

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

PATCHAM

BH2003/02351/RM

Land at Crowhurst Corner Crowhurst Road Brighton

Erection of 2 No. storage and distribution (B8) units with parking and servicing and landscaping to total of 1865 nett square metres on site 1. (Reserved Matters application following Outline permission BH2001/02593/OA granted on 18 July 2003)

Applicant: Linkwood Properties Ltd

Approved on 15/10/03

1) B00.06

Samples of facing bricks, tiles and other materials used in the outside treatment of the building(s) shall be submitted to the Director of Environmental Services for approval by the Council before any work involving their use is commenced and only such materials so submitted and approved in writing shall be used in the building(s).

Reason: To secure harmony of treatment in the external appearance of the buildings and to comply with policy ENV.1 of the Brighton Borough Plan and policy QD.1 of the Brighton & Hove Local Plan Second Deposit Draft.

2) B00.07

The works hereby authorised shall be commenced within two years from the date below or within five years from the date of the Outline Planning Permission referred to above, whichever is the later.

Reason: To secure compliance with the terms of the Outline Planning Permission referred to.

3) B04.01

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

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policy ENV.1 of the Brighton Borough Plan and policy QD.1 of the Brighton & Hove Local Plan Second Deposit Draft.

4) B04.02

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

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policy ENV.1 of the Brighton Borough Plan and policy QD.1 of the Brighton & Hove Local Plan Second Deposit Draft.

5) B05.01

The parking area indicated on the approved plans shall be laid out and surfaced to the satisfaction of the Local Planning Authority before the development hereby permitted is brought into use.

Reason: To ensure that adequate parking provision is provided and to comply with policy TR.44 of the Brighton Borough Plan and policy TR.17 of the Brighton & Hove Local Plan Second Deposit Draft.

6) B05.02

The car parking area shown on the submitted plan shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of the development hereby approved and by their visitors.

Reason: To ensure that adequate parking provision is maintained and to safeguard the visual amenities of the area and to comply with policy TR.44 of the Brighton Borough Plan and policy TR.17 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02571/OA

Highmead London Road Patcham Brighton

Erection of a single dwelling.

Applicant: Mr & Mrs K Clay

Refused on 26/09/03

1) UNI

The proposal would represent unsustainable greenfield development on a site outside the developed area and not allocated for housing within the emerging Brighton and Hove Local Plan Second Deposit Draft. The review process for the emerging Local Plan has demonstrated that a sufficient supply of housing land to meet the city's Structure Plan housing requirement is available. The proposal would therefore be contrary to guidance given within PPG3: Housing and to Policies S1, S5 and H9 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and Policies HO1 and NC6 of the Brighton and Hove Local Plan Second Deposit Draft.

2) UNI

No noise assessment has been submitted as part of this planning application, nor any suitable mitigation measures to protect the proposed new dwelling from noise. The site is located adjacent to the A23, the main Brighton to London railway line and close to the A27. As a result, the occupants of the proposed dwelling would be likely to suffer significant noise disturbance from vehicular traffic and trains contrary to guidance given with PPG24: Planning and Noise and to Policies ENV.44 of the Brighton Borough Local Plan and Policies SU9 and SU10 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02573/FP

106 Lyminster Avenue Hollingbury Brighton

Single storey side extension to kitchen and to form new toilet area.

Applicant: Miss Sarah Ball

Approved on 25/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02574/FP

43 Overhill Way Brighton

Roof Conversion including pitched roof side dormer and flat roof rear dormer.

Applicant: Mr S Taylor

Refused on 29/09/03

1) UNI

The proposed side dormer would be a dominant feature which would be out of keeping with the dwelling and would upset the symmetry of the semi-detached pair. It would be contrary to the Supplementary Planning Guidance Note on Roof Alterations and Extensions (SPGBH1), and to ENV.3 and ENV.5 of the Brighton Borough Local Plan, and QD14 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02617/FP

43 Highfield Crescent Brighton

Construction of two storey side extension.

Applicant: Mr & Mrs Bebb

Refused on 25/09/03

1) UNI

The proposed extension would unbalance the symmetry of the attached pair, and would be an incongruous feature in the streetscape. It would result in a loss of visual quality, and would thereby be contrary to policies

ENV.3 and ENV.5 of the Brighton Borough Local Plan, and policies QD2 and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02629/FP

116 Carden Avenue Brighton

Loft conversion with 1 No. front velux window, 2 No. rear velux window and 1 No. side velux window.

Applicant: Mr R Taylor

Approved on 03/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02639/FP

33 Heston Avenue Patcham Brighton

Construction of rear detached garage.

Applicant: Mr J Coyle

Approved on 25/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

BH2003/02643/FP

18 Highview Avenue North Brighton

Construction of rear conservatory.

Applicant: Mr & Mrs Spencer

Approved on 30/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

3) UNI

Details of measures to avoid overlooking of 16 Highview Avenue North, Brighton, shall be submitted to the Local Planning Authority prior to the commencement of the development.

Reason: to comply with policy ENV.6 of the Brighton Borough Local Plan and policy QD27 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02716/FP

10 Braybon Avenue Brighton

Roof conversion with the construction of side and rear dormers, and installation of rooflights.

Applicant: Mr N Woodford

Refused on 13/10/03

1) UNI

from: 25/09/2003 to: 15/10/2003

Report

The proposed side dormer would be harmful to the appearance of the building and the streetscene as a result of its size, bulk, detailing and positioning on a side roofslope. The proposal is therefore contrary to policies ENV.3 and ENV.5 of the Brighton Borough Local Plan, policy QD14 of the Brighton & Hove Local Plan Second Deposit Draft and Supplementary Planning Guidance Note SPGBH1 - Roof Alterations and Extensions.

BH2003/02718/FP

54 Fernhurst Crescent Brighton

Construction of rear conservatory and pitched roof side extension to form replacement garage.

Applicant: Mr L C Catt

Refused on 13/10/03

1) UNI

The proposed side extension would be an overbearing feature in relation to the dwelling, and would upset the symmetry of the semi-detached pair, to the detriment of the streetscape. It would thereby be contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan Second Deposit Draft, and ENV.2 and ENV.5 of the Brighton Local Plan.

2) UNI

The proposed rear conservatory would result in a loss of daylight to the adjacent dwelling, and would therefore be detrimental to the residential amenity of this property. It would thereby be contrary to policies QD27 of the Brighton & Hove Local Plan Second Deposit Draft, and ENV.6 of the Brighton Local Plan.

BH2003/02723/FP

126 Carden Avenue Brighton

Change of use from Class A1 shops to gymnasium. (Retrospective)

Applicant: Susan Starr

Approved on 14/10/03

1) B16.01

A window display shall be maintained at all times to the satisfaction of the Local Planning Authority.

Reason: To provide visual interest at street level and to comply with Policy ENV.1 of the Brighton Borough Local Plan and Policy QD5 of the Brighton & Hove Local Plan Second Deposit Draft

BH2003/02719/FP

173 Mackie Avenue Patcham Brighton

Two storey side and rear extension with railed balcony to rear first floor.

Applicant: Mr & Mrs Critchley

WITHDRAWN ON 15/10/03

PRESTON PARK

BH2003/02575/FP

Flat 7 2 Preston Park Avenue Brighton

Proposed extension and alterations at 2nd floor level to form new dining/living room.

Applicant: Miss Jane Gandon

Approved on 29/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials 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 safeguard the character and appearance of the Preston Park Conservation Area, to comply with Policies ENV.3, ENV.5 and ENV.22 of the Brighton Borough Local Plan and Policies QD14 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.

3) UNI

from: 25/09/2003 to: 15/10/2003

Report

Notwithstanding the approved plans, all new window and door frames shall be constructed of painted timber and thereafter maintained. Furthermore, the proposed gable window shall contain a horizontal glazing bar.

Reason: To safeguard the character and appearance of the Preston Park Conservation Area, to comply with Policies ENV.3, ENV.5 and ENV.22 of the Brighton Borough Local Plan and Policies QD14 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.

4) UNI

All eaves and bargeboard details, including joinery, shall match the originals on this building.

Reason: To safeguard the character and appearance of the Preston Park Conservation Area, to comply with Policies ENV.3, ENV.5 and ENV.22 of the Brighton Borough Local Plan and Policies QD14 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.

5) UNI

Sections of joinery details, drawn to a scale of 1:1, and elevation details, drawn to a scale of 1:20, of the proposed doors and windows shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The works shall be implemented in accordance with the approved details and thereafter maintained.

Reason: To safeguard the character and appearance of the Preston Park Conservation Area, to comply with Policies ENV.3, ENV.5 and ENV.22 of the Brighton Borough Local Plan and Policies QD14 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.

6) UNI

All brick and cill detailing shall match that of the original part of this building. Details of lintels and cills, drawn to a scale of 1:20, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The works shall be implemented in accordance with the approved details and thereafter maintained.

Reason: To safeguard the character and appearance of the Preston Park Conservation Area, to comply with Policies ENV.3, ENV.5 and ENV.22 of the Brighton Borough Local Plan and Policies QD14 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02589/FP

9 Chester Terrace Brighton

Installation of velux rooflight to front roof slope.

Applicant: Mr & Mrs O'Bryne

Approved on 25/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) UNI

The front rooflight hereby approved shall be of the 'Conservation' type and not project forward of the plane of the roof covering.

Reason: To safeguard the character and appearance of the Preston Park Conservation Area, to comply with Policy ENV.22 of the Brighton Borough Local Plan and Policy HE6 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02607/FP

24 Stanford Road Brighton

Single storey side and rear extension (at rear basement level) and ground floor rear balcony.

Applicant: Mr & Mrs Shier

Approved on 03/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02610/FP

Flat 1 23 Preston Park Avenue Brighton

Replacement of rear window with PVCu door.

Applicant: Janine Mackerron

Approved on 08/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

BH2003/02659/FP

14 Stanford Road Brighton

Replace front window to top flat with UPVC double glazed unit to same style.

Applicant: Mr F Crown

Approved on 14/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) UNI

The windows shall comprise white upvc only and shall match the size and design of the existing windows.

Reason: In the interests of visual amenity and to satisfy the requirements of policies ENV 5 of the Brighton Borough Local Plan and QD 14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02673/FP

38 Stanford Avenue Brighton

Rooms in roof involving construction of rear dormer, and installation of front and rear velux rooflights.

Applicant: Mrs Rutland & Mark Hadock

Refused on 14/10/03

1) UNI

The proposed rear dormer window, by virtue of excessive width, would represent an incongruous and poorly-proportioned feature visible from the public highway and harmful to the character and appearance of the Preston Park Conservation Area. It would therefore be contrary to the general provisions contained in the Council's Supplementary Planning Guidance Note BH1: Roof Alterations and Extensions, Policies ENV.1, ENV.3, ENV.5 and ENV.22 of the Brighton Borough Local Plan and Policies QD14 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.

2) UNI

The proposed rooflights would be harmful to the character and appearance of the Preston Park Conservation Area by reason of their number and size. They would therefore be contrary to Policies ENV.1, ENV.3, ENV.5 and ENV.22 of the Brighton Borough Local Plan, Policies QD14 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft and Supplementary Planning Guidance Note BH1: Roof Alterations and Extensions.

BH2003/02697/CL

37 Stafford Road Brighton

Certificate of Lawfulness for an existing use as 3 Self-contained flats - 2 ground floor studio flats and one 2 bedroom first floor flat.

Applicant: A J Atkins

Certificate granted on 13/10/03

1) INF

Informative:

This decision is based on drawing number 1836/1 and the information submitted on 18/08/03.

BH2003/02712/FP

96 Edburton Avenue Brighton

Conversion of roofspace, with single rear dormer and rooflight and single front rooflight. (Re-submission of withdrawn application BH2003/01051/FP)

Applicant:

Mrs Gunilla Carlsson

Approved on 15/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials 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 safeguard the character and appearance of the Preston Park Conservation Area, to comply with Policies ENV.3, ENV.5 and ENV.22 of the Brighton Borough Local Plan and Policies QD14 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.

3) UNI

The front rooflight hereby approved shall be of the 'Conservation' type and not project forward of the plane of the roof covering.

Reason: To safeguard the character and appearance of the Preston Park Conservation Area, to comply with Policy ENV.22 of the Brighton Borough Local Plan and Policy HE6 of the Brighton & Hove Local Plan Second Deposit Draft.

4) UNI

Both sides of the dormer hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently maintained.

Reason: To safeguard the privacy of the occupiers of the adjoining properties, to comply with Policy ENV.1 of the Brighton Borough Local Plan and Policy QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

5) UNI

The dormer window hereby permitted shall be constructed of softwood timber frames and the dormer shall be clad in lead and thereafter maintained.

Reason: To safeguard the character and appearance of the Preston Park Conservation Area, to comply with Policies ENV.3, ENV.5 and ENV.22 of the Brighton Borough Local Plan and Policies QD14 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02724/FP

3 Preston Park Avenue Brighton

Construction of single storey 'green' residential unit.

