unless otherwise agreed in writing, full details of the proposed rear sliding sash window shall be submitted to and approved by the Local Planning Authority in writing. The approved windows shall be installed within six months of the date of permission, unless otherwise agreed in writing, and shall be retained in place thereafter. The finishing around the new windows shall exactly match the finishes on the rear elevation.

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

## **BH2008/03132**

### **64 Church Road Hove**

Extension to ground floor A1 retail use into part basement, change of use of 1st, 2nd and 3rd floor office space (B1) use to 3 self contained flats, communal stairwell extension to rear.

**Applicant:** Tim Harding

**Officer:** Clare Simpson 292454

**Approved on 05/03/09 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) 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.*

#### **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) 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.*

#### **7) BH12.04**

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

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

#### **8) 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.*

#### **9) UNI**

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

*Reason: To ensure that the proposed development 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, SU15 and HO7 of the Brighton & Hove Local Plan.*

### **BH2008/03453**

#### **10 Western Road Hove**

Variation of condition 1 of BH2005/05358 to read: The premises shall not be open or in use except between the hours of 09.00 and 01.30 on Sunday to Thursday, and 09.00 and 02.30 on Friday and Saturday.

**Applicant:** Mr Benjamin McKeever

**Officer:** Jason Hawkes 292153

**Refused on 03/03/09 PLANNING COMMITTEE**

#### **1) UNI**

The proposed variation of condition 1 would result in a development having an adverse impact on the amenities of nearby residents. The proposal is therefore contrary to policies QD27 and SU10 of the Brighton & Hove Local Plan.

### **BH2008/03585**

#### **27A Wilbury Road Hove**

Enlargement of existing door to rear elevation and installation of new roof-lantern skylights to ground floor side extension.

**Applicant:** Mr Dexter Tiriani

**Officer:** Jonathan Puplett 292525

**Approved on 27/02/09 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.*

**BH2008/03632**

**Flat 3 17 Brunswick Terrace Hove**

Replacement of existing metal framed windows with traditional box sashes.

**Applicant:** Goodman Property Investments

**Officer:** Chris Wright 292097

**Approved on 26/02/09 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 glazing bars of the replacement windows hereby permitted shall not exceed 20mm in width and the box frames shall be concealed behind the existing outer leaf of brickwork and set on the inner face of the wall.

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

**BH2008/03783**

**Flat 4 3 Brunswick Place Hove**

Internal and external alterations involving relocation of kitchen to existing north-east bedroom to front elevation and removal and replacement of one tile to provide new tile with vent outlet to third floor flat.

**Applicant:** Mr Mark Parker

**Officer:** Weahren Thompson 290480

**Refused on 03/03/09 DELEGATED**

**1) UNI**

The proposed development by reason of its external treatment to the roof would appear an incongruous feature and is likely to harm the architectural and historic character of this Grade II statutory listed building located within the setting of a group of terrace listed buildings. The proposal is therefore contrary to Policy HE1 of the Brighton & Hove Local Plan and to the provisions of Supplementary Planning Guidance BH 13 Listed Buildings - General Advice.

**BH2008/03885**

**Amber Court 38 Salisbury Road Hove**

Formation of additional storey to create 2 no. 2 bed flats.

**Applicant:** Mr Vic Marchant

**Officer:** Guy Everest 293334

**Refused on 26/02/09 DELEGATED**

**1) UNI**

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

**2) UNI2**

There is insufficient information to demonstrate that the proposed development will not result in harmful loss of light and overshadowing of adjoining gardens to the rear of the application site on Palmeira Avenue. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan which seeks to protect residential amenity.

**BH2009/00027**

**2 Brunswick Terrace Hove**

Internal repairs to the spine partition and replacement of a fireplace.

**Applicant:** Mr Richard Vahrman

**Officer:** Jonathan Puplett 292525

**Approved on 10/03/09 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**

Any replacement decorative plasterwork required shall be carried out in the traditional manner to match the existing detailing.

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

**3) UNI**

The proposed replacement fireplace shall not be installed until full details of this feature have been submitted to and approved in writing by the local planning authority. Works shall be carried out in strict accordance with the approved details.

