



**Brighton & Hove
City Council**

Plans List

PLANNING COMMITTEE

2.00PM, WEDNESDAY, 1 JULY 2009

COUNCIL CHAMBER, HOVE TOWN HALL

**BRIGHTON & HOVE CITY COUNCIL
ENVIRONMENT**

**PLANS LIST
PLANNING COMMITTEE
Date: 1st July 2009**

TREES - Recommendations

Page 3

TREES

Delegated Powers or implementation of a previous Committee Decision -

SUBSTANTIAL OR CONTROVERSIAL DEVELOPMENT OR DEPARTURES FROM POLICY

	Application Number	Area	Ward	Address	Proposal	Recommendation	Page
A	BH2009/00508	East	Patcham	Asda Stores, 1 Crowhurst Road	Extension to existing store to provide 1,676 sqm of additional gross floorspace.	Grant	11
B	BH2009/00655	East	Hanover & Elm Grove	Covers Yard, Melbourne Street	Redevelopment for 39 residential units, car and cycle parking.	Refuse	33

MINOR APPLICATIONS

	Application Number	Area	Ward	Address	Proposal	Recommendation	Page
C	BH2007/02413	West	Withdean	44-46 Harrington Road	Variation of condition to allow for residential unit to be used staff facilities.	Grant	64
D	BH2008/03122	East	Queen's Park	25 -26 St James Street	Installation of new shopfront.	Grant	74

Determined Applications:

Page 81

PLEASE NOTE IN LINE WITH THE DECISION OF THE SUB-COMMITTEE TAKEN AT ITS MEETING ON 27 APRIL 2005, copies of "Determined Applications" items are now available as hard copies at public inspection points or may be downloaded from the Council website. Copies of these papers are emailed to individual Committee Members.

Application Number: BH2009/01030 **Ward:** Withdean

Address: 2a Croft Road, Brighton

Proposal: To fell 1 x Ilex aquifolium, 1 x Fagus sylvatica, 1 x Acer pseudoplatanus, all covered by Tree Preservation Order (No. 23) 2004 (Area Order).

Officer: Di Morgan, tel. 01273 292929

Date Received: 29 April 2009

Applicant: Mrs Susie Coelho

1 Introduction

1.1 The purpose of the report is to consider the above application.

2 Recommendation

2.1 That the Sub-Committee has taken into consideration and agrees with the reasons for the recommendation set out in paragraph 7 of this report and resolves to grant consent subject to the following conditions:

- The felling shall be carried out within two years under the supervision and to the satisfaction of the Local Planning Authority.
- The said existing trees shall be replaced by a tree of a size and species and in a position to be agreed by the Local Planning Authority.
- The replacement trees shall be planted during the period November to March next, following the felling of the existing tree, and such planting shall be in all respects to the satisfaction of the Local Planning Authority.
- If, within a period of two years from the date of the planting, the trees (or any other trees planted in replacement for it) is removed, uprooted or destroyed or dies, another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the Local Planning Authority gives its written consent.

3 Description of the Application Site

- 3.1 This property is part of a new development situated in Croft Road, however, the development site was on the corner of Croft Road and Colebrook Road. The property has several trees in both the back and front gardens.

4 Proposal

- 4.1 The applicant wishes to fell the Sycamore as it is growing into the Yews (also protected).
- 4.2 The applicant wishes to fell the holly as its leaves are causing health and safety problems for children using the garden.
- 4.3 The applicant wishes to fell the Beech as the crown is growing too close to the house.

5 Relevant Planning History

- 5.1 The application before the Committee now is the exact copy of BH2008/02516. This application was refused by the Committee. The applicant did not appeal at that time, a decision which she now regrets. Should the current application be refused too, she now understands she has to appeal within 28 days.