Applicant:

Mowdan Properties

Approved on 15/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) UNI

The development hereby approved shall not be commenced until the following have been submitted to and approved by the Local Planning Authority and the works carried out as approved in accordance with any approval given:

- a) details, including samples, of external cladding and roof system
- b) details of hard and soft landscaping and planting
- c) details of boundary treatment
- d) details at a scale of 1:20 of all windows and external doors as well as full size joinery details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies ENV.22 of the Brighton Borough Local Plan and HE6 of the Brighton and Hove Local Plan Second Deposit Draft.

3) UNI

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

Reason: To enhance the appearance of the development in the interests of the visual amenities of the area and to comply with policies ENV.61 of the Brighton Borough Local Plan and QD15 of the Brighton and Hove Local Plan Second Deposit Draft.

4) UNI

The development shall not be commenced until fences for the protection of trees to be retained have been erected to a specification and in positions to be first agreed in writing by the Local Planning Authority. These fences shall be retained in good repair until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

Reason: To protect those trees which are to be retained on the site and to comply with policies QD16 of the Brighton and Hove Local Plan Second Deposit Draft.

5) UNI

Prior to the commencement of development, details of working methods and root protection measures for those tree(s) to be retained shall be submitted to and approved in writing by the Local Planning Authority and the works shall be carried out in accordance with the approved details.

Reason: To comply with policies QD16 of the Brighton and Hove Local Plan Second Deposit Draft.

6) UNI

The development hereby approved shall not be occupied until the cycle parking facilities as shown on the approved plans have been implemented.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to comply with policies TR.33 of the Brighton Borough Local Plan and TR12 of the Brighton and Hove Local Plan Second Deposit Draft.

7) B02.01

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (or amendments or re-enactment thereof) no extension, enlargement; or other alteration of the premises shall be carried out without the prior written consent of the Council, to whom a planning application must be made.

Reason: The Local Planning Authority considers that the development hereby permitted is the maximum that can be reasonably allowed without causing detriment to the amenities of adjoining properties, and for this reason would wish to control any future proposals or alterations or extensions and to comply with policies ENV.22 of the Brighton Borough Local Plan and HE6 of the Brighton and Hove Local Plan - Second Deposit Draft.

REGENCY

BH2003/01557/FP

4 Sillwood Street Brighton

Demolition of existing roof and installation of new 2nd floor within new mansard roof incorporating front and rear dormer windows.

Applicant:

P Docherty

Refused on 15/10/03

1) UNI

The proposed rear dormer windows, without non-openable glazing, would result in overlooking of and loss of privacy to the occupiers of the adjoining properties. As a consequence, the proposal is contrary to Policy ENV.1 of the Brighton Borough Local Plan and Policy QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02461/FP

59 East Street Brighton

Refurbishment of existng shopfront including removal of white tiles and replacement with painted render. Alterations to fascia.

Applicant:

Coast Ltd

Approved on 29/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) UNI

Notwithstanding the details shown on the approved plans, and the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amendments or re-enactments thereof, the colour of the proposed render shall match the colour of the render to the main building above and shall be maintained as such.

Reason: To preserve the uniform appearance of the building at all floors thereby preserving the character and appearance of the Old Town Conservation Area and ensuring compliance with policies ENV.3 and ENV.22 of the Brighton Borough Local Plan and policies QD14 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02493/AD

England At Home 32 Ship Street Brighton

Replacement of existing fascia internally illuminated sign and new illuminated vertical light box.

Applicant:

Robert England

Split Decision on 30/09/03

1) B00.08

This permission shall enure for a period of 5 years from the date of this notice.

Reason: To accord with regulation 13 (5) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

2) B00.09

Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992 and to comply with Policies ENV.11 and ENV.12 of the Brighton Borough Local Plan and Policies QD12 and HE9 of the Brighton & Hove Local Plan Second Deposit Draft.

3) B00.10

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992 and to comply with Policies ENV.11 and ENV.12 of the Brighton Borough Local Plan and Policies QD12 and HE9 of the Brighton & Hove Local Plan Second Deposit Draft.

4) B00.11

Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992 and to comply with Policies ENV.11 and ENV.12 of the Brighton Borough Local Plan and Policies QD12 and HE9 of the Brighton & Hove Local Plan Second Deposit Draft.

5) B00.12

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 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992 and to comply with Policies ENV.11 and ENV.12 of the Brighton Borough Local Plan and Policies QD12 and HE9 of the Brighton & Hove Local Plan Second Deposit Draft.

6) B00.13

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).

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992 and to comply with Policies ENV.11 and ENV.12 of the Brighton Borough Local Plan and Policies QD12 and HE9 of the Brighton & Hove Local Plan Second Deposit Draft.

1) UNI

The proposed illuminated vertical light box would be an inappropriate feature on this shopfront, harmful to the character and appearance of the building and the Old Town Conservation Area. The proposed light box is therefore contrary to Policies ENV.11 and ENV.12 of the Brighton Borough Local Plan and Policies QD12 and HE9 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02519/LB

Winfalcon Centre 28/29 Ship Street Brighton

Internal alterations at second floor level.

Applicant: Clive Archer

Refused on 02/10/03

1) UNI

The proposed subdivision of a principal room would be harmful to the character and appearance of this Grade II listed building as a result of the loss of proportions of this room and the associated adverse impact on the chimney breast. The proposal would therefore prejudice the long-term restoration of this listed building, contrary to Policy ENV.31 of the Brighton Borough Local Plan and Policy HE1 of the Brighton & Hove Local Plan Second Deposit Draft.

2) UNI

The proposed loss of a potentially original door would be harmful to the character and appearance of this listed building, contrary to Policy ENV.31 of the Brighton Borough Local Plan and Policy HE1 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02540/FP

122 Kings Road Brighton

Installation of new shopfront with railings and paving (Retrospective).

Applicant: Time Asset Management Ltd

Refused on 30/09/03

1) UNI

The proposed shopfront, by reason of the design and proportions of the doors and fascia, would be inappropriate and out of character with the design and appearance of No. 122 Kings Road and the surrounding Regency Square conservation area and as such is contrary to policies ENV1, ENV3, ENV9 and ENV22 of the Brighton Borough Local Plan and QD1, QD5, QD10 and HE6 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02543/FP

23 Ship Street Brighton

Single storey rear extension and new opening full height windows to shop front.

Applicant: Mr L Ewel

Approved on 25/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and in accordance with policies ENV1, ENV3 and ENV22 of the Brighton Borough Local Plan and QD1, QD14 and HE6 of the Brighton and Hove Local Plan Second Deposit Draft.

3) UNI

Prior to the commencement of development, full details of the proposed shopfront alterations including colour samples, 1:20 sample elevations and 1:1 joinery profiles shall be submitted to and approved by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details. Reason: As insufficient information has been submitted, to ensure a satisfactory appearance to the proposed development and to protect the character and appearance of the Old Town conservation area and in accordance with policies ENV1, ENV3, ENV9 and ENV22 of the Brighton Borough Local Plan and QD5 and QD10 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02566/AD

Gars Restaurant 19 Prince Albert Street Brighton

Display of non-illuminated fascia sign to Prince Albert Street elevation. Display of non-illuminated fascia sign and internally illuminated projecting box sign to Nile Street elevation

Applicant: Mr G M Cheung

Approved on 25/09/03

1) UNI

The illumination for the projecting sign hereby approved shall take the form of either individually halo illuminated lettering or individually internally illuminated lettering. No illumination of the background to the sign shall take place. Reason: In the interests of visual amenity and to preserve the character and appearance of the Old Town conservation area and in accordance with policies ENV11 and ENV12 of the Brighton Borough Local Plan and QD12 and HE9 of the Brighton and Hove Local Plan Second Deposit Draft.

2) B00.08

This permission shall enure for a period of 5 years from the date of this notice.

Reason: To accord with regulation 13 (5) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

3) B00.09

Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of advertisements) Regulations 1992.

4) B00.10

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

5) B00.11

Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

6) B00.12

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 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

7) B00.13

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).

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

BH2003/02586/AD

Marlborough House Old Steine Brighton

Display of externally illuminated mesh banner sign.

Applicant: Megaposter UK Ltd

Refused on 26/09/03

1) UNI

The proposed banner would look out of scale with nearby frontages, by virtue of its materials, size, colour, and scale and would harm the setting of adjoining listed buildings and constitute an incongruous feature on the front elevation of the property having a detrimental impact on the character and appearance of both the Grade I listed building and the Valley Gardens Conservation Area. The proposal is therefore contrary to policies ENV.11 and ENV.12 of the Brighton Borough Local Plan and policies HE1 and HE9 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02587/AD

Blenheim House 56 Old Steine Brighton

Display of externally illuminated mesh banner sign to Steine Lane elevation.

Applicant: Megaposter UK Ltd

Refused on 26/09/03

1) UNI

The proposed banner would look out of scale with nearby frontages, by virtue of its materials, size, colour, and scale and would harm the setting of adjoining listed buildings and constitute an incongruous feature on the front elevation of the property having a detrimental impact on the character and appearance of both the Grade II listed building and the Valley Gardens Conservation Area. The proposal is therefore contrary to policies ENV.11 and ENV.12 of the Brighton Borough Local Plan and policies HE1 and HE9 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02588/FP

1st & 2nd F Landing Rooms 4 St Michaels Place Brighton

Conversion of first and second floor landing rooms to form studio flat.

Applicant: Portfolio Property Management Ltd

Approved on 29/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) UNI

A scheme for the satisfactory storage of refuse, in accordance with BS.5906, shall be submitted to and approved by the Local Planning Authority prior to development. Such proposals as shall be agreed shall be implemented and thereafter maintained.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and to ensure compliance with policy H.12 of the Brighton Borough Local Plan and QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

3) UNI

A scheme for the satisfactory and secure storage of cycles shall be submitted to and approved by the Local Planning Authority prior to development. Such proposals as shall be agreed shall be implemented and thereafter maintained.

Reason: To ensure the provision of satisfactory facilities for the storage of cycles and to ensure compliance with policy TR.33 of the Brighton Borough Local Plan and TR12 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02604/FP

The Old Ship Hotel Kings Road Brighton

Minor alterations to main entrance, repair/alteration of signage and provision of lighting to south elevation public walkway/entrance.

Applicant: Paramount Hotel Group

Refused on 08/10/03

1) UNI

The proposed outrigger arms for illumination of the new signage would be an intrusive feature on this building and would be harmful to the character and appearance of the Old Town Conservation Area, contrary to Policies ENV.1, ENV.3, ENV.5 and ENV.22 of the Brighton Borough Local Plan and Policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.

2) UNI

The proposed new panel above the entrance door would be an oversized and overly dominant feature harmful to the character and appearance of the building and Old Town Conservation Area, contrary to Policies ENV.1, ENV.3, ENV.5 and ENV.22 of the Brighton Borough Local Plan and Policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.

3) UNI

The proposed raised lettering would be an inappropriate feature in the context of the new panel, harmful to the character and appearance of the building and Old Town Conservation Area, contrary to Policies ENV.1, ENV.3, ENV.5 and ENV.22 of the Brighton Borough Local Plan and Policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02605/LB

9 Powis Villas Brighton

Internal alterations to first floor bathroom area and installation of two mechanical extractor fans to roof on south elevation.

Applicant:

Mr & Mrs England

Approved on 07/10/03

1) B00.02

The works for which consent is hereby given must be commenced within five years from the date hereof.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2) UNI

A sample of the proposed roof tiles to be used on the exterior of this building shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The works shall be implemented in accordance with the approved details and thereafter maintained.

Reason: In ensure satisfactory preservation of this listed building, to comply with Policy ENV.31 of the Brighton Borough Local Plan and Policy HE1 of the Brighton & Hove Local Plan Second Deposit Draft.

3) UNI

All new or replacement external pipework shall be in cast iron.

Reason: In ensure satisfactory preservation of this listed building, to comply with Policy ENV.31 of the Brighton Borough Local Plan and Policy HE1 of the Brighton & Hove Local Plan Second Deposit Draft.

4) UNI

Before work commences, an elevation drawing of the side of this building shown at a scale of no less than 1:50 shall be submitted to and approved in writing by the Local Planning Authority. The new pipework shall be installed fully in accordance with the approved details and thereafter maintained.

Reason: In ensure satisfactory preservation of this listed building, to comply with Policy ENV.31 of the Brighton Borough Local Plan and Policy HE1 of the Brighton & Hove Local Plan Second Deposit Draft.

5) UNI

All new doors, skirting boards and architraves shall match exactly those existing within the principal bedroom, facing to the front of the building. These details, shown at a scale of 1:20 elevations and 1:1 sections, shall be submitted to and approved in writing prior to the commencement of development. The works shall be carried out in accordance with the approved details and thereafter maintained.

Reason: To ensure satisfactory preservation of this listed building, to comply with Policy ENV.31 of the Brighton Borough Local Plan and Policy QD of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02641/LB

6 Clifton Terrace Brighton

Removal of wall ladder, railings and landing to upper floors of the rear elevation.