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

**CENTRAL HOVE**

**BH2008/03706**

**Flat 4 Courtenay Lodge Courtenay Terrace Hove**

The provision of a suspended ceiling, existing ceiling to remain.

**Applicant:** Mr Rod Smallwood

**Officer:** Charlotte Hughes 292525

**Approved on 18/03/09 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) BH13.02**

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.*

**BH2008/03820**

**Grosvenor Casino 28 Fourth Avenue Hove**

Application for Removal of Condition 2 of application 3/79/0653 which states that "The use hereby authorised shall be restricted to the hours between 2pm and 4am except that on Sunday the use shall cease at 2am instead of 4am.

**Applicant:** Grosvenor Casinos Ltd

**Officer:** Clare Simpson 292454

**Approved on 27/02/09 DELEGATED**

**1) UNI**

Amplified music or other noise from within the premises shall not be audible at any noise sensitive premises during hours of operation.

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

**BH2008/03892**

**22 Connaught Road Hove**

Change of use from vacant offices (A2) to childrens day nursery (D1).

**Applicant:** The Angmering Day Nurseries Ltd

**Officer:** Clare Simpson 292454

**Approved on 18/03/09 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) 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**

The number of children attending the nursery shall not exceed 35 at any time and the children shall only use the ground and first floors of the property.

*Reason: To safeguard the amenities of the locality and to comply with policies HO26, SU10 and QD27 of the Brighton & Hove Local Plan.*

**4) UNI**

The premises shall not be used except between the hours of 07.30 to 18.30 Mondays to Friday with no use permitted on Saturdays, Sundays or Bank Holidays.

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

**5) UNI**

Outdoor play sessions shall be restricted to within the hours of 09.00 to 18.00 Mondays to Fridays with no use permitted on Saturdays, Sundays or Bank Holidays.

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

**6) UNI**

Prior to development commencing details of the management of the use of the outdoor space shall be submitted to and approved by the Local Planning Authority in writing and the area shall only be used in accordance with these approved details thereafter. The management plan for the outdoor space shall be reviewed annually and submitted to and agreed in writing by the Local Planning Authority.

*Reason: To ensure the effective management of the outdoor space and safeguard the amenities of the locality and to comply with policies QD27 and HO26 of the Brighton & Hove Local Plan.*

**7) UNI**

Prior to development commencing an access plan shall be submitted to and approved by the Local Planning Authority in writing. The submitted plan shall

indicate how access can be improved to the front of the premises and how the nursery would accommodate children with disabilities on the first floor, and give strategies showing how the children and babies will access garden-play from the first floor. The plan shall be implemented as agreed and retained in place thereafter.

*Reason: to ensure the facility is accessible for all members of the community in accordance with policy HO26 of the Brighton & Hove Local Plan.*

#### **8) UNI**

Prior to development commencing, details of a 2.0 metre high reflective noise barrier with a minimum mass of 10 kg/m<sup>2</sup>, which shall be erected along the full length of the North, South and West boundary of the external play area, shall be submitted to and approved by the Local Planning Authority in writing. The barrier shall be erected in accordance with the approved details and retained in place for the duration of the approved use.

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

#### **9) UNI**

No amplified music or musical equipment shall be used in the outdoor play area.

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

#### **10) UNI**

The use of the side gate and access path shall be for emergency purposes only and shall not be used for daily access at anytime.

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

#### **11) UNI**

The measures outlined in the submitted travel plan shall be implemented in their entirety on commencement of the approved use and the travel plan shall thereafter be reviewed and updated annually. The subsequent travel plans shall include a travel survey of staff and parents, staggered pick up and drop off times and shall be submitted to and approved by the Local Planning Authority in writing. The travel plans as approved shall be adhered to thereafter.

*Reason: To ensure that traffic generation is adequately managed and reliance on private motor vehicles reduced in compliance with policies TR1, TR4, TR7 and TR14 of the Brighton & Hove Local Plan.*

### **BH2008/03956**

#### **Courtenay Beach Courtenay Terrace Hove**

Internal alterations to basement floor together with replacement glazed doors and windows to rear basement floor elevation.

