

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED BY THE DIRECTOR OF ENVIRONMENT UNDER
DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION

PATCHAM

BH2007/01787

Land adjacent to 7 Upper Winfield Avenue Brighton

Demolition of existing garage and erection of new garage and subdivision of plot 13 Winfield Avenue.

Applicant: Winfield Developments

Officer: Karen Tipper 293335

Refused on 28/08/07

1) UNI

The proposed development, by virtue of its design, plot width, building width and proximity to common boundaries would be incongruous and would poorly relate to the existing form of residential development of Upper Winfield Avenue. The proposal is considered to be contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development is considered to introduce a use which is inappropriate to the residential nature of the locality which could result in an increase in noise and disturbance to the detriment of the amenities of adjoining residential properties. As such the proposal is considered to be contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2007/01966

3 Dale Avenue Patcham Brighton

Single storey rear garden room/kitchen extension.

Applicant: Mr D Modiri & Ms L Potton

Officer: Maureen Robertson 292359

Approved on 13/08/07

1) 01.01AA

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

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

2) 03.02A

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

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

3) 05.03

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

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

BH2007/02000

66 Woodbourne Avenue Brighton

Change of use of ground floor from A1 shop to use class (A1) retail and (B1) business offices, research and development and light industrial.

Applicant: EDS Developments

Officer: Rachael Hobman 292175

Approved on 17/08/07

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) UNI

The premises shall not be open or in use except between the hours of 09.00 and 18.00 hours on Mondays to Saturdays, and between 10.00 and 16.00 hours on Sundays and Public Holidays.

Reasons: To safeguard the amenities of the locality in accordance with policy QD27 of the Brighton & Hove Local Plan.

4) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), the B1 component of the approved use shall be restricted to the manufacture of jewellery and associated activities and no other purpose in use Class B1 without the prior written approval of the Local Planning Authority.

Reason: To safeguard the amenity of neighbouring properties and to provide an appropriate B1 activity linked to the A1 retail unit in the interests of the vitality and viability of the retail parade in accordance with policies QD27 and SR7 of the Brighton & Hove Local Plan.

5) UNI

The mixed B1 and A1 unit hereby approved shall be retained as a mixed unit and not separated into two units.

Reason: The planning approval has been granted on the specifics of the proposal, which provides a compatible mix of A1 and B1 uses and a layout that is dependent on the retention as a single unit. Retention as a single unit is considered to ensure the viability of the retail unit and the contribution to the retail parade, in accordance with Brighton & Hove Local Plan policy SR7.

6) UNI

Details of a revised shopfront design, including the replacement of the existing obscure glazed windows with transparent glazing, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the use hereby approved.

Reason: To ensure the provision of an active shopfront suitable for the location within a retail parade in accordance with Brighton & Hove Local Plan policies QD10 and SR7.

7) UNI

The rear garden area of the unit shall not be used for commercial purposes associated with the B1 component of the use, other than for storage of materials.

Reason: In the interests of living conditions of neighbouring residential properties in accordance with Brighton & Hove Local Plan policy QD27.

BH2007/02133

Ladies Mile Court Ladies Mile Road Patcham Brighton

Replacement of timber windows with wooden finish UPVC windows.

Applicant: Retirement Lease Hs.Ass

Officer: Liz Holt 291709

Approved on 24/08/07

1) 01.01AA

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

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

2) UNI

Notwithstanding details submitted as part of the proposal hereby approved, the frames of the replacement uPVC double glazed windows and doors shall be finished in a mahogany wood grain finish and retained as such.

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

3) 05.03

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

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

BH2007/02138

81 Carden Hill Hollingbury Brighton

Erection of a single dwelling and vehicle cross over on land east of 81 Carden Hill.

Applicant: Mr N Hewerdine

Officer: Luke Perkins 292178

Approved on 10/08/07

1) UNI

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

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

2) 02.04A

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

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

3) 02.06A

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

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

4) 03.01A

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

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

5) 04.02A

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

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

6) UNI

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

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

7) 05.03

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

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

8) 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.

9) UNI

No development shall commence until there has been submitted to and approved by the local planning authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of 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 QD15, QD16 and QD17 of the Brighton & Hove Local Plan and SPD06.

10) 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 comply with policies QD15, QD16 and QD17 of the Brighton & Hove Local Plan and SPD06.

11) 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.

12) 02.01A

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

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

13) 02.02A

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

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

14) 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.

BH2007/02142

178 Mackie Avenue Patcham Brighton

Single storey rear extension, hipped to half gable side roof extension, insertion of front rooflights, side window and rear dormer window.

Applicant: Jane Dowle & R Keet

Officer: Liz Holt 291709

Refused on 17/08/07

1) UNI

The proposed hip to half hipped roof alteration would create a visual imbalance to one end of the semi-detached pair of properties, of detriment to the character and appearance of the pair of semi-detached properties and the surrounding street scene. The proposal is therefore 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 dormer window, by virtue of its excessive size, large areas of cladding and poor relationship to the roof of the proposed ground floor extension, is considered to be of detriment to the character and appearance of the host property, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

3) UNI3

The proposed front rooflights, by virtue of varying in size, are considered to have an adverse impact upon the character and appearance of the host property and the wider area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

4) UNI4

The proposed front rooflights, by virtue of the number proposed, are considered to be of detriment to the balanced integrity of the pair of semi-detached pair of properties. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2007/02218

27 Baranscraig Avenue Brighton

Certificate of lawfulness for proposed hip to gable side roof extension, rear dormer window and insertion of front rooflight.

Applicant: Mr Dug Morgan

Officer: Karen Tipper 293335

Approved on 20/08/07

BH2007/02253

Land Adj 44 Rotherfield Crescent Hollingbury Brighton

Erection of new two storey dwelling.

Applicant: Mr & Mrs Tibbatts

Officer: Luke Perkins 292178

Approved on 20/08/07

1) 01.02AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters, whichever is the later.

Reason: To comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

2) UNI

Details of the appearance and landscaping of the proposed development, shall be submitted to the local planning authority for approval within three years from the date hereof.

Reason: To enable the Council to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

3) UNI

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building on the site of 44 Rotherfield Crescent, Brighton.

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

4) 02.01A

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

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

5) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no window, dormer window or rooflight other than those expressly authorised by the external appearance reserved matters approval for this development 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.

6) 02.04A

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

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

7) 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.

8) 04.02A

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

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

9) UNI

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

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

10) 05.03

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

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

11) 06.02A

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

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

12) UNI

No development shall commence until there has been submitted to and approved by the local planning authority the scheme for landscaping pursuant to condition 2 above, 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 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 QD15, QD16 and QD17 of the Brighton & Hove Local Plan and SPD06.

13) 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 comply with policies QD15, QD16 and QD17 of the Brighton & Hove Local Plan and SPD06.

BH2007/02329

3 The Close Brighton

Two storey side extension (Resubmission of refused application BH2007/00521).

Applicant: Mr & Mrs Weal

Officer: Rachael Hobman 292175

Refused on 13/08/07

1) UNI

The proposal, by reason of the detailed design, separate entrance and internal staircase would appear, and have capacity to act as, a separate dwelling. This would relate poorly to the existing semi-detached pair of dwellings no. 1 and 3 The Close, and shared use of the garden area would compromise ground floor privacy of the parent dwelling, contrary to Brighton & Hove Local Plan policies QD1, QD2, QD3, HO4, QD14, QD27 and HO4.

2) UNI2

The proposal, by reasons of bulk, scale and height in relation to the existing house and plot, would appear as an incongruent and dominant form of development, which would represent an overdevelopment of the site that would be detrimental to the appearance of the existing house and the wider street scene, contrary to Brighton & Hove Local Plan policies QD1, QD2, QD3, QD14, QD27, HO4, and HO5.

3) UNI3

The applicant has failed to demonstrate that the proposal would incorporate adequate measures to reduce the use of raw materials, water and energy and as such would be likely to result in excessive use of these limited resources and has failed to provide adequate detail of construction waste minimisation measures contrary to policies SU2 and SU13 of the Brighton & Hove Local Plan.

BH2007/02428

13 Westfield Crescent Brighton

Conservatory extension to rear.

Applicant: David Durant

Officer: Kathryn Boggiano 292138

Approved on 16/08/07

1) 01.01AA

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

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

2) 03.02A

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

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

3) 02.03A

The western facing windows and north western facing splay window(s) shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

BH2007/02429

Land Adj 1 Mayfield Crescent Brighton

Construction of a three-bedroom detached chalet bungalow.

Applicant: Hodan Properties Ltd

Officer: Luke Perkins 292178

Refused on 16/08/07

1) UNI

The proposed dwelling, by virtue of its design; including its height, scale, width, appearance, excessively large dormers and small rear garden; would be harmful to the character of the area, represents 'town cramming', would be an overdevelopment of the site, and would therefore compromise the quality of the local environment, contrary to policies S1, S6, EN1 and EN26 of the East Sussex and Brighton & Hove Structure Plan and policies QD1, QD2, QD3, HO4 and HO5 of the Brighton & Hove Local Plan, SPGBH1 and PPS3: Housing.

2) UNI2

The proposed development, by virtue of its location adjacent to 1 Mayfield Crescent, would cause a significant loss of light and outlook to the occupiers of 1 Mayfield Crescent, affecting the living conditions of its occupiers and reducing its use of natural light thereby reducing its energy efficiency, contrary to policies S1 and EN27 of the East Sussex and Brighton & Hove Structure Plan, policies SU2 and QD27 of the Brighton & Hove Local Plan and SPGBH16.

3) UNI3

The applicant has failed to demonstrate that the proposed dwelling, by virtue of the size and layouts of its toilet and bathroom and the widths of its staircase and doors, would be Lifetime Homes compliant, contrary to policy HO13 of the Brighton & Hove Local Plan.

BH2007/02452

52 Graham Avenue Patcham Brighton

Single storey rear extension (resubmission of BH2006/03762).

Applicant: Mr S Parsons

Officer: Louise Kent 292198

Approved on 20/08/07

1) 01.01AA

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

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

2) 03.02A

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

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

3) 05.03

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

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

4) 02.02A

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

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

BH2007/02704

5 Galliers Close Brighton

Removal of existing conservatory. Erection of UPVC double glazed conservatory to side (eastern) elevation.

Applicant: Mr & Mrs Rickard

Officer: Karen Tipper 293335

Approved on 24/08/07

1) 01.01AA

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

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

2) UNI

The development hereby approved shall be constructed of matching brick work and UPVC double glazed windows and thereafter retained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the 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.

PRESTON PARK

BH2007/00135

197 Preston Drove Brighton

Replace existing UPVC windows with wooden framed windows to match the existing.

Applicant: Alistair Charles

Officer: Gemma Barnes 292265

Refused on 15/08/07

1) UNI

The proposed replacement windows, by virtue of their design and opening mechanism, would detract from the character and appearance of the host building, the wider street scene and the Preston Park Conservation Area, contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Window Replacement and Repair (SPGBH6).

BH2007/01244

Site to rear of 18 Southdown Ave & adj to 51 Rugby Road Brighton

Amendments to approved application BH2005/05964 including the raising of the ridge height (part retrospective).

Applicant:

Mr & Mrs Ranson

Officer: Liz Holt 291709

Approved on 13/08/07

1) UNI

The obscured glass screen hereby approved, to be located on the western side of the proposed balcony area, shall be fully implemented in accordance with the approved scheme prior to the occupation of the dwelling and thereafter retained as such.

Reason: In order to protect adjoining properties from overlooking and loss of privacy and to comply with policy QD27 of the Brighton & Hove Local Plan.

2) UNI

Notwithstanding drawing nos. PD0092/001 and PD0092/002 submitted on the 2nd April 2007, prior to the re-commencement of works, revised accurate scaled floor plans of the unit in relation to the width of the doors within the proposed front elevation shall be 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: As the floor plans submitted fail to reflect the amended width of the proposed doors in contrast to drawing nos. 01A and 02A submitted on the 9th July 2007 and to ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) 13.01A

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

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

4) UNI

Prior to the recommencement of development, details of measures to protect the street tree, located immediately to the south of the site on the pavement of Rugby Road, shall be submitted to and approved in writing by the Local Planning Authority. The agreed measures shall be implemented in full before development recommences and shall be maintained throughout the course of the works.

Reason: To ensure that the development and associated works do not jeopardise the health and structural stability of the tree and to comply with policy QD16 of the Brighton & Hove Local Plan.

5) UNI

Prior to the recommencement of development, details of working methods for the excavation of and replacement of materials in the proposed patio area shall be 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 that the development and associated works do not jeopardise the health and structural stability of the tree and to comply with policy QD16 of the Brighton & Hove Local Plan.

6) UNI

Prior to the recommencement of development, full details of the planting on the southern and western facing elevations of the dwelling hereby approved shall be submitted to and approved in writing by the Local Planning Authority. All planting or seeding in the approved scheme 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 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.

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

7) UNI

Prior to the re-commencement of the construction of the development, details of measures to ensure that the development achieves a "Very Good" or "Excellent" BREEAM / EcoHomes rating shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

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

8) 02.01A

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

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

9) 02.02A

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

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

10) 02.05A

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

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

11) 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.

12) 04.02A

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

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

BH2007/01368

28 Cleveland Road Brighton

Extend length of existing timber trellis along top of wall boundary on Lucerne Road with new timber trellis and to link house and trellis with overhead pergola beams.

Applicant: Dr A Fry

Officer: Louise Kent 292198

Approved on 17/08/07

1) 01.01AA

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

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

2) 13.02A

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

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

3) UNI

No development shall commence until details of the trellis and pergola height 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 policy HE6 of the Brighton & Hove Local Plan.

BH2007/01381

59 Beaconsfield Villas Brighton

Conversion of maisonette into two self contained flats.

Applicant: Mr F Henry

Officer: Steve Lewis 292321

Approved on 16/08/07

1) 01.01AA

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

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

2) 02.06A

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

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

3) 05.03

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

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

4) 06.02A

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

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

BH2007/01900

Stanford Junior School Stanford Road

Provision of new external fire escape staircase and internal adaptations to upgrade the existing fire escape routes.

Applicant: Brighton & Hove City Council

Officer: Liz Holt 291709

Approved on 14/08/07

1) 01.05AA

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

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

2) UNI

The proposed steel staircase shall be painted or the colour finished to match the colour of the existing entrance railings.

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

3) UNI

No works shall take place until an elevational drawing of the typical design of the proposed new doors, 1:20 scale, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: 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 an elevation drawing of the new screen and double doors to the ground floor corridor, 1:20 scale, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

5) UNI

No works shall take place until details of the design and fixing of the proposed secondary glazing to the ground floor kitchen windows have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

6) UNI

The internal panelled doors which will be upgraded as part of the works hereby approved, as identified in drawing nos. 05, 06 and 07 submitted on the 13th June 2007 shall be upgraded using Envirograf products only.

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

7) 14.12A

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

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

BH2007/01900

Stanford Junior School Stanford Road

Provision of new external fire escape staircase and internal adaptations to upgrade the existing fire escape routes.