6 Considerations

- 6.1 The *Ilex aquifolium* is approximately 4 metres in height with a crown spread of 2 metres. It has 3 stems and the crown of the tree starts at a height of 1.5 metres. At the time of the inspecting officer's visit, there were no visible defects that gave cause for concern. The tree may, in time, cause damage to the wooden boundary fence. It is situated in a small soil border in the rear garden, and its small stature means it has absolutely no public amenity value.
- 6.2 The *Fagus sylvatica* is approximately 6 – 7 metres in height with a crown spread of 4 – 5 metres. It is a juvenile / semi-mature tree that has had no formative pruning. Crown break is at 3 metres. It is situated in a shrub border in the rear garden, 3 metres from the decking and 6 metres from the property itself. At the time of the inspecting officer's visit, there were no visible defects that gave cause for concern. Its small stature means it has no public amenity value. Its close proximity to the property means that it will be under constant pressure in the future for pruning away from the property.
- 6.3 The *Acer pseudoplatanus* is one of 6 semi-mature/mature trees in the front garden of the property. This specimen is approximately 12 metres in height with a crown spread of 4 metres. It is situated in a wooded area 7 – 8 metres from the property very close to the front boundary of the garden. It has been suppressed by the nearest Yew, which is 1 metre away from it. At the time of the inspecting officer's visit, there were no visible defects that gave cause for concern. The applicant wishes

to retain the 4 Yews and 1 Elm in the front garden and remove this Sycamore. The front garden will therefore still have good tree cover. The close proximity of the remaining trees means that the impact of its loss will be minimal.

6.4 No loss or damage is likely to occur if felling of the above trees is refused.

7 Conclusion

7.1 The trees the subject of this application have little or no public amenity value and therefore the impact of their loss will be negligible.

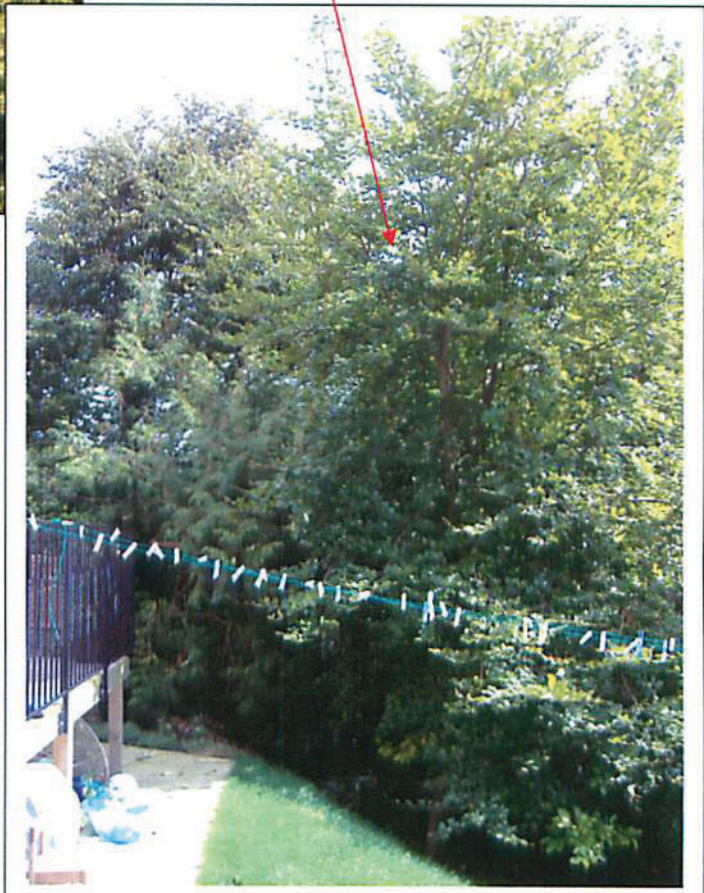
BH2009/01030
2a Croft Road
Ilex aquifolium
(Tree A)



BH2009/01030
2a Croft Road
Fagus sylvatica
(Tree B)



The tree the subject of this application.