**Applicant:** Mrs Kathy Smallwood

**Officer:** Chris Wright 292097

**Approved on 27/02/09 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) BH13.05**

No works shall take place until full details of the proposed works including 1:20 scale sample elevations and 1:1 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, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.*

**3) BH13.12**

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

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

**4) UNI**

No works shall take place until full details of the appearance and joinery of the proposed internal doors and architraves, including 1:20 scale sample elevations and 1:2 scale 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, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.*

**BH2009/00042**

**2 Connaught Terrace Hove**

Loft conversion to provide additional living accommodation -extra bedroom - incorporating two rear dormer windows to existing two bedroom first floor flat.

**Applicant:** Mr Mark Packwood

**Officer:** Weahren Thompson 290480

**Approved on 04/03/09 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.*

**BH2009/00071**

**59 George Street Hove**

New shopfront roller shutter over recessed doorway

**Applicant:** Mr Graham Aldous

**Officer:** Adrian Smith 01273 290478

**Approved on 16/03/09 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 external finishes of the security shutter 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 policy QD10 of the Brighton & Hove Local Plan.*

## **GOLDSMID**

### **BH2008/02359**

#### **Flat 1-4 2 Somerhill Road Hove**

Replacement of existing timber windows on the ground and first floor flats to UPVC windows (retrospective).

**Applicant:** Mr Bryan Driffill

**Officer:** Wayne Nee 292132

**Approved - no conditions on 27/02/09 DELEGATED**

### **BH2008/03209**

#### **26 Wilbury Gardens Hove**

Alterations to front boundary wall and creation of crossover.

**Applicant:** Mr David Bremerkamp

**Officer:** Mark Thomas 292336

**Approved on 27/02/09 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) UNI**

No development shall take place until a scheme for the protection of the Elm tree located on the pavement to the front of the property has been submitted to and agreed in writing by the local planning authority. The scheme shall accord with the provisions BS5837 (2005) Trees on development sites during construction. The development shall be thereafter constructed in strict accordance with the agreed details.

*Reason: To ensure the adequate protection of a tree to the front of the property and to comply with policies QD14 and QD16 of the Brighton & Hove Local Plan.*

### **BH2008/03982**

#### **51 & 51A Hove Park Villas**

Certificate of Lawfulness for a proposed conversion from two flats (C305) to a single dwelling house (C3).

**Applicant:** Mr Nick Scott

**Officer:** Jason Hawkes 292153

**Approved on 06/03/09 DELEGATED**

**BH2009/00065**

**36 Hovedene Cromwell Road Hove**

Installation of uPVC patio doors and sidelights to rear balcony

**Applicant:** Ms Alison Jelly

**Officer:** Mark Thomas 292336

**Approved on 03/03/09 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.*

**BH2009/00164**

**64 Palmeira Avenue Hove**

Application for variation of condition 2 of application BH2006/03924 to increase the number of children attending the nursery from 48 to 53.

**Applicant:** Mrs Phillipa Douglas

**Officer:** Guy Everest 293334

**Approved on 10/03/09 DELEGATED**

**1) UNI**

The number of children attending the nursery, as indicated on drawing nos. A576 02, shall not exceed 53 at any one time.

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

**2) UNI**

The first floor nursery room, as indicated on drawing no. A576 02, shall be used by no more than 6 children at any one time.

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

**3) UNI**

Prior to implementation of this planning permission details of the management of the use of the outdoor space should be submitted to and agreed in writing by the Local Planning Authority and the area shall only be used in accordance with these approved details. The management plan for the outdoor space shall be reviewed annually and shall be submitted to and agreed in writing by the Local Planning Authority.

*Reason: To ensure the effective management of the outdoor space and safeguard the amenities of the locality and to comply with policies QD27 and HO26 of the Brighton & Hove Local Plan.*

**4) UNI**

Prior to implementation of this planning permission, an updated travel plan for visitors to the nursery and staff shall be submitted to and agreed in writing by the Local Planning Authority. The plan should include a travel survey of staff and parents, staggered pick up and drop off times. The travel plan shall be reviewed annually and submitted and agreed in writing by the Local Planning Authority and thereafter implemented as agreed.