Applicant:

Mr C R Shenston

Approved on 29/09/03

1) UNI

The ladder, landings and railings must be removed completely and all fixings must be removed from the render. Thereafter the render shall be made good to match existing.

Reason: To ensure the preservation of the character and appearance of this Grade II listed building, ensuring compliance with policy ENV.31 of the Brighton Borough Local Plan and policy HE1 of the Brighton & Hove Local Plan Second Deposit Draft.

2) B00.02

The works for which consent is hereby given must be commenced within five years from the date hereof.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

BH2003/02665/FP

Upper Maisonette 35 Western Street Brighton

Installation of timber sliding sash window to existing bay windows on front elevation.

Applicant: Charlie Brand

Approved on 25/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

BH2003/02669/FP

16 Russell Square Brighton

Conversion of single dwelling to self-contained basement flat and 3 storey maisonette on upper levels. (Retrospective).

Applicant: Mr S Packham

Approved on 14/10/03

1) UNI

The flat roof over the first floor rear bathroom shall not be accessed other than as a means of escape or for maintenance purposes and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

Reason: In order to prevent undue overlooking and loss of privacy to adjoining properties and in accordance with policies ENV1 of the Brighton Borough Local Plan and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02702/AD

23 Ship Street Brighton

Display of internally illuminated lettering to fascia.

Applicant: Mr L Ewel

Approved on 15/10/03

1) B00.08

This permission shall enure for a period of 5 years from the date of this notice.

Reason: To accord with regulation 13 (5) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

2) B00.09

Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

3) B00.10

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

4) B00.11

Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Report

from: 25/09/2003 to: 15/10/2003

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

5) B00.12

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 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

6) B00.13

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).

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

BH2003/02709/AD

19 Preston Street Brighton

Illumination of existing fascia sign by trough lighting.

Applicant: Wilson Sports & Racing

Refused on 13/10/03

1) UNI

The trough lighting, by reason of its length, bulk and projection from the building, is visually intrusive and detracts from the character and appearance of the building and the surrounding Regency Square conservation area and as such is contrary to policies ENV11 and ENV12 of the Brighton Borough Local Plan and QD12 and HE9 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02717/FP

Worcester Court Windlesham Road Brighton

Replacement of timber framed windows/doors (except main entrance doors) with upvc double glazed units in same style.

Applicant: Coppercrest Developments Ltd

Approved on 15/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) UNI

The windows shall comprise white UPVC only and shall match the size and design of the existing windows.

Reason: In the interests of visual amenity and to satisfy the requirements of policies ENV 5 of the Brighton Borough Local Plan and QD 14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02770/LB

19-21A Prince Albert Street Brighton

Display of non-illuminated fascia signs to front and rear elevations and internally illuminated projecting box sign to Nile Street elevation.

Applicant: Mr G H Cheung

Approved on 14/10/03

1) B0.02

The works for which consent is hereby given must be commenced within five years from the date hereof.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2) UNI

The illumination for the projecting sign hereby approved shall take the form of either individually halo illuminated lettering or individually internally illuminated lettering. No illumination of the background to the sign shall take place. Reason: To preserve the character and appearance of this Grade II listed building and in accordance with policies ENV31 of the Brighton Borough Local Plan and HE9 of the Brighton and Hove Local Plan Second Deposit Draft.

ST. PETER'S & NORTH LAINE

BH2003/02463/AD

4-5 Gloucester Street Brighton

Display of metal sign consisting of galvanised steel lettering to front of building (Retrospective).

Applicant: Sarah Harbotile

Approved on 25/09/03

1) B00.08

This permission shall enure for a period of 5 years from the date of this notice.

Reason: To accord with regulation 13 (5) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

2) B00.09

Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: To comply with Regulation 4 of the Town and Country Planning (Control of advertisements) Regulations 1992.

3) B00.10

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: To comply with Regulation 4 of the Town and Country Planning (Control of Advertisements) Regulations 1992.

4) B00.11

Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: To comply with Regulation 4 of the Town and Country Planning (Control of Advertisements) Regulations 1992.

5) B00.12

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 4 of the Town and Country Planning (Control of Advertisements) Regulations 1992.

6) B00.13

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).

Reason: To comply with Regulation 4 of the Town and Country Planning (Control of Advertisements) Regulations 1992.

BH2003/02498/FP

38 Providence Place Brighton

Construction of a 3 storey two bedroom town house with integral garage.

Applicant: London & Lincoln Properties Ltd

Refused on 30/09/03

1) UNI

The design of the proposal fails to meet the expected standards for new development, which require a positive contribution to the visual quality of the environment and is therefore contrary to policies ENV.3 of the Brighton Borough Local Plan and QD1 and QD5 of the Brighton and Hove Local Plan - Second Deposit Draft.

2) UNI

The proposal fails to demonstrate a high standard of efficiency in energy, water and materials, contrary to policy SU2 of the Brighton and Hove Local Plan - Second Deposit Draft.

3) UNI

The applicant has failed to demonstrate the impact of the new building in respect of daylight, sunlight and privacy on the existing building on the site, contrary to policies ENV.1 of the Brighton Borough Local Plan and QD27 of the Brighton and Hove Local Plan - Second Deposit Draft.

BH2003/02553/CL

from: 25/09/2003 to: 15/10/2003

Report

32 & 32A Buckingham Place Brighton

Certificate of Lawfulness for existing use of 32 and 32A Buckingham Place as two separate residential units.

Applicant: Lorraine T Carroll

Approved on 25/09/03

1) INF

Informative:

This decision is based on the floorplan drawings submitted on 8 August 2003 and the Council Tax, Southern Water, British Gas and Seeboard Energy bills, Assured Shorthold Tenancy agreement and Housing Benefit letter submitted on 10 July 2003.

BH2003/02582/LB

160-161 North Street & 1-4 New Road Brighton

Variations & additional works following grant of listed building consent ref. BH2001/02952/LB including internal room and layout amendments on ground floor & basement, revised shopfronts and entrances, fitting of retractable awnings, signage, modifications to window position of first floor flat (Retrospective).

Applicant: Quod Brighton

Approved - no conditions on 29/09/03

BH2003/02585/AD

160-161 North Street & 1-4 New Road Brighton

Display of illuminated signage comprising individual fascia lettering, projecting signs, menu display cases and hanging lanterns (Retrospective).

Applicant: Quod Brighton

Approved on 29/09/03

1) B00.08

This permission shall enure for a period of 5 years from the date of this notice.

Reason: To accord with regulation 13 (5) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

2) B00.09

Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

3) B00.10

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

4) B00.12

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 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

5) B00.13

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).

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

BH2003/02598/FP

Coachmans Cottage R/O 12a Queens Road Brighton

Extension to existing cottage.

Applicant: Oakapple Designs

Approved on 06/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B02.04

The window fronting Zion Gardens and the bathroom window shall not be glazed otherwise than with obscured glass and thereafter permanently maintained.

Reason: To safeguard the privacy of the occupiers of the adjoining property and in accordance with policies ENV1 and ENV6 of the Brighton Borough Local Plan and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

3) B01.01

A sample of all materials (roofing tiles, facing bricks, cladding material, window glass, etc.) to be used on the exterior of the development hereby permitted shall be submitted to and approved by the Local Planning Authority before development commences.

Reason: Notwithstanding the details shown on the application the materials to be used require further consideration to ensure a satisfactory appearance to the development and in accordance with policies ENV1 and ENV3 of the Brighton Borough Local Plan and QD1 and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

4) B02.01

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (or amendments or re-enactment thereof) no extension, enlargement; or other alteration of the premises shall be carried out without the prior written consent of the Council, to whom a planning application must be made.

Reason: The Local Planning Authority considers that the development hereby permitted is the maximum that can be reasonably allowed without causing detriment to the amenities of adjoining properties, and for this reason would wish to control any future proposals or alterations or extensions and in accordance with policies ENV1 and ENV3 of the Brighton Borough Local Plan and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.

5) UNI

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

Reason: In the interests of the character and appearance of the building and the visual amenities of the area and to comply with policies ENV.3 of the Brighton Borough Local Plan and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02599/FP

1 Buckingham Place Brighton

Alteration to roof slope to form second floor flat, including installation of dormers and flat-roof rooflights. (Re-submission of Refused application BH2003/01331/FP).

Applicant: No Way Out Restaurants

Approved on 30/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) UNI

Timber joinery details of the windows, drawn at a scale of 1:1 shall be submitted to and approved by the Local Planning Authority before development commences. The works shall be implemented in accordance with the approved details and thereafter maintained.

Reason: In order to protect the visual amenities of the building and preserve and enhance the character of the Conservation Area, to comply with Policies ENV.1, ENV.3, ENV.5 and ENV.22 of the Brighton Borough Local Plan and Policies QD14 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.

3) UNI

The dormers shall have painted timber vertical sliding sash windows and the cheeks and roofs shall be clad in lead. The works shall be carried out and maintained fully in accordance with the approved drawings.

Reason: In order to protect the visual amenities of the building and preserve and enhance the character of the Conservation Area, to comply with Policies ENV.1, ENV.3, ENV.5 and ENV.22 of the Brighton Borough Local Plan and Policies QD14 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.

4) UNI

Report

from: 25/09/2003 to: 15/10/2003

Details of the roof lights shall be submitted to and approved by the Local Planning Authority before development commences. The works shall be implemented in accordance with the approved details and thereafter maintained.

Reason: In order to protect the visual amenities of the building and preserve and enhance the character of the Conservation Area, to comply with Policies ENV.1, ENV.3, ENV.5 and ENV.22 of the Brighton Borough Local Plan and Policies QD14 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02614/FP

26/27 Vine Street Brighton

Demolition of garage wall (originally to be retained under planning permission BH2001/01059/FP) and replacement with new wall. Demolition and re-building of abutting walls to rear of adjacent properties.

Applicant: Orbit Housing Association

Refused on 01/10/03

1) UNI

The proposed new boundary wall, by way of its height, bulk and appearance would be detrimental to the character and appearance of the North Laine Conservation Area, contrary to policies ENV.22 of the Brighton Borough Local Plan and HE6 of the Brighton and Hove Local Plan - Second Deposit Draft.

BH2003/02615/CA

26/27 Vine Street Brighton

Demolition of garage wall (originally to be retained under planning permission BH2001/01059/FP) and replacement with new wall. Demolition and re-building of abutting walls to rear of adjacent properties.

Applicant: Orbit Housing Association

Refused on 01/10/03

1) UNI

The applicant has failed to satisfactorily demonstrate that the demolition of the main garage wall and, by association, some of the garden walls to Cheltenham Place, is necessary, or that some other way of retaining them is not possible. The proposal to demolish therefore fails to meet the criteria of policies ENV.22 of the Brighton Borough Local Plan and HE8 of the Brighton and Hove Local Plan - Second Deposit Draft.

2) UNI

In the absence of any justification for the satisfactory demolition of the garage wall, the potential loss of some of the original walls to the rear gardens is unacceptable in that they make a positive contribution to the character and appearance of the North Laine Conservation Area. Their loss would therefore be contrary to policies ENV.22 of the Brighton Borough Local Plan and HE8 of the Brighton and Hove Local Plan - Second Deposit Draft.

BH2003/02616/FP

55 Princes Crescent Brighton

Loft conversion with rear dormer and velux windows and front velux window.

Applicant: Kathy Laird

Approved on 03/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) UNI

The proposed front rooflight shall be 'conservation' style, lying flush with the roofslope.

Reason: To maintain the historic character of the building, to preserve the character and appearance of the Round Hill Conservation Area and to ensure compliance with policies ENV.3 and ENV.22 of the Brighton Borough Local Plan, policies QD14 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft and Supplementary Planning Guidance Note SPGBH1 - Roof Alterations and Extensions.

3) UNI

The proposed dormer shall have a lead lined finish.

Reason: To maintain the historic character of the building, to preserve the character and appearance of the Round Hill Conservation Area and to ensure compliance with policies ENV.3 and ENV.22 of the Brighton

Borough Local Plan, policies QD14 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft and Supplementary Planning Guidance Note SPGBH1 - Roof Alterations and Extensions.

BH2003/02619/FP

Kings Court Church Street Brighton

Removal of existing front porch and re-positioning of front entrance.

Applicant: Bradford & Bingley

Approved on 03/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

BH2003/02658/AD

Land at Howard Place Corner of New England Road Brighton

Erection of illuminated 6m x 3m advertisement display panel.

Applicant: Network Rail

Refused on 03/10/03

1) UNI

The proposed advertisement display panel would have a detrimental impact on the visual amenities of the locality by way of its size, positioning, illumination, domination of the street scene and being out of keeping with the predominantly residential character of the area. It would also have a harmful impact on the setting of the immediately adjacent West Hill Conservation Area. As such the proposal is contrary to policy ENV.11 of the Brighton Borough Local Plan and policy QD12 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02674/LB

Crown Cottage 8 Queens Place Brighton

Single storey rear extension.

Applicant: Mr Roy Pritchard

Approved on 14/10/03

1) B00.02

The works for which consent is hereby given must be commenced within five years from the date hereof.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2) UNI

The external materials to be used in the construction of the development hereby approved shall match in colour, style and texture the materials of the existing building.