BH2009/01030
2a Croft Road
Acer pseudoplatanus
(Tree C)

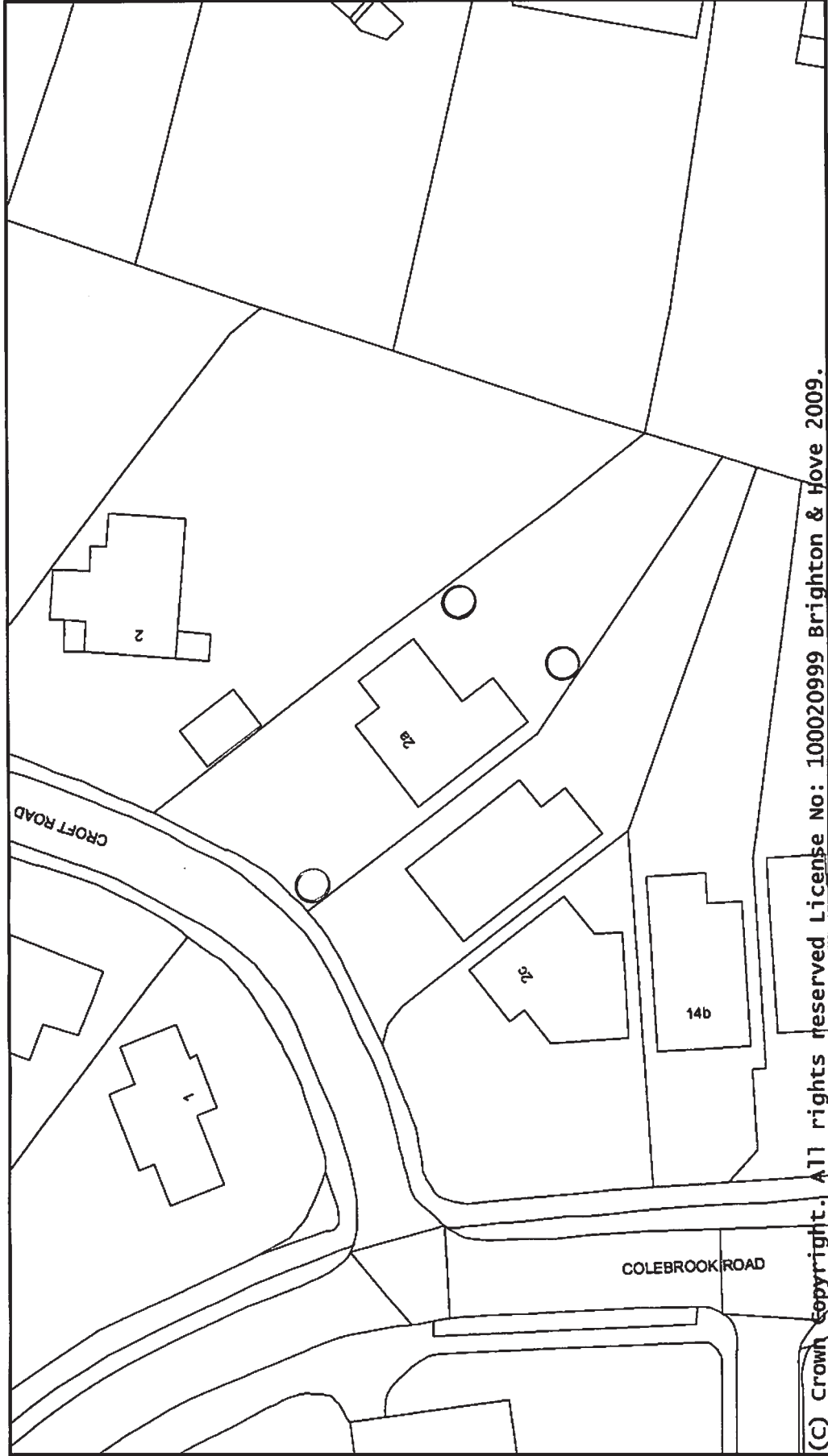


The tree the subject of this application.