*Reason: To comply with policies TR1 and TR4 of the Brighton & Hove Local Plan.*

## **HANGLETON & KNOLL**

### **BH2008/03992**

#### **11 Pipers Close Hangleton Hove**

Erection of a single storey rear extension.

**Applicant:** Mr P Harrison

**Officer:** Weahren Thompson 290480

**Approved on 18/03/09 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.*

### **BH2009/00175**

#### **Boots Chemist 10/11 Queens Parade Applesham Avenue Hove**

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

**Applicant:** Boots Chemist Plc

**Officer:** Adrian Smith 01273 290478

**Approved on 12/03/09 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.*

**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.*

**NORTH PORTSLADE**

**BH2008/03117**

**323-325 Mile Oak Road Portslade**

Construction of 3 storey block to create nine flats following demolition of existing building.

**Applicant:** Mr Michael Goble

**Officer:** Jason Hawkes 292153

**Refused on 09/03/09 PLANNING COMMITTEE**

**1) UNI**

The proposed development would result in an overdevelopment of the site by reason of its cramped form, bulk, scale and poor design representing an incongruous feature that fails to respect the context of its setting which would be out of keeping with the surrounding area. The proposal is therefore contrary to policies QD1, QD2, QD3, QD5, HO3 and HO4 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed development would by reason of its height, scale and positioning in close proximity to the western boundary of the site lead to overshadowing, a significant overbearing effect and increased sense of enclosure to neighbouring properties to the detriment of the living conditions of existing and future residents. The proposal would therefore be contrary to planning policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposal would result in an unsatisfactory level of private amenity space which would be to the detriment of the living conditions of any future residents of the scheme and is contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

**4) UNI4**

Policy HO6 of the Brighton & Hove Local Plan requires the provision for outdoor recreation space. It is considered that it would be appropriate and practicable for a proportion of the outdoor recreation space to be provided on-site in this location. The proposal would thereby be contrary to the policy, to the detriment of

the amenities of the future occupiers of the properties.

**BH2009/00090**

**42 Juniper Close Portslade Brighton**

Proposed single storey rear extension.

**Applicant:** Steamwood Homes Ltd

**Officer:** Jason Hawkes 292153

**Approved on 27/02/09 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 Waste Management Plan submitted with the application, no development shall take place until a more detailed Site Waste Minimisation Statement indicating how the scheme will endeavour to reduce the amount of waste going to landfill, including details 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.*

**BH2009/00139**

**16 Sidehill Drive Portslade Brighton**

Erection of a summer house in a rear garden (retrospective)

**Applicant:** Mr Noel Jennings

**Officer:** Mark Thomas 292336

**Approved on 04/03/09 DELEGATED**

**SOUTH PORTSLADE**

**BH2008/02133**

**Unit C 62-66 Station Road Portslade Brighton**

Certificate of Lawfulness to establish the use of the premises as a car body shop/repair garage with ancillary car wash and cleaning business.

**Applicant:** Mr Lynn Mitchell

**Officer:** Paul Earp 292193

**Approved on 26/02/09 DELEGATED**

**BH2008/03624**

**14 Easthill Drive Brighton**

Erection of a single storey rear extension and conservatory.

**Applicant:** Mr Fred Davies

**Officer:** Weahren Thompson 290480

**Approved on 27/02/09 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.*

**BH2008/03691**

**6-8 Foredown Drive Portslade Brighton**

Display of 1 no. non illuminated fascia sign and 2 no. non illuminated projecting sign.

**Applicant:** Mr Richard Daughtrey

**Officer:** Mark Thomas 292336

**Approved on 09/03/09 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.*

**BH2008/03944**

**41 Norway Street Brighton**

Erection of garage on land to rear fronting Franklin Road.

**Applicant:** Bourne Property Developments Ltd

**Officer:** Adrian Smith 01273 290478

**Approved on 18/03/09 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**

**BH2008/03045**

**19 Benett Drive Hove**

Demolition of existing property and construction of a new two-storey four bedroom detached house.