Reason: In order to preserve the character and appearance of this Listed Building and to comply with policies ENV.31 of the Brighton Borough Local Plan and HE1 of the Brighton and Hove Local Plan - Second Deposit Draft.

3) UNI

Notwithstanding the detail shown on the submitted plan, the window to the extension shall be painted softwood traditional sliding sash.

Reason: In order to preserve the character and appearance of this Listed Building and to comply with policies ENV.31 of the Brighton Borough Local Plan and HE1 of the Brighton and Hove Local Plan - Second Deposit Draft.

BH2003/02693/FP

37 Baker Street Brighton

Roof conversion with rear dormer and front velux windows. Change of use of basement to A1 store. (Re-submission of Refused application BH2003/00673/FP)

Applicant: Mr A Abrahams

Approved on 09/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02706/FP

7 Gloucester Yard 121-123 Gloucester Road Brighton

Installation of rooflights on south elevation.

Applicant: James Oliver

Refused on 15/10/03

1) UNI

The proposed rooflights will introduce undesirable visual clutter to the unbroken roofline of the building, harmful to the character and appearance of the North Laine Conservation Area and contrary to policies ENV.3 and ENV.22 of the Brighton Borough Local Plan, QD14 and HE6 of the Brighton and Hove Local Plan Second Deposit Draft and SPGBH1 - Roof Alterations and Extensions.

BH2003/02779/FP

96-101 Queens Road Brighton

Removal of existing five air conditioning condenser units from 5th floor balcony and replacement of three air conditioning condenser units to roof level.

Applicant: D M H Solicitors

Approved on 15/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) 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 and to ensure compliance with policy ENV.1 of the Brighton Borough Local Plan and policies QD27 and SU10 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02726/LB

LGFF 5 Wykeham Terrace Brighton

Reinstatement of front door and construction of two rear doors. Two rooflights to existing rear extension and internal alterations.

Applicant: Stephen Anderson

WITHDRAWN ON 06/10/03

BH2003/02810/FP

91 - 93 Dyke Road Brighton

Change of use from Retail (Class use A1) to Cafe (Class use A3).

Applicant: Messrs Parker Noel O'Connor

WITHDRAWN ON 09/10/03

BH2003/03420/NEW

70 Princes Road Brighton

Applicant: L Brisioe

WITHDRAWN ON 06/10/03

WITHDEAN

BH2003/02080/FP

32 Dyke Road Avenue Brighton

Construction of detached garage to front elevation.

Applicant:

Mr & Mrs A Wood

Approved on 03/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) UNI

The materials to be used on the exterior of the proposed garages (roofing tiles, pebbledash render and facing bricks) shall match those of the main house.

Reason: To ensure the satisfactory appearance of the development and to ensure compliance with policy ENV.3 of the Brighton Borough Local Plan and policy QD14 of the Brighton & Hove Local Plan Second Deposit Draft.

3) UNI

The proposed garage shall be used for domestic storage purposes only (including motor vehicles) except with the prior written permission of the Local Planning Authority.

Reason: To prevent the use of the building for residential accommodation thereby preserving the predominant pattern of development in the surrounding area and to ensure compliance with policy ENV.3 of the Brighton Borough Local Plan and policy QD14 of the Brighton & Hove Local Plan Second Deposit Draft.

4) B04.03

The development shall not be commenced until fences for the protection of trees to be retained have been erected to a specification and in positions to be agreed by the Local Planning Authority. These fences shall be maintained in good repair until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences. Excavation of the northern foundation trench shall be by hand and not by mechanical digger.

Reason: To protect the trees which are to be retained on the site and to ensure compliance with policy ENV.61 of the Brighton Borough Local Plan and policy QD16 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02464/FP

2 Surrenden Crescent Brighton

Renewal of temporary planning permission BH2000/03024/FP for Change of Use from residential to day nursery.

Applicant:

Claire Taylor

Approved on 01/10/03

1) UNI

The owners of the site shall continue to produce travel surveys and the results of these, along with an updated travel plan, shall be submitted to and approved by the Local Planning Authority on an annual basis starting from September 2004. The results shall be implemented within an agreed timescale as set out in the travel plan.

Reason: To prevent an unacceptable increase in vehicular traffic, which would be detrimental to the amenities of the surrounding area and therefore to Policy ENV.1 of the Brighton Borough Local Plan and Policy QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

2) UNI

The day nursery shall not be open or in use except between the hours of 07:30 and 18:00 from Monday to Friday and at no time at weekends or on Bank Holidays.

Reason: To safeguard the amenities of the locality, to comply with Policies ENV.1 and W.2 of the Brighton Borough Local Plan and Policies HO25 and QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

3) UNI

The number of children enrolled at the day nursery shall not exceed 50 without the approval in writing of the Local Planning Authority.

Reason: In the interests of highway safety and residential amenity, to comply with Policies ENV.1 and W.2 of the Brighton Borough Local Plan and Policies HO25 and QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

4) UNI

The designated nursery play area shall be restricted to the front garden only (details of fencing to be submitted) and shall not be used by children except between the hours of 10:00 and 16:00 and for no more than four hours in any one day.

Reason: In the interests of the amenities of adjacent residents and to comply with Policies ENV.1 and W.2 of the Brighton Borough Local Plan and Policies HO25 and QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

5) UNI

There shall be no more than 10 children at any one time using the outdoor play area.

Reason: In the interests of residential amenity to comply with Policies ENV.1 and W.2 of the Brighton Borough Local Plan and Policies HO25 and QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

6) UNI

The external double doors to the proposed rear ground floor classroom and ground floor activity room shall be open only to allow the access to and egress of children and staff to and from the outdoor play area or in the case of emergencies. The external doors shall remain closed at all other times.

Reason: In the interests of residential amenity to comply with Policies ENV.1 and W.2 of the Brighton Borough Local Plan and Policies HO25 and QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

7) B07.01

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or any amendment thereto the premises shall be used only as a day nursery and for no other purpose within use class D1.

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and to comply with Policies ENV.1 and W.2 of the Brighton Borough Local Plan and Policies HO25 and QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

8) UNI

Details of hard and soft landscaping including improved boundary screen with 250 London Road and alterations to boundary treatment shall be submitted to and approved by the Local Planning Authority within 3 months of the date of this permission and implemented within 6 months of the date of this permission.

Reason: In the interest of the appearance of the area and in the interests of residential amenity to comply with Policies ENV.1 and W.2 of the Brighton Borough Local Plan and Policies HO25 and QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

9) UNI

Details of secure and covered cycle parking shall be submitted to and approved by the Local Planning Authority prior to commencement of the use and carried out within 3 months of the date of this permission.

Reason: To ensure there is a satisfactory provision of cycle parking in accordance with Policy TR.33 in the Brighton Borough Local Plan and Policy TR12 in the Brighton & Hove Local Plan Second Deposit Draft.

10) UNI

The access from Surrenden Crescent shall be retained, as shown on the submitted drawing received 8 May 2001. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, any further accesses or alterations to the existing accesses will require planning permission.

Reason: In the interests of highway safety and to comply with Policy TR12 of the Brighton & Hove Local Plan Second Deposit Draft.

11) UNI

The residential accommodation retained within the building shall remain ancillary to the main use of the property and shall not be used as separate residential accommodation without the prior consent of the Local Planning Authority.

Reason: To ensure the development would not result in a substandard unit of accommodation contrary to Policy HO9 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02640/FP

Flat 11 The Excelsior London Road Brighton

Replacement of rear bathroom window with UPVC unit.

Applicant: Jane Howard

Approved on 30/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) UNI

The windows shall comprise white upvc only and shall match the size and design of the existing windows.

Reason: In the interests of visual amenity and to satisfy the requirements of policies ENV 5 of the Brighton Borough Local Plan and QD 14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02660/FP

383 Ditchling Road Brighton

Two storey side extension and single storey rear extension with associated balcony (Revisions to planning permission BH2001/02945/FP).

Applicant: Mr & Mrs K Way

Approved on 03/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

3) UNI

The side screen to the south elevation, relating to the first floor balcony, shall be obscure glazed, erected before the balcony is first brought into use, and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In the interest of residential amenity, and to accord with policies ENV.6 of the Brighton Borough Plan and QD14 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02666/FP

GF 3 Highcroft Villas Brighton

Convert existing 1- bedroom ground floor flat into one studio flat and one 1- bedroom flat.

Applicant: Afshin Momeny

Approved on 14/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) UNI

A scheme for the satisfactory and secure storage of cycles shall be submitted to and approved by the Local Planning Authority prior to the commencement of development. Such proposals as shall be agreed shall be implemented and thereafter maintained.

Reason: To ensure the provision of satisfactory facilities for the storage of cycles and to ensure compliance with policy TR.33 of the Brighton Borough Local Plan and TR12 of the Brighton & Hove Local Plan Second Deposit Draft

BH2003/02667/FP

33 Withdean Road Brighton

Single storey side extension.

Applicant: Mr & Mrs Killalea

Approved on 14/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02671/FP

226 Dyke Road Brighton

Loft conversion and roof extension to provide self-contained flat with external access staircase.

Applicant: Mrs T McKenzie

Refused on 15/10/03

1) UNI

1. The proposed rear and side dormer windows, by virtue of excessive width, height, bulk and positioning, would represent incongruous and poorly-designed features harmful to the character and appearance of the building and street scene. They would therefore be contrary to the general provisions contained in the Council's Supplementary Planning Guidance Note BH1: Roof Alterations and Extensions, Policies ENV.1, ENV.3, ENV.5 and ENV.22 of the Brighton Borough Local Plan and Policies QD14 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.

2) UNI

The proposed staircase and entrance to the new flat would cause a serious loss of privacy to and overlooking of the occupiers of the adjacent dwelling, by reason of its positioning at high level on the shared boundary. The proposal is therefore contrary to Policy ENV.1 of the Brighton Borough Local Plan and Policy QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02679/FP

27 Glen Rise Brighton

Removal of existing bungalow roof and construction of extension to rear and first floor to form a two-storey dwelling.

Applicant: Mr J Blankson

Approved on 09/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

3) B02.04

The side window shall not be glazed otherwise than with obscured glass and thereafter permanently maintained.

Reason: To safeguard the privacy of the occupiers of the adjoining property and ensure compliance with policy QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

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), no window other than those expressly authorised by this permission shall be constructed.

Reason: To safeguard the amenities of the occupiers of nearby properties and ensure compliance with policies QD14 and QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02680/CL

GFF 27 Bates Road Brighton

Certificate of Lawfulness for an existing use as a ground floor flat.

Applicant: David Phillips

Certificate granted on 09/10/03

BH2003/02715/FP

Flat 14 The Excelsior London Road Brighton

Replacement of existing windows with white PVCu units to front and rear elevations.

Applicant: Mr & Mrs Peebles

Approved on 14/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) UNI

The windows shall comprise white upvc only and shall match the size and design of the existing windows.

Reason: In the interests of visual amenity and to satisfy the requirements of policies ENV 5 of the Brighton Borough Local Plan and QD 14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02743/FP

24 Rissom Court Harrington Road Brighton

Replace existing windows with uPVC double glazed units to same design.

Applicant: Mr D Collins

Approved on 15/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) UNI

Notwithstanding the details shown on the approved plans, the windows shall match in fenestration pattern, method of opening, materials and colour the windows of Flat 20 Rissom Court, the flat beneath the application property.

Reason: To preserve uniformity in the appearance of the building, thereby preserving the character and appearance of the Preston Park Conservation Area and ensuring compliance with policies ENV.3 and ENV.22 of the Brighton Borough Local Plan and policies QD14 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.

EAST BRIGHTON

BH2003/02595/FP

Brighton Racecourse Freshfield Road Brighton

Refurbishment of existing storage building into offices, improve existing turnstiles, creation of new toilets.

Applicant: Brighton Racecourse Co LTD

Approved on 25/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

3) UNI

The threshold to the new reception area shall be flush.

Reason: In order to provide satisfactory access for people with disabilities and people with prams and pushchairs, and to accord with policy D2 of the Brighton Borough Plan.

BH2003/02636/FP

The Royal Sussex County Hospital Eastern Road Brighton

Erection of new theatre 7 and refurbishment of existing theatres and accommodation on levels 4 & 5. New roof to plant area located on level 6 (Amendments to scheme approved under reference BH2002/01598/FP).

Applicant: Brighton and Sussex University Hospitals NHS Trust

Approved on 06/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) UNI

No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme for landscaping the area between the proposals and the car-park road. This scheme shall be implemented within the first planting season following completion of the development hereby permitted.

Reason: To enhance the appearance of the development in the interests of the visual amenities of the area and to comply with policy ENV.1 of the adopted Brighton Borough Plan and policy QD.27 of the Brighton & Hove Local Plan Second Deposit Draft.

3) B01.01

A sample of all materials (roofing tiles, facing bricks, cladding material, window glass, etc.) to be used on the exterior of the development hereby permitted shall be submitted to and approved by the Local Planning Authority before development commences.