Five remaining mature trees in front garden, including one Elm.



BH2009/01030: 2a Croft Road



(C) crown copyright. All rights reserved License No: 100020999 Brighton & Hove 2009.



Date: 29/04/2009 03:20:19

Scale 1:500



Reproduced from the Ordnance Survey mapping with the permission of the Controller of H.M. Stationary Office. (c) Crown copyright and may lead to prosecution or Civil Proceedings. Cities Revealed(R) copyright by The GeoInformation(R) Group, 2009 and Crown Copyright (c) All rights reserved.

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED

PATCHAM

BH2009/00540

11 Hartfield Avenue Brighton

Erection of first floor side extension incorporating projecting rear extension supported by brick piers with french doors and Juliet balcony.

Applicant: Mr Simon Pates

Officer: Liz Holt 291709

Refused on 21/05/09 DELEGATED

1) UNI

The proposed first floor side extension, by virtue of it failing to be subordinate to the ridge height of the existing roof of the property and the related terrace, will result in a disproportionate appearance to the related terrace and therefore would be of detriment to visual amenities of the terrace and the Hartfield Avenue street scene. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI

The proposed rear flat roof extension, by virtue of its height, width, design and relationship to the eaves of the existing property and the eaves of the proposed first floor side extension, relates poorly to the existing property and the proposed first floor side extension and as a result would be of detriment to the character and appearance of the existing property. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2009/00576

42 Brangwyn Drive Brighton

Erection of a two storey pitched roof rear extension incorporating Juliette balcony, 2no. rooflights to front and 2no. rooflights to side. Addition of 2no. first floor windows to North and South elevations.

Applicant: Mr Keith Nevitt

Officer: Jonathan Puplett 292525

Approved on 10/06/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) BH03.03

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

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

4) UNI

The two first floor side facing windows (which would serve bathrooms) hereby approved shall not be glazed otherwise than with obscured glass and thereafter shall be permanently retained as such.

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

5) UNI

The two side facing rooflights to the rear gable end roof extension hereby approved shall not be glazed otherwise than with obscured glass, shall be fixed shut, and thereafter shall be permanently retained as such.

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

6) UNI

Notwithstanding the submitted waste minimisation statement, no development shall take place until a revised statement, providing further detail as to how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The statement should include specific information regarding the building materials to be re-used on site, and details of the specific waste contractors to be employed. The measures shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, and to comply with policy SU13 of the Brighton & Hove Local Plan and SPD03 'Construction and Demolition Waste'.

BH2009/00653

6 Highfield Crescent Brighton

Demolition of existing conservatory and erection of a rear single storey extension.

Applicant: Mr Gerry Ingram

Officer: Chris Swain 292178

Approved on 27/05/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) BH02.09

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a

roof garden, terrace, patio or similar amenity area.

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

4) BH03.03

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

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

BH2009/00681

12 Ladies Mile Road Brighton

Erection of a single storey side extension.

Applicant: Mr John Lee-Falcon

Officer: Chris Swain 292178

Approved on 28/05/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2009/00705

32 Stoneleigh Avenue Brighton

Erection of a single storey rear conservatory.

Applicant: Mr B Parker

Officer: Helen Hobbs 293335

Refused on 29/05/09 DELEGATED

1) UNI

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

BH2009/00733

10 Wilmington Close Brighton

Certificate of Lawfulness for a proposed erection of detached garage.

Applicant: Mr Alan Blackburn

Officer: Helen Hobbs 293335

Approved on 01/06/09 DELEGATED

BH2009/00774

10 Brangwyn Avenue Brighton

Erection of two storey side and rear extension with front roof alterations and erection of front porch.

Applicant: Mr Hadi Dabirraji

Officer: Jonathan Puplett 292525

Approved on 09/06/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) UNI

The ground floor level of the existing dwelling house shall be retained as the existing brick finish, and the ground floor of the proposed extension shall be constructed in brickwork to match the existing dwelling.