**Applicant:** Mr Peter Browning

**Officer:** Lawrence Simmons 290478

**Approved on 11/03/09 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) BH02.01**

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 for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**3) 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.*

**4) 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.*

**5) 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.*

**6) 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.*

**7) BH05.01**

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 the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and

(b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 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.*

**8) BH05.02**

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

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

**9) 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*

**10) 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.*

**11) BH06.01**

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

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

**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**

The proposed first floor side (north and south facing) windows shall not be glazed other than with obscured glass and fixed shut and thereafter permanently retained as such, unless otherwise agreed with the local planning authority in writing.

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

**15) UNI**

No development shall be commenced until full details of existing and proposed ground levels within the site and on land adjoining the site to OS Datum by means of spot heights and cross-sections; proposed siting and finished floor levels of all buildings and structures, have been submitted to and approved by the Local Planning Authority. The development shall then be implemented in accordance with the approved level details.

*Reason: To ensure a satisfactory appearance to the development and to protect the amenity of surrounding neighbours in accordance with policies QD1, QD2,*

and QD27 of the Brighton & Hove Local Plan.

**BH2008/03363**

**59 Cranmer Avenue Hove**

Extension and conversion of existing garage to form a self-contained residential unit.

**Applicant:** Mr Nigel Hedden

**Officer:** Chris Wright 292097

**Refused on 27/02/09 DELEGATED**

**1) UNI**

The use of the detached annex as a self contained unit would have a detrimental impact on the living conditions and amenity of adjoining residents by way of intensifying levels of activity, light, noise and disturbance over and above what would be reasonably expected of an ancillary use. As such the proposal conflicts with the objectives of policy QD27 of the Brighton & Hove Local Plan, which is to safeguard adjoining users and occupiers from loss of amenity arising from inappropriate development.

**2) UNI2**

Policy HO13 of the Brighton & Hove Local Plan requires that new development can easily be adapted to meet occupiers' changing mobility needs and meet Lifetime Homes standards. The development does not meet the requirements of the policy due to the limited floorspace proposed, combined with narrow openings to the wet room and kitchen and inadequate or limited circulation spaces. As such the proposal is contrary to the development plan.

**3) UNI3**

Policies QD2 and QD14 of the Brighton & Hove Local Plan support development which takes into account local characteristics including the height, form and scale of development and schemes which are well designed and detailed in relation to the host building and surrounding buildings. The style of openings, the width, height and siting of the proposed garage extension do not create a continuation of the form of the existing garage and the extension would have a less than harmonious relationship with the appearance of the existing garage, and an uncomfortable juxtaposition, to the detriment of visual amenity. In view of the above the proposal conflicts with policies QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2008/03640**

**Park House Old Shoreham Road Hove**

Demolition of former residential language school and erection of 5 storey block of 72 flats.

**Applicant:** Hyde Martlett

**Officer:** Chris Wright 292097

**Refused on 02/03/09 PLANNING COMMITTEE**

**1) UNI**

The scale and amount of development is considered excessive on this site. The long facades, height, bulk and scale of the building would appear incongruous and not sit comfortably with adjoining buildings and would dominate views of the site, especially from a distance and when approaching the site from the west. As such the development would be detrimental to visual amenity and would detract from the character of the area. The proposal does not meet the objectives of policies QD1, QD2, QD3 and QD4 of the Brighton & Hove Local Plan, which require development to take into account the scale, height and bulk of existing buildings; the prevailing townscape; and the impact on distance views respectively.

## **2) UNI2**

The design, detailing and external appearance of the buildings, in particular the structures on the top floors, would present incongruous features in the street scene and the relationship between the lower floors and the top floor accommodation is discordant in visual terms. Notwithstanding a small degree of tree screening, the development would detract from the established character of the area to the detriment of visual amenity and is contrary to the objectives of policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

## **3) UNI3**

By reason of their height, bulk, massing and position in relation to the streets of Goldstone Crescent and Old Shoreham Road the development would have an overbearing and unduly dominant impact, being harmful to the setting of Hove Park and detracting from the sense of space and enclosure in this well established urban area. As such the proposal conflicts with policies QD2 and QD3 of the Brighton & Hove Local Plan which require development to take into account local characteristics including the layout of streets and spaces the design and quality of spaces between buildings.