Reason: Notwithstanding the details shown on the application the materials to be used require further consideration to ensure a satisfactory appearance to the development.

4) 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.

BH2003/02670/FP

16 Bloomsbury Street Brighton

Conversion of building from offices and workshop to offices. Erection of a glazed roof canopy over roof terrace.

Applicant: Integra

Refused on 09/10/03

1) UNI

The proposal will result in an unacceptable degree of overshadowing of, and overlooking into, the residential properties to the rear. This would be contrary to policy ENV.1 of the Brighton Borough Plan and policy QD.27 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02695/LB

5a Chesham Place Brighton

Internal alterations to create an additional bedroom, reposition the kitchen and addition of an internal wall to the bathroom.

Applicant: Mr and Mrs Penney

Approved on 13/10/03

1) B00.02

The works for which consent is hereby given must be commenced within five years from the date hereof.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2) B22.01

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

Reason: To ensure satisfactory preservation of this Listed Building.

3) B22.06

All window glazing bars, skirtings, architraves etc., should match exactly the original where they are to be replaced. Any mouldings, architraves, cornices, skirtings, glazing bars etc., to be re-run to match the original should have sample lengths of the original and replacement submitted to and approved by the Local Planning Authority before development commences.

Reason: To ensure satisfactory preservation of this Listed Building.

4) B22.10

All new or replacement doors shall be traditional panelled doors to match the originals in size, proportions, panel mouldings, architrave mouldings, materials and paint finish to the satisfaction of the Local Planning Authority and any self-closing mechanisms shall be of the concealed morticed type.

Reason: To ensure satisfactory preservation of this Listed Building and to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02736/FP

Crown Castle Transmitting Station Whitehawk Hill Road Brighton

Installation of 2 no. 0.6m dishes at 8.5m and 16.5m on existing mast for NTL radio.

Applicant: Crown Castle UK LTD

Approved on 25/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

BH2003/02780/LB

Upper flat 24 Eaton Place Brighton

Raise parapet wall by 1 metre on single storey building at rear to form a roof terrace with timber decking.

Applicant: Andrew Catterick & Christy Wright

Approved on 09/10/03

BH2003/02781/FP

Upper flat 24 Eaton Place Brighton

Raise parapet wall by 1 metre on single storey building at rear to form a roof terrace with timber decking (Retrospective).

Applicant: Andrew Catterick & Christy Wright

Refused on 09/10/03

1) UNI

It is considered that the development seriously affects the amenities enjoyed by the occupiers of the adjoining dwellings by reason of overlooking and loss of privacy, contrary to policies ENV6 of the Brighton Borough Plan and QD14 and QD27 of the Brighton & Hove Local Plan Second Deposit Draft

BH2003/02792/LB

16 Bristol Court 142 Marine Parade Brighton

Replace two existing ground floor windows with double glazed UPVc windows.

Applicant: Mr R Langston

Approved on 13/10/03

1) B00.02

The works for which consent is hereby given must be commenced within five years from the date hereof.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

Report

from: 25/09/2003 to: 15/10/2003

BH2003/02793/FP

16 Bristol Court 142 Marine Parade Brighton

Replace two existing ground floor windows with double glazed UPVc windows.

Applicant: Mr R Langston

Approved on 13/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

BH2003/02841/FP

48 Princes Terrace Kemptown Brighton

Conversion of ground, first and second floor masonete into 2 units.

Applicant: M Dalley ESQ

Approved on 10/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) UNI

Prior to the commencement of development, details of proposed sheltered, secure cycle parking facilities and refuse storage to serve the proposed flats, shall be submitted to and approved in writing by the Local Planning Authority. Such proposals as shall be agreed shall be implemented and thereafter retained to the satisfaction of the Local Planning Authority.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and bicycles, and to accord with policies TR33 and ENV44 of the Brighton Borough Plan and SU2, QD27 and TR12 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02844/LB

122 Marine Parade Brighton

Internal fire precaution works.

Applicant: Mr D Golding

Approved on 13/10/03

1) B00.02

The works for which consent is hereby given must be commenced within five years from the date hereof.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2) B22.10

All new or replacement doors shall be traditional panelled doors to match the originals in size, proportions, panel mouldings, architrave mouldings, materials and paint finish to the satisfaction of the Local Planning Authority and any self-closing mechanisms shall be of the concealed morticed type.

Reason: To ensure satisfactory preservation of this Listed Building and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.

3) B22.13

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, all in accordance with a fully annotated 1:50 scale plan showing their location and method of fixing and cable routing which shall be submitted to and approved by the Local Planning Authority in writing before work commences.

Reason: To ensure satisfactory preservation of this Listed Building and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.

Report

from: 25/09/2003 to: 15/10/2003

HANOVER & ELM GROVE

BH2003/02450/FP

219 Elm Grove Brighton

Subdivision of existing shop and maisonette including new roof extension and dormer to form self-contained maisonette and house. Existing shop to remain.

Applicant: Sigma Estates

Approved on 25/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02611/CL

124/124a Elm Grove Brighton

Continue the use as Swedish massage and reflexology rooms (2-4) and replace sauna and solarium in rooms (1-3).

Applicant: Richard Payne

Refused on 08/10/03

1) UNI

There is insufficient precise and unambiguous evidence to prove, on the balance of probability, that the use of the property for Swedish massage and reflexology rooms has existed for at least the last ten years.

BH2003/02966/FP

250 Freshfield Road Brighton

Two storey rear extension (south elevation). Open porch on side elevation (Re-submission of BH2002/01960/FP which was refused on 16/09/2002).

Applicant: Mr & Mrs L Seymour

Approved on 14/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/03036/FP

Land Adjoining 1 Bellvue Cottages Bear Road Brighton

Erection of 30m radio mast and metal (painted green) portable operational building.

Applicant: Radio Contact Service

WITHDRAWN ON 10/10/03

HOLLINGBURY & STANMER

BH2003/02273/FP

36 Hollingdean Road Brighton

Erection of 13 flats and commercial floorspace in accordance with approval under BH2002/01826/FP but without complying with condition 9 which states that at least 5 of the units should be affordable housing units.

Applicant:

WP Properties

Refused on 25/09/03

1) UNI

The proposal to remove condition 9 would result in no affordable housing being provided on the site contrary to policy HO2 of the Brighton and Hove Local Plan Second Deposit Draft, which states that development comprising 10 units or more will only be permitted where 40% of the total number of units are for affordable housing.

BH2003/02529/FP

19 Stanmer Village Brighton

Single storey extension to rear elevation.

Applicant:

Jamie Hooper

Approved on 29/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B18.01

No development shall take place within the area indicated on plan No. 030601/SI until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site.

3) B18.02

No development shall take place within the area indicated on the plan No. 030601/SI until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved by the Planning Authority. In the event of important archaeological features and remains being discovered which are beyond the scope of a watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority in consultation with the County Archaeologist.

Reason: In order to provide a reasonable opportunity to record the history of the site.

4) UNI

Reasonable facilities shall be given to the County Planning Authority, including rights of regular access to a person, or persons, authorised by that Authority, during any construction work in order to prepare archaeological records. At least three weeks notice in writing shall be given to the County Planning Authority of the date when work on site is likely to start. This notice should also be copied to our nominated body.

Reason: to protect any items of archaeological interest during development and to accord with Policies ENV.43 of the Brighton Borough Local Plan and HE12 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02591/FP

8 Selham Close Brighton

Erection of a double garage (resubmission of BH2003/01110/FP refused on 27/05/2003).

Applicant:

Mr R Mouland

Approved on 30/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials 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 accord with policies ENV.3 of the Brighton Borough Plan, and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

3) B06.01

The garage hereby permitted shall be used only for the parking of private vehicles or for purposes incidental to the enjoyment of the dwelling house and for no business or industrial use whatsoever.

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

4) UNI

Details of levels (i.e. drawings of the relation between the proposed garage and the adjoining garages) shall be submitted to and approved by the Local Planning Authority before development.

Reason: Insufficient detail of levels are included in the application and the Local Planning Authority would wish to control the relative height of the garage in the streetscene.

BH2003/02647/FP

36 Hollingbury Rise Brighton

Conservatory at the rear.

Applicant: Mr and Mrs A Kite

Approved on 25/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

BH2003/02668/FP

99 Brentwood Road Hollingdean

Single storey rear extension.

Applicant: Mr Tylunat

Approved on 10/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials 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 accord with policies ENV.3 of the Brighton Borough Plan, and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

3) UNI

The proposed windows on the south-east elevation are to be obscure glazed and thereafter permanently retained.

Reason: To safeguard the privacy of the occupiers of the adjoining property, and to accord with Policy ENV.6 of the Brighton Borough Plan and QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

4) UNI

This approval does not relate to the Block Plan shown on amended drawing numbers W567/01R submitted on 17 September 2003.

Reason: For the avoidance of any doubt.

BH2003/02686/AD

Preston Barracks Site Lewes Road

Two regeneration signs.

Applicant: Brighton & Hove City Council

Approved on 26/09/03

1) B00.08

This permission shall enure for a period of 5 years from the date of this notice.

Reason: To accord with regulation 13 (5) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

2) B00.09

Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: To comply with Regulation 4 of the Town and Country Planning (Control of advertisements) Regulations 1992.

3) B00.12

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 4 of the Town and Country Planning (Control of Advertisements) Regulations 1992.

MOULSECOOMB & BEVENDEAN

BH2003/02701/FP

46 Bodiam Avenue Lower Bevendean

Conversion of existing garage into habitable room and first floor extension over.

Applicant: Mrs J Atral

Approved on 13/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials 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 accord with policies ENV.3 of the Brighton Borough Plan, and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02644/FP

Unit 3 Westergate Road Brighton

Change of use from car pound to vehicle repairs including car spraying, body work and ancillary office. Erection of spray bake booth.

Applicant: Mr K Poundberry

WITHDRAWN ON

13/10/03

QUEEN'S PARK

BH2003/02387/FP

4 Tower Road Brighton

Single storey extension at lower ground level and to form 'granny' annexe.

Applicant: Mr MJ Burnard

Approved on 08/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

3) UNI

The flat roof of the extension hereby approved shall not be used at any time other than as a means of escape and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

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

BH2003/02561/FP

Mobile City Centre 35 St James's Street Brighton

Part change of use from retail (A1) to mobile and internet centre (Sui Generis use).

Applicant: Mr Abadi

Approved on 03/10/03

1) UNI

The partial change of use hereby approved shall not vary from the existing rear 50% of the retail premises.

Reason: For the avoidance of doubt, to comply with the requirements of the application and to ensure that the retail element is retained in the interests of the shopping function of the street in accordance with policy S.9 of the Brighton Borough Plan and policy SR.6 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02602/LB

19 Camelford Street Brighton

Refurbishment of interior to include:- Replastering of all walls and ceilings. Installing a damp proof course. New partitions to staircase and bathroom. Re-roofing with existing tiles.

Applicant: Thomas Reeve

Approved on 06/10/03

1) B00.02

The works for which consent is hereby given must be commenced within five years from the date hereof.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

BH2003/02630/LB

41 Devonshire Place Brighton

Conversion of a studio flat into a one bedroom flat. Installation of fire, sound and thermal insulation (Resubmission of BH2003/01800/LB refused on 28/07/2003).

Applicant: Velenko Bogicevic

Approved on 25/09/03

1) B00.02

The works for which consent is hereby given must be commenced within five years from the date hereof.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2) B22.03

A schedule of features to be copied or reinstated to match the original features once works of alteration are completed must be agreed in writing by the Local Planning Authority prior to works commencing.

Reason: To ensure satisfactory preservation of this Listed Building and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.

3) B22.08

All existing original features including staircases, balustrades, windows, doors, architraves, skirting boards, dado rails, picture rails, panelwork, tiling, cornices, corbelled arches and other decorative features, shall be retained intact, and all new partition walls and smoke lobbies and doors shall be matched in exactly with the original work by running new skirting boards, panelwork, dado rails, picture rails, cornices and architraves etc., as appropriate, around them, and the new partitions and lobbies cut around the original features.

Reason: To ensure satisfactory preservation of this Listed Building and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.

4) B22.10

All new or replacement doors shall be traditional panelled doors to match the originals in size, proportions, panel mouldings, architrave mouldings, materials and paint finish to the satisfaction of the Local Planning Authority and any self-closing mechanisms shall be of the concealed morticed type.

Reason: To ensure satisfactory preservation of this Listed Building and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02664/CD/FP

Hereford Court & Wiltshire House Lavender Street Brighton

Replacement of existing windows with UPVc windows.

Applicant: K Warren

Approved on 25/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) UNI

The replacement windows shall be in white PVC only and shall be of the same dimensions as those already existing.

Reason: In the interests of the appearance of the property and the visual amenities of the area, and to satisfy the requirements of Policy ENV.5 of the Brighton Borough Plan and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02687/LB

20 Marine Square Brighton

Installation of a fire alarm system.