Reason: For the avoidance of doubt, in accordance with an email from the agent for the application dated 27 May 2009, and to ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

4) UNI

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

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

BH2009/00873

144 Mackie Avenue Brighton

Erection of a single storey rear extension with roof lights and installation of a new shop front.

Applicant: Mr John Freeland

Officer: Anthony Foster 294495

Refused on 09/06/09 DELEGATED

1) UNI

The proposed extension, by virtue of its size, design and form would result in an incongruous and visually intrusive addition to the building and would adversely affect the character of the area contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan

BH2009/00920

4 Brangwyn Crescent Brighton

Erection of two storey rear extension.

Applicant: Mr & Mrs Vigar

Officer: Jonathan Puplett 292525

Refused on 10/06/09 DELEGATED

1) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan state that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed two-storey extension, of approximately 9.7 metres in depth, would represent an incongruous addition when viewed from the neighbouring properties to either side; nos. 2 and 6 Brangwyn Crescent. Such a large structure projecting back into a rear garden would be out of keeping in relation to the setting which is characterised by open rear garden areas, and would harm the outlook from neighbouring properties. Furthermore, the proposed first floor side facing windows would provide views towards neighbouring gardens and dwellings, causing significant harm to neighbouring privacy. The proposal is therefore contrary to the above policies.

2) UNI2

Policy QD14 states that extensions must be well designed, sited, and detailed in relation to the property, and take into account the existing space around buildings and the character of the area. The proposed extension, due to its excessive scale and depth, would dominate the appearance of the rear of the property and would result in an over-extended appearance to the dwelling, and an overdevelopment of the property. The character of the parent building would be harmed, contrary to the above policy.

PRESTON PARK

BH2009/00509

Windlesham School, 180 Dyke Road Brighton

Demolition and removal of 2 no. existing sheds. Erection of 1 new classroom with new recreation fencing. (Amended Description)

Applicant: Mrs Aoife Bennett-Odlum

Officer: Adrian Smith 01273 290478

Approved on 29/05/09 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH11.01

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

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

3) BH11.02

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

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

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

4) BH11.03

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

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

5) UNI

The development hereby approved shall not be in use except between the hours of 8.30 to 16.00 Monday to Friday and shall not be in use at any time on Saturdays, Sundays and Bank Holidays.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.

6) UNI

The classroom hereby permitted shall be constructed on foundation pads and raised above ground level in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to development commencing.

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

7) UNI

The development hereby approved shall only be used as a classroom until 20th May 2012. Unless otherwise agreed in writing by the Local Planning Authority, after 20th May 2012 the development may only be used as ancillary storage space to the school use of the site.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.

BH2009/00527

28 Cleveland Road Brighton

Replacement of front door.

Applicant: Dr Abigail Fry

Officer: Louise Kent 292198

Approved on 10/06/09 DELEGATED

1) BH01.01

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

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

REGENCY

BH2009/00286

3 Meeting House Lane Brighton

Change of use from A1 retail to mixed A1 and A3 coffee house.

Applicant: Naked Coffee

Officer: Jason Hawkes 292153

Approved on 28/05/09 DELEGATED

1) BH01.01

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

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

2) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the layout of the coffee shop shall be restricted to the part Class A1 / part Class A3 division as shown on the drawing entitled 'Proposed floor plans' hereby approved.

Reason: To restrict the use of the café and to retain a retail use within the unit in accordance with policy SR4 of the Brighton & Hove Local Plan.

3) UNI

The use hereby permitted shall not be open to customers except between the hours of 0700 and 2300 Mondays to Saturdays and 10am to 1800 Sundays and Bank Holidays.

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

4) UNI

The external terrace shall not be open to customers except between the hours of 0900 and 2200 Mondays to Saturdays and 10am to 1800 Sundays and Bank Holidays.

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

5) UNI

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provide in BS4142:1999.

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

6) UNI

The premises shall only be used as a café / retail shop and for no other purpose (including any other purpose in Class A3) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). No alcohol shall be served or sold on the premises as part of the permitted use.