## **4) UNI4**

The occasional play space proposed would also be used as a vehicle parking and manoeuvring area and raises highway safety concerns. In addition the amount of play space within the site does not meet the standard reasonably expected by the council. As such the application is contrary to the aims of policy TR7 of the Brighton & Hove Local Plan and does not meet the requirements of policy HO6 of the Brighton & Hove Local Plan.

## **5) UNI5**

The application comprises a major development in a prominent park side location but does not include adequate provision for renewable energy production on site in order to maximise the energy efficiency of the development and realise the full potential for reductions in harmful emissions, and as such does not fully comply with policy SU2 of the Brighton & Hove Local Plan.

## **6) UNI6**

The proposal would result in an unsatisfactory level of private amenity space which would be to the detriment of the living conditions of any future residents of the scheme and is contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

### **BH2008/03717**

#### **Units 16 & 17 St Joseph's Business Park St Joseph's Close Hove**

New up and over goods in and out door and fire escape door to east elevation of unit 16 and alterations to unit 17 comprising revised common area, provision of telesales offices and counter with glazed door and shopfront behind existing up and over door in north elevation and new fire escape door in west elevation.

**Applicant:** Mr S Barron

**Officer:** Chris Wright 292097

**Refused on 05/03/09 DELEGATED**

## **1) UNI**

Policy QD27 of the Brighton & Hove Local Plan is intended to protect the amenity of properties and policy SU10 does not allow developments that would generate significant levels of noise unless they incorporate appropriate measures to reduce noise impact. The application fails to include measures to demonstrate that the operation of and loading and unloading at the proposed sectional up and over door on the eastern elevation would not result in unacceptable levels of noise disturbance to the detriment of the amenity of houses on the western side of Leighton Road. The proposal would thereby conflict with policies QD27 and

SU10.

**2) UNI2**

Policies TR1, TR2, TR7 and TR19 of the Brighton & Hove Local Plan set out requirements that must be met in terms of public transport accessibility, highways safety, parking and parking standards. The proposal fails to include information to demonstrate that it would satisfy these requirements and thereby fails to show that it would satisfy policies satisfy policies TR1, TR2, TR7 and TR19.

**3) UNI3**

Policies SR1, SR2 and SR3 of the Brighton & Hove Local Plan require proposals to meet criteria to safeguard the viability and vitality of established shopping centres. The proposal would introduce a retailing function away from an established shopping centre, fails to justify the need for the retailing use in the location proposed and fails to demonstrate that it would not cause detriment to the vitality and viability of established shopping centres. The proposal would thereby conflict with policies SR1, SR2 and SR3.

**4) UNI4**

Policy EM1 of the Brighton & Hove Local Plan does not allow trade counters in B8 units in identified employment sites. The proposal would introduce a trade counter for direct sales within the B8 unit and this would be an inappropriate form of development in the identified employment site and would thereby conflict with policy EM1.

**BH2008/03942**

**21 Benett Drive Hove**

Demolition of existing two-storey detached house and construction of new two-and-a-half storey, 5 bedroom house, with basement level parking and waste storage facilities.

**Applicant:** Mary and Jeremy Hoye

**Officer:** Guy Everest 293334

**Approved on 03/03/09 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) BH02.01**

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 for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**3) 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.*

#### **4) 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.*

#### **5) 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.*

#### **6) 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.*

#### **7) BH05.01**

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 the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 5 for all residential units have been submitted to the Local Planning Authority; and

(b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 5 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

#### **8) BH05.02**

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

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

#### **9) 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.*

**10) 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.*

**11) BH06.01**

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

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

**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**

No development shall be commenced until full details of existing and proposed ground levels within the site and on land adjoining the site to OS Datum by means of spot heights and cross-sections; proposed siting and finished floor levels of all buildings and structures, have been submitted to and approved by the Local Planning Authority. The development shall then be implemented in accordance with the approved level details.