Applicant: Brighton & Hove City Council

Officer: Liz Holt 291709

Approved Secretary of State on 14/08/07

1) 01.05AA

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

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

2) UNI

The proposed steel staircase shall be painted or the colour finished to match the colour of the existing entrance railings.

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

3) UNI

No works shall take place until an elevational drawing of the typical design of the proposed new doors, 1:20 scale, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: 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 an elevation drawing of the new screen and double doors to the ground floor corridor, 1:20 scale, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

5) UNI

No works shall take place until details of the design and fixing of the proposed secondary glazing to the ground floor kitchen windows have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

6) UNI

The internal panelled doors which will be upgraded as part of the works hereby approved, as identified in drawing nos. 05, 06 and 07 submitted on the 13th June 2007 shall be upgraded using Envirograf products only.

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

7) 14.12A

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

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

BH2007/01937

12 Beacon Close Brighton

Installation of 2 solar panels to front roofslope (retrospective).

Applicant: MR Russell

Officer: Liz Holt 291709

Approved on 14/08/07

BH2007/02085

138 Dyke Road Brighton

New second entrance canopy and external bottled gas store, replacement windows and external refurbishment and internal alterations and refurbishment. Revised car parking layout.

Applicant: Mr David Haggerty

Officer: Luke Perkins 292178

Approved on 16/08/07

1) 01.01AA

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

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

2) 05.03

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

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

3) UNI

Prior to the commencement of development, full details of the proposed new generator shown on drawing 2890.DD.11 received on 21 June 2007 shall be submitted to and approved in writing by the local planning authority. The details of the generator shall include 1:50 scaled drawings of each elevation of the generator and detailed information on the noise and vibration emissions of the generator. The generator provided on the site shall fully accord with the approved details.

Reason: To safeguard the amenities of the occupiers of neighbouring buildings and the appearance of the site and the visual amenities of the locality and to comply with policies QD1, QD2, QD14, QD27, SU9 and SU10.

4) UNI

No development shall commence until an Arboricultural Statement regarding the Yew tree known as tree number T.3 in Tree Preservation Order (No. 16) 1998, has been submitted to and approved in writing by the local planning authority. The Arboricultural Statement shall include details of protection of this tree to BS5837

(2005) Trees on Development Sites during the development, as well as any pruning works that need to be undertaken. The works shall implemented fully in accordance with the approved details.

Reason: To safeguard the character and appearance of the area and to ensure the protection of the trees in accordance with Policy QD16 of the Brighton & Hove Local Plan and SPD06.

BH2007/02087

Flat 12 Belle Vue Court 21 - 22 Preston Park Avenue Brighton

Window replacement.

Applicant: Mrs Lorna Bartett

Officer: Kathryn Boggiano 292138

Approved on 28/08/07

1) 01.01AA

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

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

2) 05.03

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

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

BH2007/02171

Flat 2 22 Florence Road Brighton

Conversion of existing first/second floor two-bedroom maisonette into a one-bedroom first floor flat and a two bedroom second floor flat. Installation of front and rear rooflights.

Applicant: Janet Atkin

Officer: Gemma Barnes 292265

Approved on 22/08/07

1) 01.01AA

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

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

2) UNI

The development hereby permitted shall not be occupied until the designated external amenity space, for the maisonette and first floor flat hereby approved, is laid out and made available for use, as shown on the unnumbered site layout plan dated 17th August 2007. The external area shall be retained for use by occupiers of the maisonette and first floor flat at all times.

Reason: To ensure that adequate external amenity space and to comply with policy HO5 of the Brighton & Hove Local Plan.

3) 02.06A

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

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

4) 04.02A

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

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

5) UNI

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

Reason: To ensure that development would include the reuse of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan 1991-2011, 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.

6) 05.04

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

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

7) 06.02A

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

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

8) 13.05A

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

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

BH2007/02320

Stanford Junior School Stanford Road Brighton

Provision of new external fire escape (in relation to internal alterations to internal fire escape routes).

Applicant: Mr Martin Hucker

Officer: Liz Holt 291709

Approved on 29/08/07

1) 01.01AA

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

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

2) UNI

The proposed steel staircase shall be painted or the colour finished to match the colour of the existing entrance railings.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies QD1, QD2, QD14 and HE1 of the Brighton & Hove Local Plan.

BH2007/02325

Elim Church Balfour Road Brighton

Demolition of existing building and erection of one pair of semi-detached three-bedroom houses. (Re-submission of withdrawn application BH2007/00926).

Applicant: Pioneer Developments Ltd

Officer: Kathryn Boggiano 292138

Approved on 10/08/07

1) 01.01AA

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

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

2) 02.01A

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

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

3) 02.02A

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

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

4) 05.01A

Prior to the commencement of development, details of measures to ensure that the development achieves a 'Very Good' or 'Excellent' BREEAM / EcoHomes rating shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

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

5) 02.05A

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

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

6) 06.03A

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

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

7) UNI

The development hereby approved shall not be occupied until a scheme for fencing/walling on the site has been submitted to and approved in writing by the Local Planning Authority and implemented entirely in accordance with the approved scheme and retained thereafter.

Reason: To safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policies QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

8) 04.02A

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

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

9) B04.01

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.

10) B04.02

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting

season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area.

11) UNI

No development shall be commenced until full details of existing and proposed ground levels within the site and on land adjoining the site 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 safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policies QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

12) UNI

The development hereby approved shall not be brought into use unless and until the means of vehicular access from Balfour Road has been constructed and laid out entirely in accordance with the approved plans. Such works to be retained thereafter.

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

13) UNI

Notwithstanding the submitted plans no development shall be commenced unless and until full details of the highway works on Balfour Road have been submitted to and approved in writing by the Local Planning Authority, and none of the development shall be brought into use until such details as approved are implemented in full. Such works to be retained thereafter. No highway works shall be carried apart from during the holiday periods of both the Balfour Junior and Balfour Infant Schools.

Reason: In the interests of highway safety and to ensure a safe crossing point to Balfour Schools, and to comply with policies TR7, TR8 and TR11 of the Brighton & Hove Local Plan.

14) UNI

No development shall be commenced unless and until full details of the improvement works to the pathway between the Balfour Junior and Infant Schools have been submitted to and approved in writing by the Local Planning Authority, and none of the development shall be brought into use until such details as approved are implemented in full. Such works to be retained thereafter. No highway works shall be carried apart from during the holiday periods of both the Balfour Junior and Balfour Infant Schools.

Reason: In the interests of highway safety and to ensure a safe crossing point to Balfour Schools, and to comply with policies TR7, TR8 and TR11 of the Brighton & Hove Local Plan.

15) 03.01A

Notwithstanding the submitted Design and Access Statement, 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.

16) 05.04

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

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

BH2007/02333

96 Sandgate Road Brighton

Two-storey rear extension.

Applicant: Mr Reau & Ms Dines

Officer: Liz Holt 291709

Approved on 14/08/07

1) 01.01AA

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

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

2) UNI

Notwithstanding drawing no. 1161/1133B submitted on the 19th June 2007, prior to the commencement of works, revised first floor floor plans of the rear two storey extension hereby approved shall be submitted to and approved in writing by the Local Planning Authority, showing the roof of the ground floor section of the extension. The development shall be carried out in strict accordance with the approved details.

Reason: As the first floor plans submitted fail to show the roof of the ground floor section of the rear extension and 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) 02.02A

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

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

4) 02.07A

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

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

BH2007/02501

4 Southdown Place Brighton

Single storey rear dining room extension, with external and internal alterations.

Applicant: Dario Saracini & Jo Mowinski

Officer: Kathryn Boggiano 292138

Approved on 28/08/07

1) 01.01AA

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

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

2) 03.02A

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

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

3) 13.05A

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

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

4) 05.03

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

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

BH2007/02522

158 Havelock Road Brighton

Insertion of a conservatory style rooflight to front roof slope.

Applicant: Mr & Mrs Davis-Winstanley

Officer: Liz Holt 291709

Approved on 22/08/07

1) 01.01AA

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

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

2) 13.05A

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

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

BH2007/02807

46 Grantham Road Brighton

Proposed re-siting of an existing front rooflight.

Applicant: Mr C Montague

Officer: Louise Kent 292198

Approved on 17/08/07

1) 01.01AA

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

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

2) 13.05A

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

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

REGENCY

BH2007/01308

'Havana' 32 Duke Street Brighton

Erection of two-storey store at rear.

Applicant: Ben Samandi

Officer: Sue Dubberley 292097

Approved on 20/08/07

1) 01.01AA

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

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

2) 13.02A

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

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

BH2007/01506

10 Hampton Place Brighton

Proposed first floor extension to rear.

Applicant: Mr S Scott

Officer: Jonathan Puplett 292525

Refused on 16/08/07

1) UNI

Policy HE1 of the Brighton & Hove Local Plan states that alterations to 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 exterior of the building. The form of the proposed extension is poorly related to the existing building and the neighbouring building, no. 12 Hampton Place. The blank rear wall is unattractive and the proposed windows do not relate to the existing windows of the building. The proposal represents an incongruous addition to the Grade II listed building and is therefore contrary to policy HE1, and the supplementary guidance of SPGBH11: Listed Building Interiors.

2) UNI2

Policies QD14 and QD27 seek to ensure that extensions and alterations to existing buildings do not cause significant harm to the residents of neighbouring properties; residents can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance, and outlook. The proposed extension would cause significant overshadowing of the neighbouring property to the north, no. 12 Hampton Place. The basement and ground floor windows of this property would suffer loss of daylight and sunlight, and the outlook from these windows would be enclosed. The proposal would cause significant harm to the amenity of residents of no. 12 Hampton Place, and is therefore contrary to the above policies.

BH2007/01705

192 Western Road Brighton

Replacement shopfront and alterations to rear including new security fencing.

Applicant: Gap (UK) Ltd

Officer: Guy Everest 293334

Approved on 16/08/07

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.

BH2007/01781

31A and 32 East Street Brighton

Change of use of basement and ground floors from A1 to A3.

Applicant: The Baron Homes Corporation Ltd

Officer: Paul Earp 292193

Approved on 16/08/07

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) B03.03

A scheme for the fitting of odour control equipment to the building shall be submitted to the Local Planning Authority and no development shall commence until a scheme is approved by the Local Planning Authority. The use of the premises shall not commence until all odour control equipment works have been carried out to the satisfaction of the Local Planning Authority. The odour control equipment shall be maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining properties.

4) B03.04

A scheme for the sound insulation of odour control equipment referred to in the condition set out above shall be submitted to the Local Planning Authority and no development shall commence until all sound insulation works have been carried out to the satisfaction of the Local Planning Authority. The sound insulation works shall be maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining properties.

5) B03.10

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

Reason: To safeguard the amenities of the occupiers of adjoining properties.

6) B03.01

The premises shall not be open or in use except between the hours of 8.30am and 11pm on Mondays to Sundays.

Reason: To safeguard the amenities of the locality.

BH2007/01861

10 Hampton Place Brighton

First floor extension for rear.

Applicant: Mr S Scott

Officer: Jonathan Puplett 292525

Refused on 16/08/07

1) UNI

Policy HE1 of the Brighton & Hove Local Plan states that alterations to 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 form of the proposed extension is poorly related to the existing building and the neighbouring building, no. 12 Hampton Place. The blank rear wall is unattractive and the proposed windows do not relate to the existing windows of the building. Furthermore, the proposed internal alterations to the existing staircase layout are also considered unacceptable. The proposal represents an incongruous addition to the Grade II listed building and is therefore contrary to policy HE1, and the supplementary guidance of SPGBH11: Listed Building Interiors.

BH2007/01868

18 B Sussex Heights St Margarets Place Brighton

Replacement of windows and enclosure balcony with white UPVC units.

Applicant: Mr V L De Giorgio & Mr R A Johnston

Officer: Stephen Ssejjemba 292336

Approved on 09/08/07

1) 01.01AA

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

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

2) 05.03

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

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

BH2007/02079

6 to 8 Preston Street Brighton

Installation of internally illuminated fascia signage.

Applicant: Miss Cheryl Binks

Officer: Stephen Ssejjemba 292336

Approved on 20/08/07

1) 10.01

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

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

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

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

No advertisement shall be sited or displayed so as to-

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

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

7) 10.07A

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

The surface brightness of the illumination from the advertisements hereby approved shall at no time exceed the maximum levels set out by the Institute of Lighting Engineers' Technical Report No.5 (600 candelas per square metre).

Reason: An illumination of greater brightness would distract the attention of road users and would be detrimental to visual amenities contrary to Policy Q12 and TR7 of Brighton & Hove Local Plan.

BH2007/02098

Former Littlewoods Store 169 to 174 Western Road Brighton

Internally illuminated banner sign.

Applicant: Primark Store Limited

Officer: Nicola Hurley 292114

Refused on 22/08/07

1) UNI

The installation of a second banner sign would cumulatively result in an excessive number of signs on the building and would form an incongruous, cluttered and unsightly feature that is out of keeping and detrimental to the appearance of the building. The proposal is therefore contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07: Advertisements.

BH2007/02100

Former Littlewoods Store 169 to 174 Western Road Brighton

Internally illuminated fascia sign to front entrance.

Applicant: Primark Store Ltd

Officer: Nicola Hurley 292114

Approved on 21/08/07

1) 10.01

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

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

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

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

No advertisement shall be sited or displayed so as to-

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

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

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

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

7) 10.07A

The illumination of the advertisement shall be non-intermittent.

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

BH2007/02101

Unit 2 65-75 West Street Brighton

Internally illuminated fascia signage.

Applicant: Mr S Zargham

Officer: Andy Watt 292132

Approved on 24/08/07

1) 10.01

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

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

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

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

No advertisement shall be sited or displayed so as to-

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

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

BH2007/02163

Unit 4 11-12 North Street Brighton

Part change of use from A1 (Retail) to A2 (Financial & Professional Services) including alterations to the shopfront.

Applicant: Halifax Plc

Officer: Jason Hawkes 292153

Approved on 23/08/07

1) 01.01AA

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

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

2) 04.01A

Notwithstanding the approved plans, the ATM's controls shall be raised and separated from each other, have a positive action and have raised numbers, letters or Braille characters on each control and be no higher than 1060 mm. from ground level.

Reason: To ensure satisfactory facilities for people with disabilities and to accord with policy QD10 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

The kiosk created by the division of the unit as shown on drawing no. C3109-010D shall be retained wholly in retail use (Class A1) in accordance with the supporting documents received on the 6th June 2007.

Reason: In order to maintain a high percentage of retail frontages within the prime frontage of the Regional Shopping Centre in accordance with policy SR4 of the Brighton & Hove Local Plan.

BH2007/02203

The Bright Helm 21 West Street Brighton

Installation of a glass canopy over front entrance.

Applicant: J D Wetherspoon PLC

Officer: Jason Hawkes 292153

Approved on 17/08/07

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.

BH2007/02287

5 to 6 Cranbourne Street Brighton

Proposed halo-illuminated fascia sign and halo-illuminated projecting sign.