Applicant: Mr Nigel Hill

Approved on 09/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) UNI

The smoke detectors, heat detectors, sounders, base sounders, call points, and control panel shall be located in unobtrusive positions in the corners of rooms and their electrical cabling systems shall not be surface mounted except where otherwise approved by the Local Planning Authority.

Reason: To ensure satisfactory preservation of this listed building, and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02735/FP

The Terraces Marine Parade Brighton

Installation of a satellite dish on the roof of unit 4 (concealed in roof gully).

Applicant: Complo PLC

Approved on 10/10/03

BH2003/02943/FP

3 St James's Place (Garden opposite)

Installation of entrance gate to garden in existing wall (Retrospective).

Applicant: Mark Harper & Hari Singh Ville

Approved on 14/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

BH2003/02945/LB

3 St James's Place (Garden opposite)

Installation of entrance gate to garden in existing wall.

Applicant: Mark Harper & Hari Singh Ville

Approved on 14/10/03

1) B00.02

The works for which consent is hereby given must be commenced within five years from the date hereof.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

BH2003/02856/FP

21 Grand Parade Brighton

Demolition of existing rear extension. Rebuild and enlarge rear extension to form self-contained 2-bedroom flat.

Applicant: Eagleprime LTD

WITHDRAWN ON

08/10/03

ROTTINGDEAN COASTAL

BH2003/02285/FP

Land adjacent to Saltdean Lido Saltdean Park Road Saltdean

Extension of planning consent for existing single storey temporary doctors surgery until 31st August 2005.

Applicant: Sussex Downs & Weald Primary Care Trust

Approved on 09/10/03

BH2003/02489/LB

Flat 2 31 Sussex Square Brighton

Internal renovation work.

Applicant: JM Eardley-Simpson

Approved on 14/10/03

1) B00.02

The works for which consent is hereby given must be commenced within five years from the date hereof.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

BH2003/02537/FP

19 Roedean Way Brighton

Alterations to front and south elevations. Conservatory to north elevation.

Applicant: Mr T. Chapman

Approved on 25/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B18.01

No development shall take place within the area indicated on plan No. (x) until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site.

3) B18.02

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

Reason: In order to provide a reasonable opportunity to record the history of the site.

4) UNI

Reasonable facilities shall be given to the County Planning Authority, including rights of regular access to a person, or persons, authorised by that Authority, during any construction work in order to prepare archaeological records. At least three weeks notice in writing shall be given to the County Planning Authority of the date when work on site is likely to start. This notice should also be copied to their nominated body.

Reason: to protect any items of archaeological interest during development and to accord with Policies ENV.43 of the Brighton Borough Local Plan and HE12 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02577/LB

1 Arundel Terrace Brighton

Removal of two internal walls.

Applicant: Mr T Pinnell

Approved on 10/10/03

1) B00.02

The works for which consent is hereby given must be commenced within five years from the date hereof.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2) B22.01

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

Reason: To ensure satisfactory preservation of this Listed Building.

BH2003/02596/FP

21 Lenham Avenue Saltdean

Two storey side extension. Loft conversion to include new dormers on front and rear roof slopes. Single storey rear extension. Infill existing front balconies, extend to form new balcony

Applicant: L Holmes Esq

Refused on 06/10/03

1) UNI

The proposed dormers, by way of their width and bulk, will harm the character of the dwellinghouse and are therefore contrary to Policies ENV.3 and ENV.5 of the Brighton Borough Plan and QD1 and QD14 of the Brighton & Hove Local Plan Second Deposit Draft and "Supplementary Guidance Note 1: Extensions and Alterations to the Roof".

BH2003/02601/FP

29 Cranleigh Avenue Rottingdean

Single storey rear extension and new garage.

Applicant: P Winzer

Approved on 25/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit draft.

BH2003/02612/FP

85 Dean Court Road Rottingdean

Two storey pitched roof extensions to rear of property including a pitched roof dormer to front elevation.

Applicant: Dr and Mrs Mandel

Approved on 26/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

Report

from: 25/09/2003 to: 15/10/2003

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to accord with policies ENV.3 of the Brighton Borough Plan and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02624/FP

10 ST Aubyns Mead

Rottingdean

BN2 7HY

Conservatory to rear elevation.

Applicant: Mr M HOEY

Approved on 26/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials 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 accord with policies ENV.3 of the Brighton Borough Plan, and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02626/FP

52 Dean Court Road Rottingdean

Addition of a total first floor extension. Front and side extension at ground floor level.

Applicant: R Jordan

Approved on 09/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

3) UNI

The first floor windows on both side elevations shall be obscure glazed and thereafter permanently maintained.

Reason: To safeguard the privacy of the occupiers of the adjoining property, and to accord with Policy ENV.6 of the Brighton Borough Plan and QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02642/FP

11A The Cliff Roedean

Proposed softwood sundeck in rear garden (Retrospective).

Applicant: David Adams

Refused on 09/10/03

1) UNI

The sundeck overlooks adjacent properties and will result in a loss of privacy and amenity to these occupiers. The proposal is therefore contrary to Policies ENV.6 of the Brighton Borough Local Plan and QD14 and QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02652/FP

18 Elvin Crescent Rottingdean

Single storey rear extension.

Applicant: Miss M Merrit & Mr D. Edmeads

Approved on 25/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials 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 accord with policies ENV.3 of the Brighton Borough Plan, and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02688/LB

3 Arundel Terrace Brighton

Two storey infill at rear to create rooms for recreation.

Applicant: Mr J Kaleth

Approved on 10/10/03

1) B00.02

The works for which consent is hereby given must be commenced within five years from the date hereof.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2) UNI

Notwithstanding plan no. 307/3 received on the 18th August, 2003, the proposed basement windows to the north and the basement window serving the games room shall be traditional timber sliding sash windows, and the door to the basement of the north elevation shall be constructed using timber.

Reason: To ensure satisfactory preservation of this listed building, and to accord with policies ENV31 of the Brighton Borough Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02700/FP

43 Gorham Avenue Rottingdean

Single storey rear extension.

Applicant: David Lonsdale

Approved on 25/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials 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 accord with policies ENV.3 of the Brighton Borough Plan, and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02733/FP

12 Lewes Mews Arundel Place Kemptown Brighton

Convert existing garage into habitable room. Replace existing garage door with a window and rendered brickwork.

Applicant: Alan Hughes

Approved on 30/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials 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 accord with policies ENV.3 of the Brighton Borough Plan, and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02776/FP

30 Bishopstone Drive Saltdean

Erection of a palisade wooden fence on top of a brick wall with an overall height of 2.5 metres adjacent to a highway (Retrospective).

Applicant: Tamara Podmire

Approved on 25/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) UNI

The fence must be painted/stained within three months of notification of this decision. A sample of the colour for the fence shall be submitted to, and approved by the Local Planning Authority before the fence is to be painted/stained.

Reason: to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

WOODINGDEAN

BH2003/02503/FP

31 Donnington Road Woodingdean

Single storey rear extension. (Conservatory)

Applicant: Mr Nicholas Taylor

Approved on 25/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials 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 accord with policies ENV.3 of the Brighton Borough Plan, and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02590/FP

7 Nolan Road Woodingdean

Two storey side extension (resubmission of BH2003/01166/FP refused on 03/06/2003).

Applicant: Mr D Bianciardi

Approved on 25/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials 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 accord with policies ENV.3 of the Brighton Borough Plan, and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02663/FP

1 Ravenswood Drive Woodingdean

Erection of a 1.8 metre fence round perimeter of garden.

Applicant: Mr A J & E J Curl
Approved on 25/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) UNI

A 2.0m x 2.0m visibility splay on both sides of the access to Stanstead Crescent must be provided within three months of the date of this decision. This will require the re-positioning of the gate pillars - set back 2.0m from the back of the footway.

Reason: In the interest of highway safety and to comply with Policies TR.9 of the Brighton Borough Plan and TR (Safe Development) of the Brighton & Hove Local Plan Second Deposit Draft.

3) UNI

The wire mesh at the top of the fence must be removed within one month of the date of this decision.

Reason: The wire mesh is considered out of character with the surrounding area, and is contrary to policies ENV.3 of the Brighton Borough Plan, and QD14 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02689/FP

129 Crescent Drive North Woodingdean

Single storey rear extension.

Applicant: Mrs A Moore

Approved on 10/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02729/FP

32 Millyard Crescent Woodingdean Brighton

Single storey rear extension and replacement garage.

Applicant: Mr and Mrs Johnson

Approved on 25/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials 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 accord with policies ENV.3 of the Brighton Borough Plan, and QD14 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02761/CL

129 Crescent Drive North Woodingdean

Loft conversion to include extension of ridge to change from a hipped roof to a gable. Formation of a dormer window on the rear roof slope (east elevation).

Applicant: Mrs A Moore

Approved on 10/10/03

BH2003/02798/FP

28 Batemans Road Woodingdean Brighton

Single storey side extension (conservatory) to side (north) elevation.

Applicant: Mr A Powell & Miss M Harris

Approved on 13/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) UNI

The proposed windows on the northern elevation of the conservatory are to be obscure glazed and thereafter permanently maintained.

Reason: To safeguard the privacy of the occupiers of the adjoining property, and to accord with Policy ENV.6 of the Brighton Borough Plan and QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

BRUNSWICK AND ADELAIDE

BH2003/02423/LB

3 Kings Gardens Hove

Replacement of existing railings around fourth floor balcony at rear.

Applicant: Central Facilities Ltd

Approved on 14/10/03

1) B00.02

The works for which consent is hereby given must be commenced within five years from the date hereof.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

BH2003/02424/FP

3 Kings Gardens Hove

Replacement of existing balcony railings on the 4th floor roof terrace at the rear of the property.

Applicant: Central Facilities Ltd

Approved on 14/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

BH2003/02757/FP

Flat 3 36 Brunswick Square Hove

Removal of metal balustrade and erection of rendered wall, new glazed casement doors to roof terrace and rear rooflight.

Applicant: Mr C Joseph

Approved on 01/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) UNI

A section through the proposed door shall be submitted to and agreed in writing by the Local Planning Authority prior to installation.

Reason: To secure the adequate preservation of a Grade I Listed Building in compliance with policies BE5 of the Hove Borough Local Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.

3) UNI

The new doors hereby granted consent shall be painted.

Reason: To secure the adequate preservation of a Grade I Listed Building in compliance with policies BE5 of the Hove Borough Local Plan and HE1 of the Brighton & Hove Local Plan Second Deposit Draft.

CENTRAL HOVE

BH2003/02541/LB

Flat 2 11 Kings Gardens Hove

Internal alterations to include alterations to doors & layout of rooms. Removal of false ceilings.

Applicant: Mr H Smith

Approved on 14/10/03

1) B00.02

The works for which consent is hereby given must be commenced within five years from the date hereof.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

BH2003/02570/FP

12 Sussex Road Hove

Alterations to existing rear dormer and alterations to windows and doors on the rear ground floor.

Applicant: M/S P Kirby

Approved on 03/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

BH2003/02580/FP

3 Hove Manor Hove Street Hove

Proposed new shop front.

Applicant: Mr Dhesi

Approved on 06/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) UNI

The new shopfront shall incorporate a level threshold as shown on Drawing No. BSF 2003/6/1 submitted with the application.

Reason: to comply with policy BE1 of the Hove Borough Plan and QD10 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02620/FP

72 Blatchington Road Hove

Off-license at ground floor & 3 bedroom maisonette above to include front & rear dormers. Revised application.

Applicant: Mr Tarbodi & Mr Zargahn

Approved on 30/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B02.09

The refuse storage facilities indicated on the approved plans shall be implemented and thereafter maintained and made available to the occupiers of the residential units hereby approved for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse.

BH2003/02628/FP

91b Church Road Hove

Re-instatement of window to east elevation.

Applicant: Mr Rodney Posner

Approved on 07/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and

texture the materials 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 accord with policies BE19 of the Hove Borough Local Plan, and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02650/FP

147 Church Road Hove

Alterations and refurbishment to create 2 flats over shop and formation of new entrance porch at rear.

Applicant: Avon City Ltd

Approved on 08/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B02.09

The refuse storage facilities indicated on the approved plans shall be implemented and thereafter maintained and made available to the occupiers of the residential units hereby approved for use at all times.

Reason: In the interests of residential amenity in compliance with policy BE18 of the Hove Borough Local Plan and policy

QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

3) UNI

The proposed cycle parking area indicated on drawing no. P/03/003 drawing PO1 shall be provided before either of the flats hereby approved are occupied and facilities shall thereafter be made available for use at all times.

Reason: In the interests of residential amenity in compliance with policy TR16 of the Hove Borough Local Plan and policy TR12 of the Brighton & Hove Local Plan Second Deposit Draft.

4) UNI

Before development commences, a scheme shall be submitted to and agreed in writing by the Local Planning Authority identifying the potential for noise nuisance to the occupiers of the new development from existing plant and machinery installed on the roof at Nos 149-155 Church Road. The scheme shall detail suitable measures for the mitigation of any identified noise disturbance. Any treatment work shall thereafter be carried out in accordance with the agreed scheme before the first and second floor flats to the rear of the development hereby permitted are occupied.