*Reason: To ensure a satisfactory appearance to the development and to protect the amenity of surrounding neighbours in accordance with policies QD1, QD2, and QD27 of the Brighton & Hove Local Plan.*

**15) UNI**

The ground and first floor windows to the south-eastern side elevation shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.

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

**BH2008/03970**

**69 Dyke Road Avenue Hove**

Erection of two storey detached dwelling with access from Dyke Close.

**Applicant:** Mrs Pat Camping

**Officer:** Jonathan Puplett 292525

**Approved on 10/03/09 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.*

**3) 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.*

**4) 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.*

**5) 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.*

**6) UNI**

Notwithstanding the provisions of the Town and Country Planning (General

Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no alteration to the front boundary wall, fronting onto Dyke Close, to create an additional access to the property shall be carried out without Planning Permission being obtained from the Local Planning Authority.

*Reason: To protect highway safety and to comply with policy TR7 Brighton & Hove Local Plan Second Deposit Draft.*

#### **7) UNI**

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.*

#### **8) UNI**

No works shall commence until full details of a landscaping scheme, which includes hard surfacing, means of enclosure, and planting of the development, 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 BE1 of the Hove Borough Local Plan and QD1 and QD2 of the Brighton & Hove Local Plan Second Deposit Draft.*

#### **9) UNI**

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and

(b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 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*

#### **10) UNI**

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

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

## *Building*

### **11) UNI**

All trees located within the site which are to remain shall be protected in order to ensure compliance with standard BS 5837 (2005) Trees on development sites. Foundations located in the vicinity of the Monterey Cypress tree shall be of pile and raft design, in accordance with R.W. Green Arboricultural Report submitted on the 5th of January 2009.

*Reason: In accordance with R.W. Green Arboricultural Report submitted on the 5th of January 2009, in order to secure the satisfactory preservation of trees within and adjoining the site and to comply with policy QD16 of the Brighton & Hove Local Plan.*

### **12) UNI**

No development shall take place until further details of the proposed solar panels have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details.

*Reason: To ensure a satisfactory appearance to the development, to protect the amenity of occupiers of surrounding properties, and to comply with policies QD1, QD14 and QD27 of the Brighton & Hove Local Plan.*

## **BH2009/00041**

### **2 Radinden Manor Road Hove**

Erection of a single storey side extension.

**Applicant:** Mr M Cockcroft

**Officer:** Wayne Nee 292132

**Approved on 12/03/09 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.*

## **BH2009/00091**

### **1 Dyke Close Hove**

Single storey extension of existing loggia.

**Applicant:** Mr John Williams

**Officer:** Mark Thomas 292336

**Approved on 11/03/09 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.*

## **BH2009/00106**

### **Rear of 63 Hove Park Road Hove**

Approval of conditions 2, 8, 10, 11, 12 and 13 from application BH2007/04483.

**Applicant:** Perth Securities

**Officer:** Jason Hawkes 292153

**Approved on 12/03/09 DELEGATED**

## **BH2009/00197**

### **44 Nevill Avenue Hove**

Loft conversion incorporating new dormer extension and 8 no. rooflights to side elevation.

**Applicant:** Mr M. Oakman

**Officer:** Adrian Smith 01273 290478

**Refused on 13/03/09 DELEGATED**

#### **1) UNI**

The proposed side dormer, by virtue of its design and scale, represents an unsightly addition that will unbalance the symmetry of the semi-detached pair to the detriment of the wider street scene, and is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan, and to Supplementary Planning Guidance Note SPGBH1 (Roof Alterations and Extensions).

#### **2) UNI**

The proposed bedroom window would be located directly opposite a bedroom window of the adjacent property no.46 Neville Avenue. This would represent an unacceptable loss of privacy for residents of the adjacent property and is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

## **WESTBOURNE**

## **BH2008/02255**

### **3 to 4 Consecutive Westbourne Grove Hove**

Construction of mansard roof to form 1 x residential unit, change of use of first floor to form 1 x residential unit with additional windows and relocation of offices to ground floor.