Applicant: Richard Kernan

Officer: Clare Simpson 292454

Approved on 10/08/07

1) 10.01

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

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

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

BH2007/02288

5 to 6 Consecutive Cranbourne Street Brighton

Alterations to shop front.

Applicant: Richard Kernan

Officer: Clare Simpson 292454

Approved on 20/08/07

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.

BH2007/02308

7 Cranbourne Street Brighton

Installation of ATM cash machine (resubmission of BH2007/01465).

Applicant: Mr Miakhail Ramizi

Officer: Stephen Ssejjemba 292336

Approved on 13/08/07

1) 04.01A

Notwithstanding the approved plans, the ATM's controls shall be raised and separated from each other, have a positive action and have raised numbers, letters or Braille characters on each control and be no higher than 1060 mm. from ground level.

Reason: To ensure satisfactory facilities for people with disabilities and to accord with policy QD10 of the Brighton & Hove Local Plan.

2) UNI

The ATM hereby permitted shall not be brought into use until details of secure 'receipt/litter bin' facility has been submitted to and agreed in writing by the Local Planning Authority. The facility shall be fully implemented and made available for use prior to the use of the ATM hereby permitted and shall thereafter be retained for use at all times the ATM is in use.

Reason: To safeguard the amenities of the locality and to ensure compliance with policies SU9 and QD27 of the Brighton & Hove Local Plan.

BH2007/02341

Ivy Mansions 1 Norfolk Terrace Brighton

Removal of redundant fire escape ladder at rear and making good of walls.

Applicant: Ivy Mansions RTM Co Ltd

Officer: Clare Simpson 292454

Approved on 16/08/07

1) 01.05AA

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

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

2) UNI

The metal fire escape ladder and supporting framework shall be removed in its entirety, the walls shall be made good and the external finishes shall match that of the existing building and retained as such thereafter.

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

BH2007/02346

7A Western Terrace Brighton

Internal alterations.

Applicant: Mr William Allen

Officer: Stephen Ssejjemba 292336

Approved on 15/08/07

1) 01.05AA

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

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

2) 14.02A

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

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

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority, all new works and works of making good, including doors, work in wardrobe and airing cupboard doors, architraves, skirting boards, picture rails, cornices, and plaster mouldings shall match exactly the existing and the doors shall be of painted softwood.

Reason: To ensure the adequate preservation of a grade 11 listed building and in compliance with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no works shall take place until details of how the drainage or pipe runs to the bathrooms have been submitted have been submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with these details.

Reason: To ensure the adequate preservation of a grade 11 listed building and in compliance with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, all existing original fabric and architectural features including floors, lathe and plasterwork, staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained, and repaired and made good exactly like for like, and shall not be covered over, except where otherwise agreed in writing with the Local Planning Authority before work commences.

Reason: To ensure the adequate preservation of a grade 11 listed building and in compliance with policy HE1 of the Brighton & Hove Local Plan.

BH2007/02350

The Standard 77 West Street Brighton

Proposed erection of pergola within the garden fixed to south boundary wall.

Applicant: Mr Simon Wiles

Officer: Clare Simpson 292454

Refused on 16/08/07

1) UNI

The installation of the pergola will obscure and detract from the wall of the interesting outbuilding, attached to the listed building. This incongruous addition fails to preserve the architectural or historical character of the listed building contrary to HE1 of the Brighton & Hove Local Plan.

BH2007/02351

The Standard 77 West Street Brighton

Proposed erection of pergola within the garden fixed to south boundary wall.

Applicant: Mr Simon Wiles

Officer: Clare Simpson 292454

Refused on 16/08/07

1) UNI

The installation of the pergola will obscure and detract from the wall of the interesting outbuilding, attached to the listed building. This incongruous addition fails to preserve the architectural or historical character of the listed building contrary to HEI of the Brighton & Hove Local Plan.

BH2007/02396

75-79 East Street Brighton

Illuminated fascia and projecting signs, and canvas canopy with branding (retrospective).

Applicant: The Laurel Pub Company

Officer: Awot Tesfai 292211

Approved on 22/08/07

1) 10.01

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

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

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

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

No advertisement shall be sited or displayed so as to-

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

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

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

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

BH2007/02402

18 Preston Street Brighton

Erection of a 3 storey building to form a 3 bed single dwelling house.

Applicant: P Bennett

Officer: Paul Earp 292193

Approved on 20/08/07

1) 01.01AA

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

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

2) 02.01A

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

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

3) 02.02A

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

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

4) 13.01A

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

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

5) 05.01A

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

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

6) 04.02A

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

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

7) 06.03A

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

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

8) 02.05A

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

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

9) B03.05

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

Reason: To safeguard the visual amenities of the area.

10) B02.12

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

Reason: To prevent noise nuisance arising within or from the new development.

11) 13.03A

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

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

12) UNI

The development permitted by this planning permission shall not be initiated by the undertaking of a material operation as defined in section 56(4)(a)-(d) of the Town and Country Planning Act 1990 in relation to the development, until the relevant Traffic Regulation Order has been amended to prevent future occupiers of the approved residential units from being eligible for on-street resident car parking permits and to fund improved sustainable transport infrastructure in the vicinity.

Reason: To ensure that the proposed development remains genuinely car free in the long term and to comply with policies TR1, TR19, HO7 and QD28 of the Brighton & Hove Local Plan.

13) UNI

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

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

14) UNI

The building shall be smooth rendered right down to the ground and painted in smooth masonry paint.

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

15) 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) details of the paint colours colour, and the works shall be carried out in strict accordance with the approved details and maintained as such thereafter.

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

BH2007/02475

12 Whitburn Lodge Montpelier Road Brighton

New dormer to rear elevation to allow for en suite shower room to bedroom.

Applicant: Mr & Mrs Phil & Louise Kay

Officer: Awot Tesfai 292211

Refused on 23/08/07

1) UNI

The proposed dormer to the rear north west elevation would by virtue of its size, bulk and design relate poorly to

the appearance of the property, constituting an unsightly feature detrimental to the appearance of the building and the surrounding Regency Square Conservation Area. The proposal is therefore contrary to planning Policy QD14 of the Brighton & Hove Local Plan, and to the provisions of Supplementary Planning Guidance Note SPGBH1 Roof Extensions and Alterations

ST. PETER'S & NORTH LAINE

BH2007/01039

Flat 2 26 Compton Avenue Brighton

Ground floor extension.

Applicant: Ms Sue Beach

Officer: Liz Holt 291709

Refused on 23/08/07

1) UNI

The proposed ground floor extension, by virtue of its height, size, mass and positioning, would adversely impact upon the amenities of the occupiers of the basement flat, especially with regards to loss of light and sunlight in addition to resulting in an increased sense of enclosure to this neighbouring property. The development therefore contravenes policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2007/01544

12 Guildford Road Brighton

Conversion of basement and creation of additional openings to form one bedroom flat with access steps from Buckingham Street.

Applicant: Mr Peter Harwood

Officer: Jason Kaye 293990

Refused on 10/08/07

1) UNI

The proposed basement studio unit lacks private outdoor amenity space, would be largely enclosed and would receive inadequate natural light, resulting in a cramped form of development that would not comply with Lifetime Homes standards and therefore would fail to provide an acceptable residential environment for future occupiers, contrary to Brighton & Hove Local Plan policies QD3, QD27, HO4, HO5 and HO13.

2) UNI

The proposed development, by reason of the inclusion, design and positioning of French doors, the design and positioning of window openings and the introduction of a gate and fence railings at the northern end of the site that would relate poorly to the retained ground floor shop window, is considered to be unsympathetic to the character of the existing building, which would be detrimental to the appearance of the building and the character and appearance of the West Hill Conservation Area, contrary to Brighton & Hove Local Plan policies QD2, QD3, QD14, HO4 and HE6.

3) UNI

The proposed basement flat, and in particular the proposed bathroom by reason of lack of natural light and ventilation, would rely on the use of artificial lighting and ventilation to an unacceptable level, and the application has failed to provide adequate detail of demolition and construction waste minimisation measures contrary to policies SU2 and SU13 of the Brighton & Hove Local Plan.

4) UNI

The proposed car free development fails to make adequate provision, through a completed planning obligation, to amend the relevant Traffic Regulation Order to prevent future occupiers from being eligible for on-street resident car parking permits to ensure that the development would remain car free in the long term, contrary to policies TR1, TR19, QD28 and HO7 of the Brighton & Hove Local Plan.

BH2007/01755

FLAT 1 (Lower Ground Floor) 21 Roundhill Crescent Brighton

Insertion of steel beam under ground floor on spine wall line to support structure above that is deflecting.

Applicant: Mr P J O'Reilly

Officer: Karen Tipper 293335

Approved on 22/08/07

1) 01.05AA

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

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

2) 14.12A

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

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

3) UNI

Prior to commencement of works, written details on how the hereby approved steel beam is to be inserted into the wall, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

BH2007/01830

BT Kiosk Corner Gloucester Place Brighton

One advertisement facing south east on new phone kiosk.

Applicant: BT Payphones (Mr Martin McNamara)

Officer: Liz Holt 291709

Refused on 23/08/07

1) UNI

The site is located within the Valley Gardens Conservation Area and within the setting of a number of Listed Buildings. The proposed advertisement by reason of its siting, size and use of internal illumination in this prominent and open position would appear an unsympathetic addition, out of character with the surrounding area and detrimental to the visual amenities of the Conservation Area and the setting of the surrounding Listed Buildings. The proposal is therefore contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and to Supplementary Planning Document on Advertisements (SPD01).

BH2007/01844

1 Railway Street Brighton

Hip to gable roof extension and two dormer windows.

Applicant: Ms S Taylor

Officer: Maureen Robertson 292359

Approved on 17/08/07

1) 01.01AA

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

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

2) 13.01A

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

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

3) 13.03A

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

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

4) UNI

The new dormer windows shall be fully clad in lead and shall not have timber fascias and 1:10 scale detailed sample elevational drawings of a dormer shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing and the works shall be carried out and completed fully in accordance with the approved drawings.

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

BH2007/01853

46B Over Street Brighton

Enlarge rear landing window with PVCU window.

Applicant: Mr Carter

Officer: Maureen Robertson 292359

Refused on 09/08/07

1) UNI

The replacement of one window in a building where the remaining windows would differ in materials and opening arrangement and size is not considered acceptable and would detract from the character of the house and the conservation area, contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Window Replacement and Repair (Draft) (SPG6).

BH2007/01892

36 Marlborough Place Brighton

Reinstatement of gate and railings to the front of the property.

Applicant: Stuart Conheady

Officer: Liz Holt 291709

Approved on 22/08/07

1) 01.05AA

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

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

2) 14.09A

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) UNI

The railings hereby approved must be of cast iron and shall match exactly the design of the railings at no. 32 Marlborough Place to the satisfaction of 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.

BH2007/01976

64 Buckingham Place Brighton

Replacement double glazed windows.

Applicant: Mark Leach

Officer: Kathryn Boggiano 292138

Refused on 17/08/07

1) UNI

The proposed windows, by reason of their material, are considered to adversely affect the elevations of the house and the character and appearance of the West Hill Conservation Area and, as such, are contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Window Replacement and Repair (Draft) (SPGBH6).

BH2007/01977

First Floor Flat 5 Buckingham Road Brighton

Creation of roof terrace including insertion of door within south-west facing elevation.

Applicant: Mr & Mrs Stuart

Officer: Liz Holt 291709

Refused on 20/08/07

1) UNI

The proposed terrace area, by virtue of providing direct views towards an existing window within the north-east facing elevation of the neighbouring property, number 4 Buckingham Road, would have an adverse impact upon the amenities of that property with regards to overlooking and loss of privacy, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed doorway, by virtue of the design and detailing, relates poorly to the parent property and therefore is considered to be of detriment to the character and appearance of the host property, the pair of semi-detached properties, the Buckingham Road street scene and the wider area, including the surrounding Conservation Area. The proposal is therefore contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2007/02088

7 & 8 Howard Terrace Brighton

Demolition of existing storage building and construction of new Class B1 offices at ground floor, with 2 two-bedroom flats at first floor level. Conversion of offices at 7 Howard Terrace to form a three-bedroom two-storey town house. Conversion of rear storage building to form additional office space for the existing rear warehouse/office building.

Applicant: Talbot Import Company

Officer: Gemma Barnes 292265

Approved on 24/08/07

1) 01.01AA

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

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

2) UNI

A scheme to offset the travel demand arising from the development and to ensure that the residential units remain genuinely car free through removing the resident on-street car parking permit eligibility of future occupiers, shall be submitted to, and approved in writing by, the Local Planning Authority. The detail of this scheme shall be implemented as approved prior to the first occupation of the development hereby approved.

Reason: To ensure that the proposed development addresses the travel demand arising from the intensification of use on the site in accordance with Brighton & Hove Local Plan policies TR1, TR19, QD28 and HO7.

3) 02.05A

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

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

4) 03.01A

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

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

5) 04.02A

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

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

6) 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 new office and residential building (no.8 Howard Terrace) hereby approved will achieve an EcoHomes rating of 'Very Good' or higher or a Code for Sustainable Homes rating of 'Level 3' or higher or an equivalent level of performance if an alternative independently assessed means of sustainability assessment is used. The agreed scheme shall be implemented in strict accordance with the approved details prior to the occupation of the development.

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

7) 05.04

The conversion of No.7 Howard Terrace into a townhouse hereby permitted shall not be commenced until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials. The development shall be carried out in strict accordance with the approved details.

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

8) 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.

9) 08.01

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

- (a) A desk top study documenting all the previous and existing land uses of the site and adjacent land;
- (b) A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and

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

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

Thereafter the scheme shall be monitored and maintained in accordance with the approved remediation scheme.

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

10) UNI

The waste minimisation measures set out in the site waste management plan 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 W10 of the East Sussex and Brighton & Hove Structure Plan 1991-2011, 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

The new buildings hereby approved shall not be occupied until the crossover and turning space as shown on the submitted plans has been laid out within the site to the satisfaction of the Local Planning Authority. The area identified as turning area shall thereafter be used as a vehicular turning area and for no other purpose.

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

BH2007/02155

3 Wakefield Place Brighton

Two storey side extension with pitched roof to form a garage with bedroom above.

Applicant: Mr Damario

Officer: Gemma Barnes 292265

Approved on 16/08/07

1) 01.01AA

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

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

2) 03.02A

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

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

3) 05.03

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

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

BH2007/02216

St. Pauls C Of E School St Nicholas Road Brighton

Single storey extension to reception office & main entrance lobby & replacement of windows to hall at rear of building.

Applicant: The Governors of St Pauls CE Primary School

Officer: Liz Holt 291709

Approved on 20/08/07

1) 01.01AA

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

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

2) UNI

Notwithstanding drawings no. 0727_05A submitted on the 25th June 2007, prior to the commencement of works, material details, sectional and elevational drawings of the proposed entrance canopy shall be submitted to an approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: As insufficient information has been submitted and to ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

3) 13.02A

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

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

4) 05.03

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

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

BH2007/02249

128 Queens Road Brighton

Internally illuminated fascia sign and internally illuminated projecting sign (Retrospective).