Reason: To protect the amenity of occupiers of the flats, in compliance with policy BE1 of Hove Borough Local Plan and policy SU10 of the Brighton & Hove Local Plan Second Deposit Draft.

5) UNI

Full details of the paving slabs, or other such surface surface treatment to the external first floor deck and proposed safety railings shall be submitted to and agreed in writing by the Local Planning Authority before development commences. The deck shall thereafter be laid out and safety railings installed in accordance with the agreed scheme before either of the flats hereby permitted are occupied.

Reason: To protect the amenity of occupiers of the flats, in compliance with policy BE1 of Hove Borough Local Plan and policy SU10 of the Brighton & Hove Local plan Second Deposit Draft.

6) UNI

The proposed treatment to the rear servicing area and entrance staircase indicated on drawing no. P/03/003 PO1 shall be implemented before either of the flats hereby permitted are occupied.

Reason: To secure adequate access arrangements to the new development, in the interests of the residential amenities of the future occupiers of the flats, in compliance with policy BE1 of Hove Borough Local Plan and policy SU10 of the Brighton & Hove Local plan Second Deposit Draft.

BH2003/02698/FP

40 Osborne Villas Hove

Single storey sun terrace/deck at rear.

Applicant: Mr & Mrs Nisbet

Approved on 14/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) UNI

Further details of boundary screening on the west and south walls of the rear garden shall be submitted to and approved by the local planning authority prior to commencement of development.

Reason: In order to safeguard neighbouring amenity and to comply with policy BE1 of the Hove Borough Local Plan and QD14 & QD27 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02608/FP

Flat 3 108 Church Road Hove

Retrospective application for conversion of one flat with shared bathroom facilities into one self-contained third floor flat. Resubmission.

Applicant: Mr S Green

WITHDRAWN ON

29/09/03

GOLDSMID

BH2003/02517/FP

Flat 1 41 Denmark Villas Hove

Removal of unauthorised balcony structure and re-build smaller balcony with stairs to garden, replace doors and side screens.

Applicant: Mr C Ball

Refused on 08/10/03

1) UNI

The proposed balcony will result in increased and undue overlooking of and therefore loss of privacy to neighbouring properties, contrary to policies BE1 of the Hove Borough Local Plan and QD14 & QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

2) UNI

The proposed balcony and staircase due to size, design and appearance would be poorly related to and detrimental to the appearance of the existing building and the surrounding Conservation Area. The proposal is therefore contrary to policies BE1 & BE8 of the Hove Borough Local Plan and QD1, QD2, QD14 & HE6 of the Brighton & Hove Local Plan Second Deposit Draft.

3) UNI

The velux rooflight above the balcony area is, by reason of size and position, detrimental to the appearance of the building and Conservation Area. The rooflight gives a cluttered appearance to the rear roofslope and is contrary to policies BE1 & BE8 of the Hove Borough Local Plan and QD1, QD2, QD14 & HE6 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02565/FP

20 Park Gate Somerhill Road Hove

Replace existing windows on front and rear elevation with uPVC windows.

Applicant: Mr F Al-Awadhi

Approved on 03/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

Report

from: 25/09/2003 to: 15/10/2003

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

2) UNI

The glazing pattern of the replacement windows shall exactly match the pattern of the existing windows.

Reason: For the avoidance of doubt in the interests of the visual amenities of the block, in compliance with policy BE1 of the Hove Borough Local Plan and policies QD14 and QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02649/FP

17 Silverdale Road Hove

Rear ground floor porch.

Applicant: Mr & Mrs McKeown

Refused on 07/10/03

1) UNI

The proposed porch by virtue of its size, bulk and design would be detrimental to neighbouring amenity. The proposal would therefore be contrary to policy BE1 of the Hove Borough Local Plan, QD1, QD14 & QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02681/FP

Flat 1 62 Palmeira Avenue Hove

Roof alterations to form inset balcony, rooflights to rear and side elevations.

Applicant: Gillian Lonnon

Approved on 14/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

BH2003/02711/FP

80a Denmark Villas Hove

Conversion of first & second floor maisonette into two self-contained flats and conversion of loft space into one further self-contained flat.

Applicant: Mr Selma

Approved on 15/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) UNI

Notwithstanding the notes on drawing No. 294 04 A submitted on 13 October 2003, the proposed rooflights to the front elevation shall be of conservation style, flush with the existing roofslope.

Reason: In the interests of the visual amenities of the Hove Station Conservation Area, in compliance with policies B8 of the Hove Borough Local Plan and HE6 of the Brighton & Hove Local Plan Second deposit Draft.

3) UNI

No pipes, flues or cables shall be fitted to the front elevation without the prior written consent of the Local Planning Authority.

Reason: In the interests of the visual amenities of the Hove Station Conservation Area, in compliance with policies B8 of the Hove Borough Local Plan and HE6 of the Brighton & Hove Local Plan Second Deposit Draft.

4) B02.11

Before any works commence a scheme shall be submitted to and approved by the Local Planning Authority indicating proposals for the satisfactory storage of refuse in accordance with BS.5906. Such proposals as shall be agreed shall be implemented and thereafter maintained.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse in accordance with policy BE18 of the Hove Borough Local Plan and QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

Report

from: 25/09/2003 to: 15/10/2003

BH2003/02737/FP

Drive Lodge 68 - 70 The Drive Hove

Alterations to balcony balustrade & fencing.

Applicant: Drive Lodge Ltd

Approved on 07/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

BH2003/02804/FP

19 Wilbury Avenue Hove

Demolition of existing garages & erection of detached two bed house & parking.

Applicant: Mr & Mrs Turner

Approved on 13/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B02.01

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (or amendments or re-enactment thereof) no extension, enlargement; or other alteration of the premises shall be carried out without the prior written consent of the Council, to whom a planning application must be made.

Reason: The Local Planning Authority considers that the development hereby permitted is the maximum that can be reasonably allowed without causing detriment to the amenities of adjoining properties, and for this reason would wish to control any future proposals or alterations or extensions in compliance with policies BE1 of the Hove Borough Local Plan and policy QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

3) B01.01

A sample of all materials (roofing tiles, facing bricks, cladding material, window glass, etc.) to be used on the exterior of the development hereby permitted shall be submitted to and approved by the Local Planning Authority before development commences.

Reason: Notwithstanding the details shown on the application the materials to be used require further consideration to ensure a satisfactory appearance to the development in compliance with policies BE1 of the Hove Borough Local Plan and policy QD1 of the Brighton & Hove Local Plan Second Deposit Draft.

4) UNI

The site boundaries shall be screened in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority before development commences. The agreed scheme shall thereafter be implemented before the dwelling hereby permitted is occupied.

Reason: in the interests of the residential amenities of occupiers of neighbouring properties, in compliance with policies BE1 of the Hove Borough Local Plan and of the Brighton & Hove Local Plan Second Deposit.

5) UNI

The proposed refuse storage facilities indicated on drawing no TA1094/06 shall be provided before the dwelling hereby permitted is occupied and thereafter made available for use at all times.

Reason: In the interests of the residential amenities of occupiers of neighbouring properties, in compliance with policies BE1 of the Hove Borough Local Plan and QD27 of the Brighton & Hove Local Plan Second Deposit.

6) UNI

The proposed cycle storage facilities indicated on drawing no TA1094/06 shall be provided before the dwelling hereby permitted is occupied and thereafter made available for use at all times.

Reason: In the interests of the residential amenities of occupiers of neighbouring properties, in compliance with policies TR16 of the Hove Borough Local Plan and TR12 of the Brighton & Hove Local Plan Second Deposit.

Report

from: 25/09/2003 to: 15/10/2003

BH2003/02515/FP

100-102 Clarendon Road Hove

Change of Use from Samaritans offices to four residential units comprising 2 no. 2 bedroom maisonettes and 2 no. 1 bedroom flats. Rear extension and roof.

Applicant: Mary '594'

WITHDRAWN ON

08/10/03

HANGLETON & KNOLL

BH2003/02533/FP

17 Dorothy Road Hove

Two storey side and rear extension.

Applicant: G F Ronga

Refused on 30/09/03

1) UNI

The proposed extension by virtue of its size, bulk and design would constitute an unsightly feature on the building and be detrimental to neighbouring amenity. The proposal would therefore be contrary to policy BE1 of the Hove Borough Local Plan, QD1, QD14 & QD27 of the Brighton & Hove Local Plan Second Deposit Draft and to the provisions of Supplementary Planning Guidance Note SPGHI: Roof Alterations and Extensions.

BH2003/02550/FP

386 Old Shoreham Road & 17 Gladys Road Hove

Replacement of existing windows and doors of building and replacement of cross on roof. Addition of metal railings and gates to north and west boundary walls.

Applicant: Arabic Evangelical Church

Approved on 01/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

BH2003/02572/FP

180 Nevill Avenue Hove

Single storey rear extension.

Applicant: Mr & Mrs D Hillier

Approved on 03/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

3) UNI

No windows, doors or other openings shall be formed in the side (south-east) elevation of the extension hereby permitted without the prior approval of the Local Planning Authority on an application on that behalf. Reason: To protect the amenity of occupiers of the adjacent property, which is set lower than the site, to comply with policies BE1 of the Hove Borough Local Plan and QD14 and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02625/FP

7 Honey Croft Hangleton

Loft conversion with rear dormer.

Applicant: Mrs Jean Machon

Refused on 03/10/03

1) UNI

The proposed dormer by virtue of its size, bulk and design would constitute an unsightly feature on the building. The proposal would therefore be contrary to policy BE1 of the Hove Borough Local Plan, QD1 & QD14 of the Brighton & Hove Local Plan Second Deposit Draft and to the provisions of Supplementary Planning Guidance Note SPGHI: Roof Alterations and Extensions.

BH2003/02627/FP

5 Acacia Avenue Hove

Conservatory to rear elevation.

Applicant: Mr & Mrs Samuels

Approved on 03/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

BH2003/02633/NPD

Boundary House Boundary Road Hove

Consultation under Circular 18/84 for proposed alterations to main & staff entrance doors and ramps, remove fire exit ramp and replace with new ramp, stairs and landing.

Applicant: Hove SSO

No objection on 01/10/03

BH2003/02635/FP

3 Thornhill Close Hangleton

Demolition of existing single storey garage and rebuild new double garage.

Applicant: Mr Roger Coton/Mrs J Johnson

Approved on 14/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B06.01

The garage hereby permitted shall be used only for the parking of private vehicles or for purposes incidental to the enjoyment of the dwelling house and for no business or industrial use whatsoever.

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

BH2003/02654/FP

50 Honeycroft Hove

Two storey side extension.

Applicant: Mr Tamplin

Refused on 13/10/03

1) UNI

The proposed two storey extension by virtue of height, bulk and proximity to the boundary would result in a serious loss of amenity to the neighbouring occupiers due to loss of light and an increased sense of enclosure. The proposal is therefore contrary to policy BE1 of the Hove Borough Local Plan and policies QD14 & QD27 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02685/AD

270/272 Old Shoreham Road Hove

Illuminated signage.

Applicant:

Jaguar Frosts (Hove)

Approved on 08/10/03

1) B00.08

This permission shall enure for a period of 5 years from the date of this notice.

Reason: To accord with regulation 13 (5) of the Town and Country Planning (Control of Advertisements) Regulations 1992 and to comply with policy QD12 of the Brighton and Hove Local Plan Second Deposit Draft.

2) B00.09

Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992 and to comply with policy QD12 of the Brighton and Hove Local Plan Second Deposit Draft.

3) B00.10

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992 and to comply with policy QD12 of the Brighton and Hove Local Plan Second Deposit Draft.

4) B00.11

Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992 and to comply with policy QD12 of the Brighton and Hove Local Plan Second Deposit Draft.

5) B00.12

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 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992 and to comply with policy QD12 of the Brighton and Hove Local Plan Second Deposit Draft.

6) B00.13

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).

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992 and to comply with policy QD12 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02690/CD/FP

Goldstone Primary School Laburnum Avenue Hove

Formation of gateway, off Laburnum Avenue for fire & mower access including drop down kerb.

Applicant:

John Atkin

Approved on 15/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

BH2003/02739/FP

Unit 9 Coachworks 270-272 Old Shoreham Road Hove

New single storey office building.

Applicant: Mike Reynolds

Approved on 07/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

NORTH PORTSLADE

BH2003/02564/FP

119 Southdown Road Portslade

Front & rear dormers and extension of roof (Amended application).

Applicant: Mr & Mrs Renouf

Refused on 25/09/03

1) UNI

The proposed dormers by virtue of their size, bulk and design would constitute unsightly creatures on the building. The proposal would therefore be contrary to policy BE1 of the Hove Borough Local Plan, QD1 and QD14 of the Brighton and Hove Local Plan Second Deposit Draft and to the provisions of Supplementary Planning Guidance Note SPGH1: Roof Alterations and Extensions.