**Applicant:** Mr Kevin Tanner

**Officer:** Clare Simpson 292454

**Approved on 04/03/09 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) BH02.05**

The rear windows first and second floor shall not be glazed otherwise than with obscured glass and top hung only and thereafter permanently retained as such.

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

#### **3) 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.*

#### **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) 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) 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.*

#### **8) UNI**

Prior to development commencing a written statement including an Energy Saving Trust Home Energy Report shall be submitted to and approved by the Local Planning Authority in writing. The report shall demonstrate how the development will result in a reduction in the energy and water use for the property. Measures outlined in the report shall be implemented prior to occupation and retained as such thereafter.

*Reason: As insufficient information has been submitted and in accordance with policy SU2 of the Brighton & Hove Local Plan and the Supplementary Planning Document SPD08 - Sustainable Building Design*

### **BH2008/02488**

#### **121 Portland Road Hove**

Installation of extract equipment to pass through adjacent shop, exiting at lightwell and termination above dormer roof level.

**Applicant:** Mr Howard Hamilton

**Officer:** Chris Wright 292097

## **Refused on 04/03/09 DELEGATED**

### **1) UNI**

The proposed extraction system would, by reason of its routing beneath the floor of a self-contained residential unit and up through a light well at the rear of the building, which is mostly enclosed on four sides and bounded by self-contained flats, be un-neighbourly and harmful to residential amenity by way of noise, disturbance and loss of light and a perceived reduction in living standards for residents. As such the proposal is contrary to the objectives of policies QD27 and SU10 of the Brighton & Hove Local Plan.

## **BH2008/03904**

### **53 Coleridge Street Hove**

Change of use of ground floor office to form a two bedroom self contained flat including single storey side extension, new external staircase and new windows to replace existing shop front.

**Applicant:** Bourne Property Developments LTD

**Officer:** Clare Simpson 292454

## **Approved on 03/03/09 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) 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.*

### **6) 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.*

**7) 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.*

**8) 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.*

**9) 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.*

**10) UNI**

Prior to development commencing a written statement including an Energy Saving Trust Home Energy Report shall be submitted to and approved by the Local Planning Authority in writing. The report shall demonstrate how the development will result in a reduction in the energy and water use for the property. Measures outlined in the report shall be implemented prior to occupation and retained as such thereafter.

*Reason: As insufficient information has been submitted and in accordance with policy SU2 of the Brighton and Hove Local Plan and the Supplementary Planning Document SPD08 - Sustainable Building Design.*

**BH2009/00080**

**Flat 1 214 Portland Road Hove**

Conversion of existing first & second floor maisonette to 2no. self-contained flats (revised scheme)

**Applicant:** Mr Peter Davis

**Officer:** Jason Hawkes 292153

**Approved on 18/03/09 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) BH02.08**

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.*

## **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) 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.*

## **6) UNI**

The development hereby permitted shall not be commenced until an EST Home Energy Report and details of how the scheme will reduce water consumption has 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 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.*

## **BH2009/00103**

### **56 Sackville Gardens Hove**

Certificate Of Lawfulness for proposed alterations to front wall.

**Applicant:** Mr B Hemblade

**Officer:** Mark Thomas 292336

**Approved on 11/03/09 DELEGATED**

## **WISH**

### **BH2009/00061**

#### **34 Derek Avenue Hove**

Two storey side extension and single storey rear extension. (Resubmission)

**Applicant:** Mr Mathew Simpkin

**Officer:** Mark Thomas 292336

**Approved on 09/03/09 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.*

### **BH2009/00129**

#### **133 New Church Road Hove**

Erection of a rear ground floor orangery extension.

**Applicant:** Mr & Mrs Firsht

**Officer:** Wayne Nee 292132

**Refused on 17/03/09 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. It also states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed ground floor orangery extension is unduly large and bulky, and does not relate well to the original footprint of the property. Furthermore, by virtue of its height, depth, over massing, and location on the boundary with no. 131 New Church Road, it would represent an addition which would result in a significant loss of amenity to the residents at no. 131 New Church Road. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.