Applicant: Betting Shop Services Ltd

Officer: Liz Holt 291709

Approved on 20/08/07

1) 10.01

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

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

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

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

No advertisement shall be sited or displayed so as to-

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

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

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

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

7) 10.07A

The illumination of the advertisement shall be non-intermittent.

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

BH2007/02443

Land Bounded by Station Street Blackman Street & Cheapside Brighton

Erection of show complex associated with New England Quarter core site (Retrospective).

Applicant: Baratt Southern Counties

Officer: Luke Perkins 292178

Approved on 21/08/07

1) UNI

The development permitted shall be permanently removed from the site before 21 August 2008 and the land reinstated to its former condition.

Reason: The development hereby approved is not considered a suitable form of development in the long term and permission is granted for a temporary period only, to minimise any harmful impact of the development, in accordance with policies QD1, QD2, QD3, QD5 and EM2 of the Brighton & Hove Local Plan.

WITHDEAN

BH2007/00665

16 Knoyle Road Brighton

Ground & first floor rear extension.

Applicant: Mr & Mrs Brooks

Officer: Andy Watt 292132

Approved on 09/08/07

1) 01.01AA

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

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

2) UNI

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

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

3) UNI

The 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.

4) UNI

The ground floor side window of the kitchen extension hereby approved shall not be glazed otherwise than with obscured glass and shall be thereafter permanently retained as such, unless otherwise agreed in writing by the Local Planning Authority.

Reason: Insufficient information has been submitted, and to safeguard the privacy of the occupiers of the adjoining properties, in compliance comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5) UNI

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

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

BH2007/01194

FLAT 20 Woodside Lodge Tivoli Crescent Brighton

Erection of aluminium conservatory on second floor roof terrace.

Applicant: S T & A M Reynolds

Officer: Clare Simpson 292454

Refused on 23/08/07

1) UNI

The proposed conservatory extending above the ridge flat roof and disrupting the original roof form represents an unsightly and incongruous addition to the property which would be detrimental to the appearance of the building and character of the surrounding area. The proposed development is contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2007/01685

Dorothy Stringer High School Loder Road Brighton

Additional car parking on site of demolished canteen.

Applicant: Dorothy Stringer School

Officer: Clare Simpson 292454

Refused on 14/08/07

1) UNI

The proposed car parking area, allowing the 41 extra car parking spaces is deemed to encourage car use to and from Dorothy Stringer School. No information has been submitted to justify the need for the extra car-parking and no information has been received to demonstrate how the school is reducing the numbers of pupils travelling by car and encourage alternative modes of transport. The proposal is therefore contrary to policy TR1 and TR4 of the Brighton & Hove Local Plan.

2) UNI2

The proposed car parking area, immediately adjacent to the access to Balfour Junior School would create potential conflicts between car and pedestrian movements which would in turn have an increased safety hazard for pedestrians using the access. The proposal is therefore contrary to policy TR7 of the Brighton & Hove Local Plan.

BH2007/01817

97 Windmill Drive Brighton

Certificate of lawfulness for proposed roof extension to eastern roofslope.

Applicant: S Trigwell Esq

Officer: Guy Everest 293334

Approved on 16/08/07

BH2007/01893

48 Bramble Rise Brighton

Erection of railings to flat roof of existing garage (retrospective).

Applicant: Mr Christopher Fox

Officer: Guy Everest 293334

Refused on 20/08/07

1) UNI

The railings appear incongruous in relation to the surrounding area and have formed a terrace, which by virtue of its raised height and close proximity to window openings and gardens of neighbouring residential properties, has resulted in overlooking and loss of amenity for occupiers of adjoining properties. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2007/02202

Flat 35 Park Manor London Road Brighton

Replacement of existing windows and doors with white UPVC double glazing.

Applicant: Mrs Almonacid

Officer: Stephen Ssejjemba 292336

Approved on 23/08/07

1) 01.01AA

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

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

2) UNI

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

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

BH2007/02267

69 Valley Drive Brighton

Two storey rear extension.

Applicant: Mr Marks

Officer: Jason Hawkes 292153

Approved on 09/08/07

1) 01.01AA

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

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

2) 05.03

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no window shall be constructed in the east facing elevation of the extension without Planning Permission obtained from the Local Planning Authority.

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

BH2007/02275

The Old House 199 Preston Road Brighton

Refurbishment of building to provide existing office space with new heating system, toilet and kitchen facilities. New wood pellet fuel store, conservation rooflight and solar panels to roof.

Applicant: Ms Abi Torr

Officer: Sue Dubberley 292097

Approved on 09/08/07

1) 01.05AA

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

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

2) 14.02A

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

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

3) 14.03A

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

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

4) 14.06A

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

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

5) 14.09A

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.

6) 14.10A

The rooflights hereby approved shall be of 'conservation style' fitted flush with the adjoining roof surface to the satisfaction of the Local Planning Authority with slim section metal frames.

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

7) 14.12A

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

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

8) UNI

The new railings to the front boundary wall must be in cast iron to exactly match the dimensions and pattern of the existing remaining railings, to the satisfaction of the LPA.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

9) UNI

The new external doors to the fuel store and biomass boiler must be timber ledged and braced doors with vertical boarding.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

10) UNI

No works shall take place until full details of the proposed repair works to the roof structure and timbers have been submitted to and approved in writing by the LPA. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

BH2007/02303

89 Surrenden Road Brighton

Single storey conservatory to the rear.

Applicant: Ms Nula Kanal

Officer: Jonathan Puplett 292525

Approved on 23/08/07

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.

BH2007/02310

70 Redhill Drive Brighton

Extension to front of house with pitched roofs and new porch (revised design).

Applicant: Trevor Dodsworth

Officer: Jonathan Puplett 292525

Approved on 10/08/07

1) 01.01AA

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

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

2) 03.02A

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

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

3) 05.03

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

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

BH2007/02495

48 Fernwood Rise Brighton

Rear extension and conservatory with lower ground floor rooms below.

Applicant: Mrs T Starr

Officer: Jonathan Puplett 292525

Approved on 23/08/07

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.

BH2007/02055

15 Hillside Way Withdean Brighton

First floor front extension.

Applicant: Mrs L Carroll

Officer: Jason Hawkes 292153

WITHDRAWN ON 22/08/07

EAST BRIGHTON

BH2007/01352

Plot 8 Below 61-107 Donald Hall Road Brighton

Conversion of redundant ancillary space into 2 artists studio units.

Applicant: BHCC

Officer: Jason Kaye 293990

Approved on 14/08/07

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) 06.02A

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.

3) UNI

Notwithstanding the detail shown on the plans hereby approved, revised details of the external shutter shall be submitted to, and approved in writing by, the Local Planning Authority prior to commencement of development. The development shall be implemented in accordance with these revised details, and shall be retained as such thereafter.

Reason: It is not considered that the external shutter detailed on the approved plans would provide an acceptable appearance in relation to the open area and residential setting of the site, and revised details are therefore sought to provide a more appropriate appearance in accordance with Brighton & Hove Local Plan policies QD2 and QD14.

4) UNI

The activities undertaken in the artist studios hereby approved shall not go beyond those acceptable for uses within the B1 Use Class, and 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), the units shall not be used for any purpose within the B1 Use Class other than artist studios.

Reason: To ensure that externalities arising from activities undertaken in the artists studios hereby approved remain appropriate for the residential setting.

5) UNI

The commercial part of the premises shall not be open or in use except between the hours of 8.00am and 7.00pm on Mondays to Fridays, and between 8.30am and 5.00pm on Saturdays and not at anytime on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the locality in accordance with Brighton & Hove Local Plan policies SU9, SU10 and QD27.

6) UNI

A scheme for the soundproofing of the building shall be submitted to the Local Planning Authority and no development shall commence until a scheme is approved by the Local Planning Authority. The use of the premises shall not commence until all soundproofing works have been carried out to the satisfaction of the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining properties in accordance with Brighton & Hove Local Plan policies SU9, SU10 and QD27.

7) UNI

A scheme for the fitting of odour control equipment to the building shall be submitted to the Local Planning Authority and no development shall commence until a scheme is approved by the Local Planning Authority. The use of the premises shall not commence until all odour control equipment works have been carried out to the satisfaction of the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining properties in accordance with Brighton & Hove Local Plan policies SU9, SU10 and QD27.

8) UNI

A scheme for the sound insulation of odour control equipment referred to in the condition set out above shall be submitted to the Local Planning Authority and no development shall commence until all sound insulation works have been carried out to the satisfaction of the Local Planning Authority. The sound insulation works shall be maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining properties in accordance with Brighton & Hove Local Plan policies SU9, SU10 and QD27.

9) UNI

No open storage associated with the use hereby approved shall be undertaken without the written prior permission of the Local Planning Authority.

Reason: To safeguard the amenities of the area in accordance with Brighton & Hove Local Plan policies SU9, SU10 and QD27.

10) UNI

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

Reason: To safeguard the amenities of the occupiers of adjoining properties in accordance with Brighton & Hove Local Plan policies SU9, SU10 and QD27.

BH2007/01600

Basement & Ground Floor Maisonette 68 St Georges Road Brighton

Internal alterations and formation of lightwell to front elevation.

Applicant: Mr J Moore

Officer: Kathryn Boggiano 292138

Approved on 16/08/07

1) 01.01AA

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

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

2) 13.02A

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

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

3) UNI

The new basement new window on the front elevation shall be painted timber and retained as such thereafter.

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

4) 13.03A

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

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

5) 05.03

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

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

BH2007/01993

Flat 3 11 Chichester Terrace Brighton

Internal alterations to flat to restore original features including entrance hallway.

Applicant: Richard Long

Officer: Maureen Robertson 292359

Approved on 20/08/07

1) 01.05AA

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

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

2) 14.06A

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

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

3) 14.12A

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

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

4) 14.08A

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

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

5) 14.13A

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

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

6) UNI

Details of all pipework shall be submitted to and approved by the Local Planning Authority prior to works commencing. The works shall be carried out in strict accordance with agreed details.

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

BH2007/02148

Unit 1 Freshfield Business Park Freshfield Way Brighton

Direction sign (Retrospective).

Applicant: Jewson Ltd

Officer: Liz Holt 291709

Refused on 20/08/07

1) UNI

The signage is considered to be of visual detriment to the Freshfield Road street scene, by virtue of the encroachment of commercial signage to the currently unaltered western boundary of the Freshfield Business Park. The application is therefore contrary to policy QD12 of the Brighton & Hove Local Plan.

BH2007/01146

27 Marine Square Brighton

Refurbishment and internal alterations of first, second and third floor non self-contained residential units, to form 3 self-contained flats. Basement and ground floors to remain as house in multiple occupation.

Applicant: John Atkins

Officer: Kathryn Boggiano 292138

WITHDRAWN ON 22/08/07

HANOVER & ELM GROVE

BH2007/01948

14 Carlyle Street Brighton

Insertion of second rooflight to front & roofslope.

Applicant: Mrs E I Huggett

Officer: Maureen Robertson 292359

Approved on 10/08/07

1) 01.01AA

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

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

2) 03.02A

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

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

3) 05.03

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

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

BH2007/02326

Unit 1 132-135 Lewes Road Brighton

Change of use from Class A1 (shops) to Class A5 (Hot Food Takeaway) and erection of rear extract flue.

Applicant: Uncle Sams

Officer: Luke Perkins 292178

Refused on 28/08/07

1) UNI

The proposed change of use would create a break in the shopping frontage of the Lewes Road District Centre of more than 15 metres thereby harming the retail function of the Lewes Road District Centre, contrary to policy SR5 of the Brighton & Hove Local Plan.

2) UNI

The applicant has failed to demonstrate that the proposed extract flue, by virtue of its position adjacent to the top floor window on 131 Lewes Road, would not have an adverse impact upon the occupiers of 131 Lewes Road, contrary to policies QD27, SR5 and SU9 of the Brighton & Hove Local Plan.

HOLLINGBURY & STANMER

BH2007/00936

30 Hollingbury Place Brighton

Demolition of garage, erection of two storey side extension including integral garage plus single storey rear extension with part balcony over (Resubmission of BH2006/03634).

Applicant: D Guthrie & J Whitman

Officer: Maureen Robertson 292359

Approved on 22/08/07

1) 01.01AA

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

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

2) 03.02A

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

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

3) 02.03A

The east side of the balcony shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

4) 02.03A

The west side of the decking shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

5) 02.02A

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

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

BH2007/01680

Saunders Park Depot Lewes Road Brighton

Removal of existing asbestos cement sheet roof covering and replacement with insulated steel panels. (includes removal of shrubs for scaffolding).

Applicant: Brighton & Hove City Council

Officer: Liz Holt 291709

Approved on 21/08/07

1) 01.01AA

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

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

2) UNI

No development shall take place until a sample of the colour, to be used in the construction of the external surfaces of the development hereby permitted, has 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) 05.03

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

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

BH2007/01956

31 Uplands Road Hollingdean Brighton

Certificate of Lawfulness for proposed rear dormer and insertion of front rooflights.

Applicant: Mr Lever

Officer: Liz Holt 291709

Approved on 09/08/07

BH2007/01997

8 Romsey Close Brighton

Reserved matters application for the erection of a single dwelling house at land side to 8 Romsey Close.

Applicant: Mr H Franklin

Officer: Kathryn Boggiano 292138

Refused on 14/08/07

1) UNI

The proposal's design, materials and window design, size and positioning would not relate sympathetically to the existing character of No.8 and No.9 Romsey Close, which it would form a terrace with. As such the proposal would appear incongruous within the street scene, and would be of detriment to the character and appearance of the area, and contrary to policies QD1, QD2, QD3 and QD14 of the Brighton & Hove Local Plan.

2) UNI

Insufficient information has been provided by the applicant with regard to landscaping details, which is needed in order to enable the proposal to be properly judged against policies QD15 of the Brighton & Hove Local Plan.

BH2007/02327

28 Stanmer Park Road Brighton

Internal garden room and patio.

Applicant: Mr & Mrs Fiddes

Officer: Liz Holt 291709

Approved on 13/08/07

1) 01.01AA

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

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

2) UNI

Notwithstanding drawing nos. 1570/P1 and 1570/P2, prior to the construction of the patio area, details of measures (such as solid screen to be located on both the southern and northern side of the patio area) to avoid loss of privacy to the existing basement rear facing windows of nos. 26 and 30 Stanmer Park Road shall be submitted to and approved in writing by the Local Planning Authority. The agreed measures shall be implemented in full prior to the patio area being first brought into use and thereafter permanently retained as such.

Reason: In order to protect adjoining properties from overlooking and loss of privacy and to comply with policy QD27 of the Brighton & Hove Local Plan.

BH2007/02438

36 Ashburnham Drive Coldean Brighton

Erection of a two storey side extension and rear dormer. Demolition of single storey side extension.

Applicant: Mr Barry Waight

Officer: Kathryn Boggiano 292138

Approved on 24/08/07

1) 01.01AA

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

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

2) 03.02A

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

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

3) UNI

The dormer cheeks shall be clad in tiles to match those of the existing roof.