BH2003/02655/FP

16 Graham Crescent Portslade

Side extension with pitched roof (revised application)

Applicant: Mr Barnard

Refused on 13/10/03

1) UNI

The proposed extension, by reason of excessive scale, unsympathetic design and siting, would detract from the character and appearance of the existing dwelling and the visual amenities of the locality, contrary to policies BE1 and BE19 of the Hove Borough Local Plan and QD1 and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

SOUTH PORTSLADE

BH2003/01829/FP

Land adjacent 23 Windlesham Close Portslade

Erection of a two bedroom house.

Applicant: Miss T Moses & Mr D Eccles

Approved on 29/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B02.01

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (or amendments or re-enactment thereof) no extension, enlargement; or other alteration of the premises shall be carried out without the prior written consent of the Council, to whom a planning application must be made.

Reason: The Local Planning Authority considers that the development hereby permitted is the maximum that can be reasonably allowed without causing detriment to the amenities of adjoining properties, and for this reason would wish to control any future proposals or alterations or extensions and to comply with policies BE1 of the Hove Borough Local Plan and QD27 of the Brighton and Hove Local Plan Second Deposit Draft 2001.

3) B02.11

Before any works commence a scheme shall be submitted to and approved by the Local Planning Authority indicating proposals for the satisfactory storage of refuse in accordance with BS.5906. Such proposals as shall be agreed shall be implemented and thereafter maintained.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and to comply with policies BE18 of the Hove Borough Local Plan and SU2 of the Brighton and Hove Local Plan Second Deposit Draft 2001.

4) B04.01

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

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies BE1 and BE41 of the Hove Borough Local Plan and QD15 and QD27 of the Brighton and Hove Local Plan Second Deposit Draft 2001.

5) B04.02

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

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies BE14 and BE41 of the Hove Borough Local Plan and QD15 and QD27 of the Brighton and Hove Local Plan Second Deposit Draft 2001.

6) UNI

The first floor rear bathroom and landing windows shall be obscure glazed and thereafter permanently maintained.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies BE1 of the Hove Borough Local Plan and policy QD27 of the Brighton and Hove Local Plan Second Deposit Draft 2001.

7) UNI

Further detailing of the front elevation of the proposed dwellinghouse shall be submitted to and approved by the Local Planning Authority prior to commencement of development.

Reason: In order to safeguard the visual amenities of the area and to comply with policies BE1 of the Hove Borough Local Plan and QD1 and QD2 of the Brighton and Hove Local Plan Second Deposit Draft 2001.

BH2003/02527/FP

26 Station Road Portslade

New shopfront.

Applicant: British Heart Foundation

Approved on 30/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

BH2003/02530/AD

26 Station Road Portslade

Fascia sign and projecting sign.

Applicant: British Heart Foundation

Approved on 30/09/03

1) B00.08

This permission shall enure for a period of 5 years from the date of this notice.

Reason: To accord with regulation 13 (5) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

2) B00.09

Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

3) B00.10

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

4) B00.11

Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

5) B00.12

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 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

6) B00.13

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).

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

BH2003/02551/FP

9 Benfield Way Portslade

Change of use from residential chalet bungalow to 2 no. self-contained 1 bed flats and offices.

Applicant: Mr and Mrs Anderson

Refused on 02/10/03

1) UNI

The proposed change of use would constitute an overdevelopment of the site detrimental to the amenities of the neighbours by reason of noise and disturbance and contrary to policies BE1 of the Hove Borough Local Plan and QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

2) UNI

The proposal is contrary to policy EM4 of the Hove Borough Local Plan and EM4 of the Brighton & Hove Local Plan Second Deposit Draft as there is no demonstrable need for such a business without causing detriment to the amenities of nearby occupiers and the character of the surrounding area.

3) UNI

The proposal is contrary to policy HO9 of the Brighton & Hove Local Plan Second Deposit Draft as the dwelling does not have more than three bedrooms as originally built and does not provide for a new residential unit of family size.

BH2003/02583/FP

40 Lincoln Road Portslade

Front porch.

Applicant: Clive Wilson

Approved on 03/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials 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 accord with policies BE19 of the Hove Borough Local Plan, and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02741/FP

49 Foredown Drive Portslade

Two storey pitched roof extension to side of property, including new porch at front of property.

Applicant: Mr & Mrs Barrow

Approved on 14/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02864/FP

7a Station Road Portslade

Repositioning of unauthorized extractor unit & ducting at rear.

Applicant: Golden Grill (uk) Limited

Approved on 14/10/03

1) UNI

The flue hereby permitted shall be designed and installed in accordance with the information detailed in the noise report dated 13 August 2003, prepared by Sound Solutions and thereafter maintained in accordance with the agreed details.

Reason: For the avoidance of doubt, in the interests of the residential amenities of occupiers of neighbouring properties in compliance with policies BE1 of the Hove Borough Local Plan and SU10 and QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

2) UNI

The proposed carbon filter odour control system shall be fitted with the highest grade carbon, in accordance with details to be submitted to and agreed in writing with the Local Planning Authority, and thereafter maintained at all times the flue is in operation.

Reason: For the avoidance of doubt, in the interests of the residential amenities of occupiers of neighbouring properties in compliance with policies BE1 of the Hove Borough Local Plan and SU10 and QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02115/FP

BMW Garage & Showroom Carlton Terrace Portslade

Demolition of existing buildings & construction of new retail foodstore with paper re-cycling & associated servicing, car parking with 7 no. residential flats above store.

Applicant: Aldi Stores Ltd

WITHDRAWN ON

26/09/03

STANFORD

BH2003/02526/FP

13 Orchard Road Hove

Side dormer to create a room in the roof (Re-submission of planning application BH2003/00376/FP).

Applicant: Ms V Sullivan

Refused on 30/09/03

1) UNI

from: 25/09/2003 to: 15/10/2003

Report

The proposed dormer, by way of its size and design, will be detrimental to the character of the house and the surrounding streetscene. The proposal is therefore contrary to Policies BE1 of the Hove Borough Plan and QD1 and QD14 of the Brighton & Hove Local Plan Second Deposit Draft and "Supplementary Guidance Note 1: Extensions and Alterations to the Roof".

BH2003/02532/FP

9 Park View Road Hove

Conservatory at rear.

Applicant: Mr Wilkins

Approved on 01/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

BH2003/02558/FP

BHASVIC 205 Dyke Road Hove

Renewal of temporary consents BH200/01408/FP & BH2001/01053/FP to allow use of temporary classrooms for a further 4 to 5 years.

Applicant: BHASVIC

Approved on 02/10/03

1) B08.01

The temporary classrooms hereby permitted shall be permanently removed from the site before 31 March 2008 and the land reinstated to its former condition.

Reason: The structure hereby approved is not considered suitable as a permanent form of development and permission is granted for a temporary period only to comply with policies BE1, EC1 and EC18 of the Hove Borough Local Plan and QD1 and QD20 in the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02631/FP

41 Woodruff Avenue Hove

Single storey rear extension.

Applicant: Mr S Bliss

Approved on 25/09/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area, to comply with policy QD14 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02694/CL

35 Goldstone Way Hove

Certificate of Lawfulness for proposed roof conversion with dormer on rear and roof windows on front & side elevations.

Applicant: Ms L Woodard

Approved on 09/10/03

BH2003/02704/FP

17 Goldstone Way Hove

Two storey extension to front.

Applicant: Mr K Hardwick

Refused on 14/10/03

1) UNI

from: 25/09/2003 to: 15/10/2003

Report

The proposed extension would, by reason of scale, design and siting, relate unsympathetically to the existing dwelling and appear incongruous in the street scene. The proposal would therefore be contrary to policies BE1 and BE19 of the Hove Borough Local Plan and QD1 and QD14 in the Brighton and Hove Local Plan Second Deposit Draft.

2) UNI

The proposed extension would, by reason of scale and siting, result in an unacceptable loss of light and outlook to the occupiers of the adjacent property, 19 Goldstone Way, contrary to policies BE1 of the Hove Borough Local Plan and QD14 and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.

WESTBOURNE

BH2003/02119/FP

13 Princes Square Hove

Rear dormer with railings & velux roof lights to north & south elevation.

Applicant: Miss S. O'Connell

Refused on 22/08/03

1) UNI

The proposed rear dormer by virtue of its size, bulk and design would constitute an unsightly addition to the existing dwelling and would cause loss of privacy and residential amenity to neighbouring properties. The proposal is therefore contrary to policies BE6 of the Hove Borough Local Plan, HE6 & QD14 of the Brighton and Hove Local Plan Second Deposit Draft and Supplementary Guidance Note SPGBH1:Roof Alterations and Extensions.

BH2003/02476/FP

69 New Church Road Hove

Conversion of house into 3 flats. Rear extension and rooflight.

Applicant: Portland Properties

Refused on 14/10/03

1) UNI

The proposed second floor studio flat would, by reason of limited outlook, inadequate size and limited headroom, result in unsatisfactory living conditions for the proposed occupiers of that unit. The proposal would therefore constitute over-development of the site, contrary to policies BE1 and BE14 of the Hove Borough Local Plan and HO9 and QD27 of the Brighton and Hove Local Plan Review Second Deposit Draft.

BH2003/02483/FP

108 Portland Road Hove

Rear extension of existing cafe and accommodation over.

Applicant: Mr & Mrs L Brown

Approved on 14/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

3) UNI

The fire escape and access hereby approved shall be used for escape and access only and not used as a terrace or balcony or for sitting out.

Reason: In order to safeguard neighbouring amenity and to comply with policy BE1 of the Hove borough Local Plan and policies QD14 & QD27 of the Brighton and Hove Local Plan Second Deposit Draft.

4) UNI

The new kitchen door shall be glazed with obscured glass which shall be thereafter permanently maintained.

Reason: In order to safeguard neighbouring amenity and to comply with policy BE1 of the Hove borough Local Plan and policies QD14 & QD27 of the Brighton and Hove Local Plan Second Deposit Draft.

5) 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 and to comply with policy BE1 of the Hove Borough Local Plan and policies QD14 & QD27 of the Brighton and Hove Local Plan Second Deposit Draft.

6) 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 and to comply with policy BE1 of the Hove Borough Local Plan and policies QD14 & QD27 of the Brighton and Hove Local Plan Second Deposit Draft..

BH2003/02638/FP

Ground Floor Flat 75 Walsingham Rd Hove

Replacement of rear doors and 3 windows with uPVC units.

Applicant: Simon Hall

Approved on 14/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

BH2003/02661/FP

16 Pembroke Gardens Hove

Replace existing block paving and extend paving to part of garden in front of house.

Applicant: Mark McKaig

Approved on 08/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) UNI

The areas around the robinia tree within the property curtilage, and thorn tree in the adjacent property shall be hand dug, and a soft foundation shall be applied for the finishing surface in these areas.

Reason: To protect trees in the vicinity of the proposals in accordance with policy QD15 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2003/02710/FP

35 Cowper Street Hove

Single storey rear extension with balcony over.

Applicant: Richard Little

Approved on 15/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

BH2003/02731/FP

83 Pembroke Crescent Hove

Solar panel on south facing roof.

Applicant: Mr E Telesford and Mr P Symonds

Approved on 14/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

WISH

BH2003/02524/CL

38 Woodhouse Road Hove

Certificate of Lawfulness for proposed single storey rear extension to kitchen and living room.

Applicant: Ms Mauder

Approved on 30/09/03

BH2003/02568/AD

67- 68 Boundary Road Hove

Illuminated fascia & projecting signs.

Applicant: Boots The Chemists Ltd

Approved on 25/09/03

1) B00.08

This permission shall enure for a period of 5 years from the date of this notice.

Reason: To accord with regulation 13 (5) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

2) B00.09

Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

3) B00.10

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

4) B00.11

Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

5) B00.12

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 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

6) B00.13

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).

Reason: To comply with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

BH2003/02609/FP

West Hove Junior School Portland Road Hove

Extension to form classroom for Special Educational Needs.

from: 25/09/2003 to: 15/10/2003

Report

Applicant: The School Governors

Approved on 01/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

BH2003/02634/FP

39 Rothbury Road Hove

First floor side extension over existing garage.

Applicant: Mr & Mrs Nailand

Approved on 14/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials 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 accord with policies BE19 of the Hove Borough Local Plan and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02784/FP

37 Rothbury Road Hove

Demolition of existing rear bay window and construction of ground floor rear extension.

Applicant: Mr P & Mrs H Taylor

Approved on 08/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials 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 accord with policies BE19 of the Hove Borough Local Plan and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2003/02786/FP

52 Braemore Road Hove

First floor rear extension and ground floor extended conservatory.

Applicant: Ms J S Alderton

Approved on 14/10/03

1) B00.01

The development for which permission is hereby granted must be commenced within five years from the date hereof.

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

2) B01.03

The external materials to be used in the construction of the development hereby permitted shall match in colour, style and texture the materials of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area to comply with policy QD14 of the Brighton and Hove Local Plan Second Deposit Draft.

BH2001/02448/FP

383 Portland Road Hove

Demolition of existing warehouse and store and erection of five town houses.

Applicant: Mr Curzon

WITHDRAWN ON

07/10/03