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

4) 02.03A

The western facing elevation window shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

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.

BH2007/02498

The Hollingbury Public House 1 Roedale Road Brighton

Erection of shelter to existing external seating area.

Applicant: Ms L Halstead

Officer: Liz Holt 291709

Approved on 24/08/07

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.

BH2006/04100

Hollingbury Park Golf Course Ditchling Road Brighton

Pre-cast concrete sectional single garage for use as a trolley store.

Applicant: Chris Humphrey

Officer: Maureen Robertson 292359

WITHDRAWN ON 28/08/07

BH2007/00506

1 Ridge View Brighton

Certificate of lawfulness for proposed rear gable roof extension and side dormer.

Applicant: Mr Billy Boyle

Officer: Liz Holt 291709

WITHDRAWN ON 15/08/07

BH2007/02461

First Floor Flat 59 Roedale Road Brighton

Rear dormer extension and insertion of one front rooflight.

Applicant: Mr A Rowland

Officer: Liz Holt 291709

WITHDRAWN ON 21/08/07

MOULSECOOMB & BEVENDEAN

BH2007/01914

17 Coombe Road Brighton

Installation of new shopfront with electronic pinhole security shutter.

Applicant: Mr Sijjad Rehmen

Officer: Steve Lewis 292321

Refused on 22/08/07

1) UNI

The proposed shopfront is considered poorly designed by reason of its proportions, detailing and materials. The new shop front is considered to harm the character and appearance of the property, the wider shopping parade and the character of the area. This is contrary to policies QD10 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The use of a solid (pin hole) roller shutter is considered to have a negative impact upon appearance and character of the area. A proliferation of solid roller shutters would result in the loss of passive surveillance and would increase the fear of crime within the area. The application fails to demonstrate that any special circumstances exist or that the use of a roller shutter is supported by the Police. This is contrary to policy QD8 of the Brighton & Hove Local Plan.

BH2007/02276

50 The Highway Moulsecoomb Brighton

Single storey rear extension and detached single storey garage/store.

Applicant: Waremooss Limited

Officer: Karen Tipper 293335

Approved on 28/08/07

1) 01.01AA

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

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

2) 03.02A

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

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

3) UNI

The railings to the hereby approved rear terrace shall match exactly the existing railings to the neighbouring terrace and shall be thereafter retained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the property and terrace and to comply with policies QD2 and QD14 of the Brighton & Hove Local Plan.

4) UNI

No development shall commence until details of a screen to the south side of the first floor terrace have been submitted to, and approved in writing, by the Local Planning Authority. The screen shall be implemented strictly in accordance with the approved details before the terrace is first brought into use and shall thereafter be retained in accordance with the approved details.

Reason: To reduce overlooking and safeguard the amenities enjoyed by the occupiers of the adjoining properties in Southall Avenue and to comply with policy QD27 of the Brighton & Hove Local Plan.

BH2007/02424

1 Colbourne Avenue Moulsecoomb Brighton

Single storey rear extension.

Applicant: Mr K Mills

Officer: Karen Tipper 293335

Approved on 14/08/07

1) 01.01AA

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

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

2) 03.02A

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

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

3) 02.01A

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

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

4) 02.02A

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

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

5) 02.03A

The eastern facing shower room window 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.

6) 02.07A

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

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

BH2007/02483

5 Baden Road Brighton

Retrospective permission for rear extension.

Applicant: Mr Shamsi

Officer: Louise Kent 292198

Approved on 28/08/07

QUEEN'S PARK

BH2007/01660

18 Montague Place Kemp Town Brighton

Conversion into two flats. Retrospective.

Applicant: Mr Christopher Oakley

Officer: Gemma Barnes 292265

Approved on 15/08/07

1) UNI

Notwithstanding the approved plans prior to occupation of either of the flats hereby approved, existing and proposed north and east elevation plans shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be undertaken in accordance with the plans submitted and retained as such thereafter.

Reason: Existing and proposed north and east elevation plans were not submitted with this application and therefore a full set of plans are required to enable the Local Planning Authority to control the development in detail and to ensure a satisfactory appearance to the development in accordance with policy HE6 of the Brighton & Hove Local Plan.

2) UNI

A scheme to offset the travel demand arising from the development and to ensure that the proposed residential unit set out over the ground and basement levels shall remain genuinely car free through removing the resident on-street car parking permit eligibility of future occupiers, shall be submitted to, and approved in writing by, the Local Planning Authority. The detail of this scheme shall be implemented as approved prior to the first occupation of the development hereby approved.

Reason: To ensure that the proposed development addresses the travel demand arising from the intensification of use on the site in accordance with Brighton & Hove Local Plan policies TR1, TR19, QD28 and HO7.

3) 02.04A

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

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

4) 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.

5) 04.02A

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

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

6) 05.04

The development hereby permitted shall not be commenced until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy and water. 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 and water are included in the development, in accordance with policy SU2 of the Brighton & Hove Local Plan.

7) 06.02A

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

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

8) 13.02A

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

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

9) 13.03A

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

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

10) 13.04A

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

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

11) 13.05A

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

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

12) UNI

The two new doors in the side elevation shall be timber and of the same design and detailing and thereafter retained as such.

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

BH2007/01842

Star Inn 7-9 Manchester Street Brighton

To construct two timber platform areas within existing rear lightwells.

Applicant: Real London Pub Co

Officer: Karen Tipper 293335

Approved on 22/08/07

1) 01.01AA

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

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

2) UNI

The outside terraces shall not be in use between the hours of 11pm and 11am. The rear doors to the terraces shall remain closed and not be opened for any purpose whilst the courtyard is not in use.

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.

3) UNI

The hereby approved doors shall be painted timber to match the existing fenestration and thereafter retained as such.

Reason: To ensure the satisfactory appearance of the development and to preserve the character and appearance of this part of the West Hill conservation area and to comply with policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

4) 05.03

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

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

BH2007/02012

FF 18 Marine Parade Brighton

Installation of air conditioning unit at rear, first floor level.

Applicant: Alex Cowell

Officer: Louise Kent 292198

Refused on 28/08/07

1) UNI

Insufficient information has been provided to enable the Local Planning Authority to assess the acoustic effect of the proposed air conditioning unit, and the proposal is therefore contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan which seek to minimise the impact of noise upon the occupiers of surrounding buildings, and protect the surrounding residential amenity.

BH2007/02215

59 Queens Park Rise Brighton

Erection of single storey rear/side extension

Applicant: Mr & Mrs Anderson

Officer: Karen Tipper 293335

Refused on 28/08/07

1) UNI

The proposed development by reason of its design and detailing would result in an overly bulky and incongruous feature which fails to enhance the appearance of the parent property and street scene. The development is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2007/02321

72 High Street Brighton

Continuation of use as a Women's centre (D1) for a further period of 15 months.

Applicant: Mr M Chowen

Officer: Kathryn Boggiano 292138

Approved on 15/08/07

1) UNI

Upon the expiration of 15 months from the date of this permission, the use of the building shall revert to its former use as B1 office accommodation.

Reason: To protect and retain office accommodation and buildings in accordance with policy EM6 of the Brighton & Hove Local Plan.

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) UNI

Within 28 days of the date of this permission, details of measures to enable access into and around the building for people with disabilities are to be submitted to the Local Planning Authority. If acceptable the scheme will be approved in writing by the Local Planning Authority. An acceptable scheme must be fully implemented within 3 months of the date of this permission and must be in strict accordance with the approved details and retained as such thereafter.

Reason: To ensure satisfactory access/facilities for people with disabilities and to comply with policy HO19 of the Brighton & Hove Local Plan.

4) UNI

Notwithstanding the submitted plans, within 28 days of the date of this permission a ground floor plan, amended to show the correct size of the front parking area, is to be submitted to the Local Planning Authority. Unless otherwise agreed in writing, this plan shall show 1 disabled parking space, orientated across the front of the building so that a vehicle occupying this space would be parked parallel to the street. An acceptable plan must be fully implemented within 3 months of the date of this permission and must be in strict accordance with the approved details and retained as such thereafter.

Reason: To ensure accuracy in the approved drawings, to ensure that adequate off-street disabled parking is provided, and to comply with policies TR18 and TR19 of the Brighton & Hove Local Plan.

BH2007/02336

Crescent Villas 13 Bristol Road Brighton

External works, including works to pipework and ground drainage.

Applicant: Institute of Our Lady of Mercy

Officer: Liz Holt 291709

Approved on 20/08/07

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.

BH2007/02442

15 College Road Brighton

Single storey basement level extension to existing studio flat.

Applicant: Phoenix Properties Ltd

Officer: Karen Tipper 293335

Refused on 21/08/07

1) UNI

The applicant has failed to demonstrate by reason of inaccurate drawings how the proposed development would impact on the parent property and in particular on the existing south facing windows of the communal stairwell and as such the proposal fails to comply with policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2007/02524

1st & 2nd Floor Maisonette 38 Egremont Place Brighton

Creation of 2nd floor roof terrace and replacement of a window with a door.

Applicant: Ms Judy Hedden

Officer: Karen Tipper 293335

Refused on 23/08/07

1) UNI

The proposed use of bamboo screening by reason of its height and material is considered to create an overly visible and alien feature to the detriment of this part of the Queens Park conservation area and the parent property, contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2007/02528

Sea Life Centre Madeira Drive Brighton

Non-illuminated advertising graphics on south elevation (within existing arched recesses) Retrospective.

Applicant: Brighton Sea Life Centre (The Manager)

Officer: Gemma Barnes 292265

Approved on 24/08/07

1) 10.01

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

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

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

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

No advertisement shall be sited or displayed so as to-

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

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

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

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

BH2007/02530

New Steine Mews Hostel 1 New Steine Mews Brighton

Installation of solar panels on two separate roof slopes.

Applicant: Brighton & Hove City Council

Officer: Liz Holt 291709

Approved on 23/08/07

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.

BH2007/02453

First Floor Olivier House 18 Marine Parade Brighton

Installation of air conditioning unit at rear first floor level.

Applicant: Alex Cowell

Officer: Louise Kent 292198

WITHDRAWN ON 20/08/07

ROTTINGDEAN COASTAL

BH2007/01180

St Hilary House 22 Sussex Square Brighton

Amendments to Listed Building consent BH2006/01108 for conversion to six flats, by way of revisions to internal layout and external works.

Applicant: Mr Timothy Wort

Officer: Steve Lewis 292321

Approved on 16/08/07

1) 01.05AA

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

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

2) UNI

Notwithstanding the approved drawings the proposed side parapet shall be 1.6m in height and match that of the adjacent rear facing elevation of the extension.

Reason: to ensure a satisfactory appearance to the development and to enhance the character and appearance of the listed building, according with policies HE1 of the Brighton & Hove Local Plan.

3) 14.03A

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

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

4) 14.05A

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

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

5) 14.06A

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

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

6) 14.07A

No development shall take place until a schedule of all features to be removed, moved, replaced or reinstated has been agreed with the Local Planning authority in writing. Replacement/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 prior approval by the Local Planning Authority.

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

7) 14.11A

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

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

8) 14.12A

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

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

9) UNI

Prior to the commencement of development, samples of the roof materials to be used in the repair of the main building shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the details. All other external finishes of the works hereby approved shall match in material, colour, style, bonding, texture, colour of render, paintwork and colour wash 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.

10) UNI

Prior to the commencement of the development a schedule of works and method statement of construction shall be submitted to and approved in writing by the Local Planning Authority. This is to include the method of construction of the staircases and removal of the mezzanine level. The works shall be carried out in strict accordance with the details approved.

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

11) UNI

Notwithstanding the approved plans, details of a replacement timber panelled door located to the rear ground floor to shall be submitted to and approved in writing by the Local Planning Authority before works commence. Drawings of the panelled door shall be submitted in the form of a 1:20 scale drawing.

Reason: To ensure a satisfactory completion of the development and to preserve the historical and architectural appearance and character of the listed building and to accord with policy HE1 of the Brighton & Hove Local Plan.

12) UNI

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

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

13) 14.13A

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

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

14) 14.14A

The smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes shall be located in unobtrusive positions in the corners of rooms and their electrical cabling systems shall not be surface mounted but concealed within the floors, ceilings and walls, except where otherwise approved, and the walls, floors and ceilings made good to the satisfaction of 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.

15) 14.15A

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

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

16) UNI

All works hereby approved shall be completed before any of the new flats are first occupied.

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

17) UNI

Prior to the commencement of the development details of the location of services (mechanical and electrical) shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure the preservation and the special historical and architectural character of the listed building and to accord with policy HE1 of the Brighton & Hove Local Plan.

BH2007/01378

Flat 2 23 Sussex Square Brighton

Single storey fully glazed conservatory to rear (north elevation).

Applicant: Mr Acklam and Ms Tobin

Officer: Gemma Barnes 292265

Approved on 23/08/07

1) 01.05AA

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

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

2) UNI

No works shall commence until details of the colour of the windows and skylight frames have been submitted to and approved in writing by the Local Planning Authority. The conservatory shall be constructed in accordance with the approved details and retained as such thereafter.

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

BH2007/01407

St Dunstons Greenways Brighton

Erection of sun lounge to main lounge upon the South wing.

Applicant: Mr Michael Byrne

Officer: Steve Lewis 292321

Approved on 09/08/07

1) 01.01AA

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

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

2) 14.01A

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

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

BH2007/01409

St Dunstons Greenways Brighton

Erection of sun lounge to existing main lounge to South wing.

Applicant: Mr Michael Byrne

Officer: Steve Lewis 292321

Approved on 09/08/07

1) 01.05AA

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

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

2) 14.01A

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

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

3) UNI

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

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

BH2007/01829

The Rottingdean Club 89 High Street Rottingdean Brighton

Relocation of internal door.

Applicant: Miss Joanna Pratt

Officer: Karen Tipper 293335

Approved on 21/08/07

1) 01.05AA

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

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

2) 14.12A

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

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

BH2007/01894

23 Court Ord Road Rottingdean

Conservatory and rooms in roof to include alterations to the roof design.

Applicant: Lawrence Gordon

Officer: Karen Tipper 293335

Refused on 20/08/07

1) UNI

The proposed roof enlargement by reason of its size, scale and design would result in an awkward and complicated roof configuration to the detriment of the parent property. The proposed roof alteration would also result in a visually intrusive appearance to the Court Ord Road and Meadow Close street scene. It is considered that the proposal is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1 on Roof Alterations and Extensions.

2) UNI2

The proposed rear conservatory by reason of its size is considered to be overly large in relation to the size of the rear garden to the detriment of the parent property. The proposal is considered to be contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2007/01925

Flat 5 34-35 Sussex Square Brighton

Internal alterations (retrospective) and new fire lobby to front door of flat.

Applicant: Eaton Homes

Officer: Maureen Robertson 292359

Approved on 22/08/07

1) 01.05AA

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

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

2) UNI

Notwithstanding the submitted plans, details (including timescale) for the removal of the floor uplighters and the subsequent repair of the floorboards shall be submitted to the Local Planning Authority for approval within three months of the date of this consent. The works shall be carried out in strict accordance with the agreed details (including timescale) unless otherwise agreed in writing by the Local Planning Authority.

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

BH2007/02004

Roedean School Roedean Way Brighton

Installation of a CCTV camera / mast (4.5m high) to be located at the front of the school.

Applicant: Roedean School

Officer: Gemma Barnes 292265

Approved on 24/08/07

1) 01.01AA

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

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

2) UNI

The CCTV camera mast hereby approved shall be painted black at the time of installation and shall be retained thereafter.

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

BH2007/02172

The Black Horse PH 65 High Street Rottingdean Brighton

Removal of existing flat roof and walls to rear to form a new courtyard area to meet the new smoking policy with bin store, awning and fixed bench seating.

Applicant: Greene King

Officer: Kathryn Boggiano 292138

Approved on 20/08/07

1) 01.05AA

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

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

2) 14.01A

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

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

3) 14.13A

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

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

4) UNI

No works shall commence unless and until full details of the wall lamps have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and retained as such thereafter.

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

5) UNI

No works shall commence unless and until full details of the fence have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and retained as such thereafter.

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

6) UNI

The steel post hereby approved/permitted shall be clad in timber and painted black with joinery details at scale 1 to 20 first 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: As insufficient information has been submitted to ensure the satisfactory preservation of this listed building and in accordance with policy HE1 of the Brighton & Hove Local Plan.

BH2007/02241

34 Cranleigh Avenue Rottingdean Brighton

Demolition of outbuilding, erection of rear single storey extension and alteration to roof to include first floor extension to front.

Applicant: Judith Omar

Officer: Maureen Robertson 292359

Refused on 22/08/07

1) UNI

The resulting roof configuration, by virtue of its mix of ridge roof, slope/flat roof and a gable end, with a flat roof conservatory, is considered to result in an appearance not in keeping with the parent building and disruptive to the character of the house, contrary to policies QD1, QD2 & QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

2) UNI2

The rear first floor extension, by virtue of its bulk and scale, would be detrimental to the appearance of the house, contrary to policies QD1, QD2 & QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2007/02289

12 Rodmell Avenue Saltdean Brighton

Single storey rear sunlounge extension.

Applicant: Mr Butler

Officer: Liz Holt 291709

Approved on 09/08/07

1) 01.01AA

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

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

2) UNI

The windows within the south-east facing elevation of the proposed extension shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

3) 02.02A

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

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

4) 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.

BH2007/02319

12 Wanderdown Road Brighton

Rear extension to the ground floor with first floor bay window above and the construction of a ground floor terrace.

Applicant: Mr Chris Richardson

Officer: Gemma Barnes 292265

Approved on 17/08/07

1) 01.01AA

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

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

2) 03.01A

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

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

3) 05.03

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

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

BH2007/02403

75 Dean Court Road Rottingdean Brighton

Proposed garden room and store (re-submission and revision of refused application BH2007/00226).

Applicant: Mr & Mrs F Kempa

Officer: Karen Tipper 293335

Approved on 15/08/07

1) 01.01AA

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

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

2) UNI

The development hereby approved shall be constructed of timber cladding and tile hung roof and thereafter retained as such, unless otherwise agreed in writing by the Local Planning Authority.

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

3) UNI

The development hereby approved shall only be used as ancillary accommodation in connection with the use of the main property as a single private dwellinghouse and shall not at any time be converted to a self-contained unit.

Reason: In the interest of the character of the area which consists of family dwellings in single occupation and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2007/02526

15a Lenham Road East Rottingdean

Ground floor rear extension.

Applicant: Dr Amin

Officer: Louise Kent 292198

Approved on 23/08/07

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.

BH2007/02662

Waterfront Brighton Marina Brighton

One internally illuminated 6-sheet advertisement display panel at exit to car-park.

Applicant: Streetbroadcast

Officer: Karen Tipper 293335

Approved on 22/08/07

1) 10.01

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

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

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

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

No advertisement shall be sited or displayed so as to-

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

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

WOODINGDEAN

BH2007/01797

74 Crescent Drive South Brighton

Change of use from single dwelling to bed and breakfast.

Applicant: Patrick Lott

Officer: Jason Kaye 293990

Refused on 09/08/07

1) UNI

The application site, which is located outside of the defined core hotel area and is not within a town centre or edge of centre location, is not considered to be a suitable location for guest accommodation due to the unsustainable related travel demand, which the application has failed to detail, contrary to Brighton & Hove Local Plan policies TR1 and SR14.

2) UNI2

Use of the property for bed and breakfast guest accommodation would result in the loss of a large family dwelling, which would be detrimental to the housing stock of Brighton & Hove City, contrary to Brighton & Hove Local Plan policy HO8.

3) UNI3

In the absence of demonstration to the contrary, it is considered that the proposal would present an increased risk to highway users, including pedestrians, contrary to Brighton & Hove Local Plan policy TR7.

BH2007/01838

64 Farm Hill Woodingdean Brighton

Certificate of lawfulness for a proposed rear conservatory.

Applicant: Mr & Mrs I Barr

Officer: Maureen Robertson 292359

Approved on 13/08/07

BH2007/01955

452 Falmer Road Woodingdean Brighton

Two-storey extension and internal alterations to provide new kitchen/ dining area and first floor bedroom with en-suite.

Applicant: Mr Nigel Medhurst

Officer: Karen Tipper 293335

Approved on 09/08/07

1) 01.01AA

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

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

2) 03.02A

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

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

3) 02.01A

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

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

4) 02.02A

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

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

BRUNSWICK AND ADELAIDE

BH2007/02195

Flat 1 28 Lansdowne Place Hove

Internal alterations to form new bedroom and relocate existing kitchen (part retrospective).

Applicant: Mr Simon Cooke

Officer: Stephen Ssejjemba 292336

Approved on 17/08/07

1) 14.12A

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

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

2) 14.02A

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

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

3) UNI

No works shall take place to the kitchen and bathroom until details of how the drainage or pipe runs have been submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with these details.

Reason: To ensure the adequate preservation of a grade 11 listed building and in compliance with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, all existing original fabric and architectural features including floors, lathe and plasterwork, staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained, and repaired and made good exactly like for like, and shall not be covered over, except where otherwise agreed in writing with the Local Planning Authority before work commences.

Reason: To ensure the adequate preservation of a grade 11 listed building and in compliance with policy HE1 of the Brighton & Hove Local Plan.

BH2007/02212

Ground Floor Flat 41 Brunswick Place Hove

Internal alterations re-submission.

Applicant: Pursuit Properties Ltd

Officer: Stephen Ssejjemba 292336

Approved on 22/08/07

1) 01.05AA

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

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

2) 14.12A

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

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

3) 14.02A

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

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

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, all existing original fabric and architectural features including floors, lathe and plasterwork, staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained, and repaired and made good exactly like for like, and shall not be covered over, except where otherwise agreed in writing with the Local Planning Authority before work commences.

Reason: To ensure the adequate preservation of a grade 11 listed building and in compliance with policy HE1 of the Brighton & Hove Local Plan.

BH2007/02283

97 Lansdowne Place Hove

Removal of condition 2 of approval BH2005/05384 in order to allow the accommodation (8 studio units and 1 x 2 bedroom flat) to be privately owned rather than affordable.

Applicant: Lincoln Estates Ltd

Officer: Paul Earp 292193

Refused on 10/08/07

1) UNI

The proposal would lead to a loss of affordable accommodation considered important to meet an identified housing need in Brighton & Hove. It is not considered that sufficient evidence has been submitted to demonstrate that the development would not be financially viable as affordable accommodation. The loss of such accommodation would be contrary to policy HO14 of the Brighton & Hove Local Plan.

BH2007/02305

21 Palmeira Square Hove

Proposed retiling of front steps.

Applicant: 21 Palmeira Square Management

Officer: Jonathan Puplett 292525

Approved on 22/08/07

1) 01.01AA

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

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

2) UNI

Notwithstanding the details shown on the approved plans, the grout to be used shall be a traditional cream colour, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the character of the existing building, and to ensure a satisfactory appearance to the development in compliance with policy HE6 of the Brighton & Hove Local Plan.

BH2007/02317

Phone Centre 41 Western Road Hove

Installation of ATM cash machine (Resubmission of BH2007/01475).

Applicant: Phone Centre

Officer: Stephen Ssejjemba 292336

Approved on 13/08/07

1) 04.01A

Notwithstanding the approved plans, the ATM's controls shall be raised and separated from each other, have a positive action and have raised numbers, letters or Braille characters on each control and be no higher than 1060 mm. from ground level.

Reason: To ensure satisfactory facilities for people with disabilities and to accord with policy QD10 of the Brighton & Hove Local Plan.

2) UNI

The ATM hereby permitted shall not be brought into use until details of secure 'receipt/litter bin' facility has been submitted to and agreed in writing by the Local Planning Authority. The facility shall be fully implemented and made available for use prior to the use of the ATM hereby permitted and shall thereafter be retained for use at all times the ATM is in use.

Reason: In the interests of Brunswick Town Conservation Area, and to safeguard the amenities of the locality and to ensure compliance with policies HE6, SU9 and QD27 of the Brighton & Hove Local Plan.

BH2007/02398

Flat 1 57 Brunswick Place Hove

Installation of central heating system including new boiler, flue and radiators (retrospective application).

Applicant: Mike Edwards

Officer: Jason Hawkes 292153

Approved - no conditions on 17/08/07

BH2007/02507

27 Brunswick Street West Hove

Change of use from printers (class B1) to flat including external alterations.

Applicant: Mr P Gardner

Officer: Jason Hawkes 292153

Refused on 24/08/07

1) UNI

Policy EM6 of the Brighton & Hove Local Plan seeks to restrict the loss of small business uses unless it has been demonstrated that the use is no longer viable. Applicants are expected to demonstrate active marketing of the unit on competitive terms for at least one year, a marketing strategy and attribute reasons for the lack of interest. Applicants are also expected to demonstrate that other specially built or converted starter business units are available elsewhere at a comparable rental. No information has been submitted on the above grounds. The proposal is therefore contrary to the requirements of policy EM6 of the Brighton & Hove Local Plan.

2) UNI2

Policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan require that buildings demonstrate a high standard of design and are well sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding conservation area. Despite previous alterations, Brunswick Street West retains a strong mews character. The proposed door and window arrangements and the style of the proposed windows are not appropriate for this property and result in the loss of the coach house character of this building to the detriment of the appearance of the building and the surrounding conservation area. The proposal is therefore contrary to the above policies.

3) UNI3

Policy QD27 of the Brighton & Hove Local Plan requires that planning permission will not be granted where it would cause loss of amenity to adjacent residents. The bedroom of the proposed flat includes a rear facing window which will directly overlook the garden of the residential property to the rear. The proposal therefore results in a loss of amenity and is contrary to the above policy.

4) UNI4

Policy TR1 of the Brighton & Hove Local Plan states development proposals should provide for the demand for travel they create. No parking is provided as part of the scheme despite an additional parking demand resulting from the proposed development of an additional flat. This would result in additional demand for on-street parking within a Controlled Parking Zone and therefore contrary to planning policies TR1, TR19 and SU15 of the Brighton & Hove Local Plan.

5) UNI5

Policy HO13 of the Brighton & Hove Local Plan requires new residential dwellings to be built to a lifetime homes standard whereby the accommodation can be adapted to meet the needs of people with disabilities without major structural alterations. Insufficient information has been submitted with the application to demonstrate how the requirements of policy HO13 have been met throughout the proposed development.

6) UNI6

The applicant has failed to demonstrate how the development will fully meet sustainability objectives in terms of efficiency in use of energy and materials as required by policy SU2 of the Brighton Local Plan and Supplementary Planning Guidance Note 21: Brighton & Hove Sustainability Checklist.

CENTRAL HOVE

BH2007/01818

Flat 2 53 Tisbury Road Hove

Replacement of existing window with door at basement level to front of property.

Applicant: Lesley Baker

Officer: Jonathan Puplett 292525

Approved on 20/08/07

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.

BH2007/01860

200 Church Road Hove

Change of use from retail shop (use class A1) to exercise studio (use class D2) on ground and lower ground floors.

Applicant: Ms Sue Archer

Officer: Guy Everest 293334

Approved on 21/08/07

1) 01.01AA

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

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

2) UNI

Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987, as amended, or any subsequent similar re-enactment, the use hereby granted permission shall be for an exercise studio and no other use, including any other use within Class D2 (Assembly and leisure) of the Schedule to the Order.

Reason: In order for the Local Planning Authority to control the use of the premises as use for any other purpose in Use Class D2 may be harmful to neighbouring amenity, and in compliance with policies SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority the use of the premises hereby permitted shall not commence until a scheme for the sound insulation of the premises has been submitted to and approved in writing by the Local Planning Authority. The sound insulation shall be implemented in accordance with the agreed details and shall be maintained as such thereafter.

Reason: In order to protect adjoining properties from noise disturbance and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority the use of the premises hereby permitted shall not commence until an acoustic information / reports, demonstrating that the machines will not transmit

sound or vibration into adjoining or nearby properties, has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect adjoining properties from noise disturbance and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

5) UNI

Amplified music or other entertainment noise from within the premises shall not be audible at any adjacent residence or commercial premises during opening hours.

Reason: In order to protect adjoining properties from noise disturbance and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

6) UNI

The premises shall not be open or in use except between the hours of 08.00 and 20.00 Mondays to Fridays; and 10:00 to 17:00 hours on Saturdays and Sundays.

Reason: In order to protect adjoining properties from noise disturbance and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2007/02097

Garden Flat 22 Third Avenue Hove

Replace front door and top light with UPVC frame and door.

Applicant: Ms Haymans

Officer: Jason Hawkes 292153

Refused on 16/08/07

1) UNI

The proposed UPVC door and frame would be visible in the street scene of a conservation area and, due to their unsympathetic materials and finish, their appearance would form incongruous and unsightly additions, detracting from the character and appearance of the property and 'The Avenues' Conservation Area. The proposal is therefore contrary to policies QD1, QD2, QD14, and HE6 of the Brighton & Hove Local Plan.

BH2007/02200

Flat 1 12 Kings Gardens Hove

Replacement of existing front french doors at the basement with timber-framed doors.

Applicant: Mr & Mrs D R Foreman

Officer: Stephen Ssejjemba 292336

Approved on 22/08/07

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.

BH2007/02201

4-6 Vallance Road Hove

Construction of a two bedroom, two storey house.

Applicant: HR Investments (South East)

Officer: Nicola Hurley 292114

Refused on 16/08/07

1) UNI

The submitted plans accompanying the application fail to demonstrate that there would be a satisfactory relationship between the scale of the proposed development and that of surrounding villas. Notwithstanding, this the development by reason of its size, scale and site coverage would fail to respect the context of its setting and would be out of keeping and out of character with surrounding buildings and plot sizes and represents a cramped form of development. It is considered that the proposal fails to preserve and enhance the Old Hove Conservation Area which would see the loss of the rear garden of 60 St Aubyns which provides a valued green space and an important space between the adjoining Edwardian housing. The proposed dwelling is therefore contrary to policies QD1, QD2, QD3 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

Policy HO5 requires the provision of private useable amenity space in new residential development. Not only does the proposed unit of accommodation remove an existing area of amenity space attached to the existing

properties but provides a limited space for the existing studio units and proposed units and is therefore contrary to the requirements of policy HO5 of the Brighton & Hove Local Plan.

BH2007/02222

Flat 2 52 Ventnor Villas Hove

Replacement of rear window with french doors removal of back door to be replaced by windows.

Applicant: Ms J Campbell & Mr S Sale

Officer: Clare Simpson 292454

Approved on 17/08/07

1) 01.01AA

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

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

2) 13.02A

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

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

BH2007/02339

Albert Mews Hove

Installation of new gates. Construction of 1350mm high dividing wall to rear of Church Road (resubmission following refusal BH2006/04093).

Applicant: Fieldwatch Properties

Officer: Sue Dubberley 292097

Approved on 10/08/07

1) 01.01AA

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

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

2) UNI

No works shall take place until 1:20 details of the proposed gates and 1:5 details of finials have been submitted to and approved in writing by the LPA. The works shall be carried out in strict accordance with the approved details.

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

BH2007/02345

2 St. Aubyns Mansions Kings Esplanade Hove

Replacement of existing timber sash windows with UPVC units.

Applicant: Mrs Lasham

Officer: Jonathan Puplett 292525

Approved on 16/08/07

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.

BH2007/02348

Flat 7 46 Norton Road Hove

Alterations to hall and replacement of existing glasshouse with a new conservatory.

Applicant: Mr Peter Stubbs

Officer: Stephen Ssejjemba 292336

Approved on 16/08/07

1) 01.01AA

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

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

2) 13.02A

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

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

3) 05.03

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

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

4) UNI

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

Reason: For the avoidance of doubt in the interests of the visual amenities of the surrounding area, in compliance with policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2007/02484

24 Norton Road Hove

Single storey rear extension with terrace above and conversion of existing maisonette into three one-bedroom dwellings.

Applicant: Mr C Newitt

Officer: Guy Everest 293334

Refused on 23/08/07

1) UNI

The proposal represents an overdevelopment and would create accommodation unsuitable for family occupation and, at lower ground floor level, below the standard that the Council would reasonably expect due to bedrooms of limited size with inadequate outlook. The proposal is therefore contrary to policies SU2, QD27 and HO9 of the Brighton & Hove Local Plan

2) UNI2

The proposed rear roof terrace would result in loss of privacy and increased noise and disturbance for occupiers of adjoining properties, to the detriment of their residential amenity. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

Policy TR1 of the Brighton & Hove Local Plan requires that development proposals should provide for the demand for travel they create and maximise the use of public transport, walking and cycling. The proposal makes no provision for the increase in traffic likely to be generated and will result in additional demand for on-street parking in an area where provision is limited.

4) UNI4

Policy SU2 of the Brighton & Hove Local Plan requires development proposals demonstrate a high standard of efficiency in the use of energy, water and materials and make provision for refuse and recycling facilities. Insufficient information has been submitted to demonstrate how this requirement has been met: particularly with regards the presence of an internal w.c, bedroom windows with limited outlook, and inadequate provision for refuse and waste recycling facilities.

5) UNI5

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

BH2007/02490

19 George Street Hove

Internally illuminated fascia and projecting sign.

Applicant: Jenny Mardell

Officer: Stephen Ssejjemba 292336

Approved on 23/08/07

1) 10.01

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

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

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

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

No advertisement shall be sited or displayed so as to-

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

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

7) 10.07A

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

The surface brightness of the illumination from the advertisements hereby approved shall at no time exceed the maximum levels set out by the Institute of Lighting Engineers' Technical Report No.5 (600 candelas per square metre).

Reason: An illumination of greater brightness would distract the attention of road users and would be detrimental to visual amenities contrary to Policy Q12 and TR7 of Brighton & Hove Local Plan.

BH2007/01873

The Hove Club 28 Fourth Avenue Hove

The provision of an external door to access existing flat and internal alterations.

Applicant: The Hove Club

Officer: Clare Simpson 292454

WITHDRAWN ON 15/08/07

BH2007/02455

39 Clarendon Villas Hove

Replacement windows with UPVC.

Applicant: Brighton & Hove City Council

Officer: Awot Tesfai 292211

WITHDRAWN ON 23/08/07

BH2007/02456

52 Clarendon Villas Hove

Replacement windows with UPVC.

Applicant: Brighton & Hove City Council

Officer: Awot Tesfai 292211

WITHDRAWN ON 23/08/07

BH2007/02465

49 Clarendon Villas Hove

Replacement windows with UPVC.

Applicant: Brighton & Hove City Council

Officer: Awot Tesfai 292211

WITHDRAWN ON 23/08/07

BH2007/02466

47 Clarendon Villas Hove

Replacement windows with UPVC.

Applicant: Brighton & Hove City Council

Officer: Awot Tesfai 292211

WITHDRAWN ON 23/08/07

BH2007/02467

28 Clarendon Villas Hove

Replacement windows with UPVC.

Applicant: Brighton & Hove City Council

Officer: Awot Tesfai 292211

WITHDRAWN ON 23/08/07

BH2007/02485

16 Clarendon Villas Hove

Replacement UPVC windows.

Applicant: Brighton & Hove City Council

Officer: Awot Tesfai 292211

WITHDRAWN ON 23/08/07

BH2007/02489

1 Clarendon Villas Hove

Replacement UPVC windows.

Applicant: Brighton & Hove City Council

Officer: Awot Tesfai 292211

WITHDRAWN ON 23/08/07

BH2007/02492**10 Clarendon Villas Hove**

Replacement UPvc windows.

Applicant: Brighton & Hove City Council

Officer: Awot Tesfai 292211

WITHDRAWN ON 23/08/07

BH2007/02502**34 Clarendon Villas Hove**

Replacement windows with UPVC.

Applicant: Brighton & Hove City Council

Officer: Awot Tesfai 292211

WITHDRAWN ON 23/08/07

GOLDSMID**BH2007/01498****Hertz 1 Melville Road Hove**

Display of externally illuminated pole mounted box sign.

Applicant: Hertz (UK) Ltd

Officer: Stephen Ssejjemba 292336

Refused on 13/08/07**1) UNI**

The proposed advertisement by reason of its siting, size and design, the sign is a prominent and incongruous feature within a predominantly residential street, and, as an addition to the existing advertisements at the application site, is damaging by reason of unwarranted clutter, resulting in significant harm to the visual amenities and residential character of the surrounding area. The proposal is therefore contrary to policies QD12 of the Brighton & Hove Local Plan and to the provisions of Supplementary Planning Document 07: Advertisements, and the national Planning Policy Guidance: PPG19 Outdoor Advertisement Control.

BH2007/01915**32 Lorna Road Hove**

Roof extension to form two rear dormers and gable end.

Applicant: Mr & Mrs A Mainstone

Officer: Stephen Ssejjemba 292336

Refused on 21/08/07**1) UNI**

Policies QD1 and QD14 of the Brighton & Hove Local Plan seek to ensure all new development demonstrates a high standard of design and makes a positive contribution to the visual quality of the environment; and is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed roof extension to form a gable end would spoil the proportion and integrity of the property and appear unsightly, bulky and excessive, unbalancing the appearance of the semi-detached pair resulting in significant harm to the character and appearance of the property and the surrounding area, contrary to policies QD1 and QD14 of Brighton & Hove Local Plan and to the provisions of Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

2) UNI2

Supplementary Planning Guidance Note 1: Roof Alterations and Extensions (SPGBH1) requires dormer extensions to be kept as small as possible, that its overall width should be no wider than the windows below and there should be no large areas of cladding either side of the window or below it. The proposed dormer extensions would, by virtue of their sizes, positioning beyond the ridge of the original property and uncorrelated positioning with the windows beneath appear, unsympathetic to the existing roof slope resulting in significant harm to the character and appearance of the semi-detached pair and the surrounding area, contrary to policy QD14 of Brighton & Hove Local Plan and the approved Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

BH2007/02229

9 Hove Park Villas Hove

Loft conversion including rear dormer around existing chimney, rooflights & solar panels (part retrospective).

Applicant: David & Annie Kemp

Officer: Jason Hawkes 292153

Approved - no conditions on 21/08/07

BH2007/02344

Top Flat 19 Ferndale Road Hove

Retiling of roof and insertion of velux rooflights to front and rear elevations.

Applicant: Matt Christie

Officer: Clare Simpson 292454

Approved on 17/08/07

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.

HANGLETON & KNOLL

BH2007/01636

Hangleton County Junior School Dale View Hove

Enlarged swimming pool enclosure and new changing facilities to East elevation.

Applicant: Hangleton County Junior School

Officer: Andy Watt 292132

Approved on 17/08/07

1) 01.01AA

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

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

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

5) UNI

No development shall commence on site until a scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with

tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes and proposed numbers/densities and an implementation programme.

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

6) 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 interests of visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

BH2007/02042

96 Dale View Hove

Single storey rear extension, loft conversion with a hip to gable end. A dormer window and erection of a detached garage at the rear.

Applicant: Mr & Mrs Young

Officer: Stephen Ssejjemba 292336

Refused on 15/08/07

1) UNI

Policies QD1 and QD14 of the Brighton & Hove Local Plan seek to ensure all new development demonstrates a high standard of design and makes a positive contribution to the visual quality of the environment; and is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed roof extension to form a gable end would spoil the proportion and integrity of the property and appear unsightly, bulky and excessive, accentuating the unsightly appearance of the semi-detached pair resulting in significant harm to the character and appearance of the property and the surrounding area, contrary to policies QD1 and QD14 of Brighton & Hove Local Plan and to the provisions of Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

2) UNI2

Supplementary Planning Guidance Note 1: Roof Alterations and Extensions (SPGBH1) requires dormer extensions to be kept as small as possible, that its overall width should be no wider than the windows below and there should be no large areas of cladding either side of the window or below it. The proposed rear dormer extension would, by virtue of its size and excessive area of cladding appear, unsympathetic to the existing roof slope resulting in significant harm to the character and appearance of the semi-detached pair and the surrounding area, contrary to policy QD14 of Brighton & Hove Local Plan and the approved Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

3) UNI3

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to protect the amenity of an area, its users, residents and occupiers, including a development's future users, residents and occupiers. The proposed roof extension by virtue of its bulk, full gable end height and closeness to a habitable room of the neighbour in the north would appear overbearing creating an increased sense of enclosure and resulting in overshadowing and loss of light for occupiers of this neighbouring property (No.98 Dale View, Hove), contrary to policies QD14 and QD27.

4) UNI4

The creation of high level north side windows would result in a significant level of overlooking and consequential serious loss of privacy to occupiers of adjacent property No.98 Dale View, contrary to policy QD27 of the Brighton & Hove Local Plan, which seeks to protect amenity.

BH2007/02118

Hove Park Lower School Hangleton Way Hove

Replacement of existing spiral fire escape with new fire escape.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Approved on 15/08/07

1) 01.01AA

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

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

2) UNI

The fire escape shall be finished in black and maintained as such thereafter.

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

3) 05.03

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

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

BH2007/02205

44 Wayfield Avenue Hove

Certificate of lawfulness for a single storey rear extension.

Applicant: P Greenham

Officer: Jonathan Puplett 292525

Approved on 16/08/07

BH2007/02284

Land to the rear of no. 12 Elm Drive Hove

Erection of single garage (accessed from Maple Gardens).

Applicant: Mr Maurice Kifford

Officer: Stephen Ssejjemba 292336

Approved on 22/08/07

1) 01.01AA

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

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

2) 03.02A

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

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

3) 05.03

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

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

BH2007/02338

103 Holmes Avenue Hove

Certificate of lawfulness for a single storey side rear extensions, infilling covered area to the rear and a glazed structure within roof slope behind the parapet.

Applicant: Mr & Mrs D Elder

Officer: Stephen Ssejjemba 292336

Refused on 16/08/07

1) UNI

Schedule 2, Part 1, Class A (the enlargement, improvement or other alteration to a dwellinghouse) of the Town & Country Planning (General Permitted Development) Order 1995 - Development within the curtilage of a dwellinghouse requires development not to be permitted if the cubic content of the resulting building would exceed the cubic content of the original dwellinghouse, by more than 70 cubic metres or 15%, whichever is greater; or in any case by more than 115 cubic metres. There is insufficient information about the original volume of the dwellinghouse, including its elevations and floor plans prior to the construction of existing extensions to enable the correct calculation of the volume of dwelling.

BH2007/02407

270 - 272 Old Shoreham Road Hove

Construction of single storey extension to accommodate additional service bays and staff facilities.

Applicant: Frosts Cars Ltd

Officer: Guy Everest 293334

Approved on 20/08/07

1) 01.01AA

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

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

2) UNI

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

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 servicing bays hereby approved shall not be in use except between the hours of 08.00 and 18.00 Monday to Friday; 08.00 and 13.00 hours on Saturdays and at no time on 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.

4) UNI

Between the hours of 18:00 and 07:30 deliveries to the site shall only take place through the hereby approved shutter doors, unless otherwise agreed in writing with the Local Planning Authority.

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

5) UNI

No panel beating or spray painting shall take place on the premises at any time.

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

BH2007/02408

79 Sunninghill Avenue Hove

Loft conversion with a dormer window at the rear (resubmission of BH2006/03520).

Applicant: Mr & Mrs Wilkes

Officer: Stephen Ssejjemba 292336

Refused on 20/08/07

1) UNI

Policy QD14 of the Local Plan requires all development for extensions or alterations to existing buildings to only be granted planning permission if the development; is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Further more, Supplementary Planning Guidance Note 1: Roof Alterations and Extensions (SPGBH1) requires roof extensions to front and side elevations to be generally resisted in favour of roof-lights set within existing roof slopes. SPGBH1 requires schemes that rely on modern loft extensions to gain the major part of their usable space to generally be unacceptable and will be resisted.

The proposed dormer extension to the rear roof slope, by reason of its inappropriate design and appearance, constitute incongruous features resulting in an overdevelopment of the roofslope which would harm the character of the host building and the surrounding area. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and to the objectives of SPGBH1.

BH2007/02496

83 Hangleton Road Hove

Construction of a vehicle crossover leading to the proposed hardstanding at the front.

Applicant: Mr N Ballard

Officer: Stephen Ssejjemba 292336

Refused on 23/08/07

1) UNI

Policy TR7 of Brighton & Hove Local Plan seek to ensure safe development and state that planning permission will be granted for developments that do not increase the danger to users of adjacent pavements, cycle routes and roads. The proposed vehicular crossover would, by reason of the additional stopping, turning and reversing traffic that it would create, result in increased risk to users of the public highway, contrary to policy TR7 of the Brighton & Hove Local Plan.

2) UNI2

Policy QD14 and QD27 of the Brighton & Hove Local Plan seek to ensure all development demonstrates a high standard of design and makes a positive contribution to the visual quality of the environment including protection of amenity. The proposed crossover would appear to facilitate a use that would lead to loss of the entire front garden area spoiling the appearance of the parent property, resulting in significant harm to the visual amenities of the property and the surrounding area, contrary to policies QD14 and QD27 of Brighton & Hove Local Plan.

NORTH PORTSLADE

BH2007/01866

11 Westway Close Portslade Brighton

Certificate of lawfulness for proposed construction of rear conservatory following removal of existing lean-to.

Applicant: Miss S Waller

Officer: Jason Hawkes 292153

Approved on 09/08/07

BH2007/02343

49 Bush Farm Drive Portslade Brighton

Front porch.

Applicant: Mr & Mrs Spencer

Officer: Jason Hawkes 292153

Refused on 16/08/07

1) UNI

Policies QD1 and QD14 of the Brighton & Hove Local Plan require that buildings demonstrate a high standard of design and are well sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed front porch, by virtue of its inappropriate design and size, would form an incongruous and unsympathetic feature poorly related to the appearance of the host building, unbalancing the appearance of the semi-detached pair and will result in a detrimental impact on the visual amenity of the area. The proposal is therefore contrary to the objectives of the above policies.

SOUTH PORTSLADE

BH2007/01887

Evans Halshaw 9 - 17 Old Shoreham Road Portslade Brighton

Various illuminated and non-illuminated signs including wall mounted signs, fascia signs, totem sign, post mounted signs and canopy signs throughout the site.

Applicant: Evans Halshaw

Officer: Jason Hawkes 292153

Approved on 21/08/07

1) 10.01

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

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

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

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

No advertisement shall be sited or displayed so as to-

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

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

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

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

7) 10.07A

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

The signs A1, A2, A3, A4, B1, B2, D1, D2, G1 & G2 as shown on drawings nos. 2, 3, 4, 5, 6, 7, 10, 11, 19 & 20 shall be halo illuminated only.

Reason: In order to protect the amenity of adjacent residential properties in accordance with policy QD12 and QD27 of the Brighton & Hove Local Plan.

BH2007/02270

26 Highlands Road Portslade Brighton

Certificate of lawfulness for proposed gable end roof extension & rear dormer.

Applicant: Mr Don Benson

Officer: Andy Watt 292132

Approved on 09/08/07

BH2007/02273

26 Highlands Road Portslade Brighton

New rear conservatory.

Applicant: Mr Don Benson

Officer: Andy Watt 292132

Approved on 09/08/07

1) 01.01AA

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

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

2) UNI

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

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

3) UNI

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

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

BH2007/02296

Overhead power lines North of Mile Oak Barn Mile Oak Road Portslade Brighton

Refurbishment of existing 132KV overhead power line - PSA 10-24 (circular 14/90 consultation).

Applicant: EDF Energy

Officer: Guy Everest 293334

No objection on 14/08/07

BH2007/02309

St Peters Community Infant School & Nursery School St Peters Road Portslade Brighton

Demolition of existing nursery building and external stores and construction of new single storey flat roofed nursery building with adjacent stores.

Applicant: The Governors of St Peters Community Infant & Nursery School

Officer: Guy Everest 293334

Approved on 24/08/07

1) 01.01AA

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

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

2) 03.01A

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

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

3) 05.03

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

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

BH2007/02352

81 Foredown Drive Portslade Brighton

Certificate of proposed lawfulness for construction of hip to gable end and rear dormer extension.

Applicant: Andy Roberts

Officer: Jason Hawkes 292153

Approved on 16/08/07

BH2007/02480

54 Burlington Gardens Portslade Brighton

Single storey rear extension.

Applicant: Mr A L Page

Officer: Jonathan Puplett 292525

Approved on 22/08/07

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.

STANFORD

BH2006/03781

27 Shirley Drive Hove

Alterations to planning permission BH2005/00116/FP comprising window alterations to the West & South elevations, additional ground floor windows and external stair and door.

Applicant: Mr J Dalton

Officer: Nicola Hurley 292114

Approved on 24/08/07

1) 02.01A

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

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

2) 02.02A

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

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

3) UNI

The building shall meet Lifetime Homes specification.

Reason: To comply with policy HO13 of the Brighton & Hove Local Plan.

4) UNI

Within three months of the date of this permission, unless otherwise agreed in writing by the Local Planning Authority, a scheme for the storage of refuse and recycling shall be submitted to and approved in writing by the

Local Planning Authority. The works shall be carried out in full as approved 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.

5) UNI

Within three months of the date of this permission, unless otherwise agreed in writing by the Local Planning Authority, a scheme for the storage of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

6) UNI

The kitchen window on the south elevation nearest the boundary with no. 25 Shirley Drive and the windows on the east elevation shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

7) UNI

Notwithstanding the submitted landscaping scheme, within three months of the date of this permission, unless otherwise agreed in writing by the Local Planning Authority, a landscaping scheme, which includes hard surfacing, means of enclosure, and planting along all the boundaries of the site, shall be submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interests of the visual amenities of the area and to comply with policies QD1, QD2, QD27 of the Brighton & Hove Local Plan.

BH2007/01564

86 Shirley Drive Hove

Replacement ground floor extension, first floor roof extensions with extended side barn end and front hip, and side and rear dormers.

Applicant: Mr & Mrs Douglas

Officer: Guy Everest 293334

Approved on 16/08/07

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.

BH2007/01570

69 Woodland Avenue Hove

Two-storey side extension & single-storey extension to rear and side.

Applicant: Mr & Mrs Spiers

Officer: Jason Hawkes 292153

Approved on 21/08/07

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.

BH2007/01627

Plot at rear of 219 Nevill Road Hove

Construction of new dwelling house including new vehicular crossover. (Revised scheme).

Applicant: Mr & Mrs Smith

Officer: Jason Hawkes 292153

Refused on 22/08/07

1) UNI

Policies QD1, QD2, and QD3 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. The proposed dwelling by virtue of its excessive scale, design and height is considered to be an overdevelopment of the site which fails to respect the constraints of the site and its relationship to surrounding residential properties. The proposal is therefore contrary to the above policies.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan seek to protect the residential amenity of neighbouring properties. Due to the position of the dwelling in close proximity to the boundary with the adjacent property to the northwest, the proposal results in a significant loss of privacy and overlooking to the garden of the adjacent property. The proposal therefore leads to a loss of amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

Policy SU2 of the Brighton & Hove Local Plan requires all proposals to demonstrate a high standard of efficiency in the use of energy, water and materials. The proposal includes two internal bathrooms which would not benefit from natural light levels. This would cause a high demand for artificial lighting, contrary to this policy. The proposal is therefore contrary to the above policy.

4) UNI4

Policy SU13 and Supplementary Planning Document 03 on Construction and Demolition Waste seek to reduce construction waste and require, as best practice, a Waste Minimisation Statement demonstrating how elements of sustainable waste management have been incorporated into the scheme. Insufficient information has been submitted with the application to demonstrate how waste from the proposed development will be minimised. The proposal is therefore contrary to the above policy.

BH2007/02077

75 Dyke Road Avenue Hove

Swimming pool enclosure.

Applicant: Mr A Poor

Officer: Paul Earp 292193

Approved on 16/08/07

1) 01.01AA

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

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

2) 02.01A

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

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

3) 02.02A

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

window or rooflight other than those expressly authorised by this permission shall be constructed without Planning Permission obtained from the Local Planning Authority.

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

4) 02.07A

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

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

5) 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.

6) B03.10

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

Reason: To safeguard the amenities of the occupiers of adjoining properties.

BH2007/02099

Land rear of 75 Dyke Road Avenue Hove

Amendments to approval BH2005/01026/FP erection of a new dwelling (retrospective).

Applicant: Mr & Mrs A Pook

Officer: Paul Earp 292193

Approved on 16/08/07

1) UNI

The balustrade to the balcony shall be completed before occupation of the building. The scheme shall be implemented in strict accordance with the details shown on the approved plan and maintained as such afterwards.

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

2) UNI

Details of the surfacing of the driveway shall be submitted to and approved by the Local Planning Authority, and works carried out as shown on the approved plans, before occupation of the property. The driveway shall be maintained as approved afterwards.

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

3) UNI

Details of landscaping shall be submitted to and approved by the Local Planning Authority, and planting completed to the satisfaction of the Council before the end of the first planting season following completion of the development. Landscaping along the rear (west) boundary shall be completed by 31 January 2008. Any trees which are removed, damaged, diseased or die within a period of 10 years shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority give written consent to any variation.

Reason: To ensure a satisfactory appearance to the development and to safeguard the amenities of the occupiers of neighbouring properties and comply with policies QD15 and QD27 of the Brighton & Hove Local Plan.

BH2007/02306

3 Frant Road Hove

Single storey rear extension, loft conversion including rear dormer and rooflights and front porch.

Applicant: Mr & Mrs Davies

Officer: Jonathan Puplett 292525

Approved on 15/08/07

1) 01.01AA

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

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

2) 03.02A

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

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

3) 05.03

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

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

4) 02.07A

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

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

5) UNI

The window to the south elevation of the rear extension hereby approved shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

BH2007/02422

117 Goldstone Crescent Hove

Front, rear and side dormers, and side extension.

Applicant: Mr & Mrs Bullock

Officer: Stephen Ssejjemba 292336

Refused on 23/08/07

1) UNI

Policies QD1 and QD14 of the Brighton & Hove Local Plan seek to ensure all new development demonstrates a high standard of design and makes a positive contribution to the visual quality of the environment; and is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed development to form an excessively large roof extension would spoil the proportion and integrity of the property and appear unsightly, bulky and excessive, over-dominating the appearance of the bungalow resulting in significant harm to the character and appearance of the property and the surrounding area, contrary to policies QD1 and QD14 of Brighton & Hove Local Plan.

2) UNI2

The Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1) clearly envisages that roof extensions or dormers should be kept as small as possible, generally the dormer width should be no wider than the windows below, and that there should be no large areas of cladding. SPGBH1 also requires schemes that rely on roof extensions to gain the major part of their usable space to generally be unacceptable and will be resisted. The proposed roof extensions would, by virtue of their sizes, bulk and design including excessive cladding appear, unsightly, bulky and excessive resulting in significant harm to the character and appearance of the parent property and the surrounding area, contrary to policy QD14 of Brighton & Hove Local Plan and the approved Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

WESTBOURNE

BH2007/02470

Flat 1 185 Kingsway Hove

Certificate of Lawfulness for internal alterations to form a two-bedroom flat from an existing one-bedroom flat.

Applicant: Mr C G Day

Officer: Jonathan Puplett 292525

Approved on 22/08/07

BH2007/02816

29 Reynolds Road Hove East Sussex BN3 5RJ

Extension to garage and re-roofing (single storey) replacement windows, new French windows, loft conversion.

Applicant: Mr A M Hall

Officer: Awot Tesfai 292211

WITHDRAWN ON 17/08/07

WISH

BH2007/02005

172b Portland Road Hove

Installation of decking and railings to create roof terrace on existing flat roof to rear.

Applicant: Miss Marie Collins

Officer: Jonathan Puplett 292525

Refused on 21/08/07

1) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to ensure that planning permission will not be granted where a development would cause material nuisance and loss of amenity to residents of neighbouring properties. Users of the proposed roof terrace would directly overlook the dormer windows of the adjoining property no. 170 Portland Road, furthermore the use of the terrace would create an unacceptable noise disturbance for the residents of no. 170 Portland Road and surrounding neighbouring properties which have windows in close proximity to the proposed terrace. The development would cause significant harm to the amenity of residents of neighbouring properties, the proposal is therefore considered contrary to the above policies.

BH2007/02011

97 New Church Road Hove

Create vehicle entrance over pavement from New Church Road into front garden.

Applicant: Barry Foley

Officer: Jason Hawkes 292153

Approved on 10/08/07

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.

BH2007/02129

Ground floor flat 30 Lennox Road Hove

Replacement of existing doors and windows with UPVC.

Applicant: Mr T James

Officer: Stephen Ssejjemba 292336

Approved on 16/08/07

1) 01.01AA

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

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

2) 05.03

No development shall take place until a written statement, consisting of a Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has

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

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

3) UNI

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

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

BH2007/02164

47 Derek Avenue Hove

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

Applicant: Mohamed Mansoor

Officer: Jonathan Puplett 292525

Approved on 09/08/07

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.

BH2007/02208

37 Boundary Road Hove

Resiting of shop entrance door. Alterations to rear elevation. Retention of fire escape and door.

Applicant: Pars Property Development Ltd

Officer: Paul Earp 292193

Approved on 20/08/07

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.

BH2007/02387

6 Wish Road Hove

Change of use from house in multiple occupation to 4 no. self contained flats (1 no. studio flat & 3 no. 1 bed flats)

Applicant: Mrs J Floyd

Officer: Guy Everest 293334

Refused on 22/08/07

1) UNI

The proposal would result in the unjustified loss of units of non self-contained accommodation which, in the absence of information to indicate otherwise, complies with, or is realistically capable of reaching the standards set out in the Housing Acts. The proposal is therefore contrary to policy HO14 of the Brighton & Hove Local Plan.

2) UNI2

The development represents a poor mix of units which, at first and second floor levels, would provide cramped accommodation with habitable rooms of limited size and usability and therefore below the standard that the Council would reasonably expect. The proposal is therefore contrary to policies HO3, HO4, HO5, SU2 of the Brighton & Hove Local Plan.

3) UNI3

Policy HO13 of the Brighton & Hove Local Plan requires conversions to provide residential accommodation demonstrate that wherever practicable Lifetime Homes criteria have been incorporated into the design. Insufficient information has been submitted with the application to demonstrate how these standards have been incorporated into the design of the development, particularly with regards the accessibility of bathrooms at first and second floor level.

4) UNI4

Insufficient information has been submitted with the application to demonstrate the development will achieve a high standard of efficiency in the use of energy, water and materials. The proposal is therefore considered contrary to policy SU2 of the Brighton & Hove Local Plan.

BH2007/02529

23 Tennis Road Hove

Proposed balcony to rear at first floor level, access spiral staircase, and replacement of window with glazed doors.

Applicant: Mr & Mrs Kenward

Officer: Jonathan Puplett 292525

Refused on 24/08/07

1) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to ensure that planning permission will not be granted where a development would cause material nuisance and loss of amenity to residents of neighbouring properties. Users of the proposed balcony would overlook the rear garden of the neighbouring property no. 21 Tennis Road, and could create an unacceptable noise disturbance as the balcony is in close proximity to a first floor window of no. 21. The development would cause significant harm to the amenity of residents of the neighbouring property no. 21 Tennis Road, the proposal is therefore considered contrary to the above policies.

2) UNI2

The proposed balcony and stair structure would block light to the rear windows and glazed door of the ground floor flat of no. 23 and such a structure in close proximity to building will harm the outlook from the windows and glazed door. There is also the potential for a noise disturbance for residents of the ground floor flat. The proposal is therefore considered contrary to the above policies, which seek to protect the amenity of existing and future residents.