Reason: To safeguard the amenities enjoyed by neighbouring properties, in the interests of public order and crime prevention and in accordance with policy QD27 of the Brighton & Hove Local Plan.

BH2009/00287

3 Meeting House Lane Brighton

Alterations in association with change of use from A1 retail to mixed A1 and A3 coffee-house, comprising internal alterations and re-instatement of toilet facilities and storage room on ground floor.

Applicant: Naked Coffee

Officer: Jason Hawkes 292153

Approved on 28/05/09 DELEGATED

1) BH01.05

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

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

2) BH13.05

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

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

3) BH13.12

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

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

4) UNI

No works shall take place until details of the proposed balustrade and handrails to the staircase at first floor level have been submitted to and approved by the Local Planning Authority in writing. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure the satisfactory preservation of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

The new walls shall have a plaster finish, except for the interior of the WC, which may have a tiled finish if required.

Reason: To ensure the satisfactory preservation of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

6) UNI

The existing tie beams in the first floor east room shall be retained and the walls made good and repaired using lime mortar and bricks and details shall be submitted to and approved by the local planning authority of a scheme of structural strengthening and support of the northernmost oak tie beam and these works shall be carried out and completed to the satisfaction of the local planning authority before the building is occupied.

Reason: To ensure the satisfactory preservation of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

7) UNI

Air bricks shall be installed in all the blocked up fire places in the chimney breasts in the building before the building is occupied.

Reason: so as to ensure adequate ventilation of the chimney breasts and the avoidance of damp damage and the preservation of this listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

BH2009/00386

75 East Street Brighton

Display of 1 no. internally illuminated fascia sign to rear of building.

Applicant: CHF (UK) Ltd

Officer: Adrian Smith 01273 290478

Refused on 21/05/09 DELEGATED

1) UNI

Insufficient information has been provided with regard to the materials, colour, finish and illumination of the proposed signage to satisfactorily demonstrate that the proposal would ensure the preservation of the character and appearance of the Old Town conservation area, in accordance with policies QD12 and HE9 of the Brighton & Hove Local Plan.

2) UNI

Notwithstanding the details shown on the application, the advertisements as installed are poorly sited in relation to the architectural features of the host building and are of a size, colour, material and finish such that they have a detrimental impact on the character and appearance of the building and Old Town conservation area, contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan.

BH2009/00408

Unit 4-5 22-23 Churchill Square Brighton

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

Applicant: Miss Anna Wojcik

Officer: Chris Wright 292097

Approved on 26/05/09 DELEGATED

1) BH10.01

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

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

2) BH10.03

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

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

3) BH10.04

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

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

4) BH10.05

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

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

5) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

6) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

7) BH12.02

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

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

8) UNI

The maximum level of luminance of the internally illuminated sign hereby granted consent shall not exceed 600 candelas per square metre.

Reason: In the interests of amenity and public safety and in order to comply with policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD07: Advertisements.

BH2009/00510

7 Pool Valley Brighton

Refurbishment of existing restaurant including new front and rear facades and installation of ventilation/extraction equipment.

Applicant: Mr A & Mrs J Hartono

Officer: Chris Wright 292097

Refused on 27/05/09 DELEGATED

1) UNI

The proposed alterations to the front and rear facades of the building are not acceptable in the main due to insufficient detail being submitted in relation to the replacement timber sliding sash windows with double glazed units and the blocking up of window openings on the rear elevation which would give the façade a blank appearance, devoid of visual interest and architectural merit. As such the development would be harmful in terms of visual amenity and the intrinsic character of the building and the historic appearance of the Old Town Conservation Area, contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

2) UNI

The proposed shopfront would, by reason of the design, detailing and fenestration, be incongruous with the style and appearance of adjacent shopfronts in the Pool Valley pedestrian link passage, which have a degree of uniformity in their proportions and designs, to the detriment of visual amenity and the historic character of the wider Old Town Conservation Area. As such the application fails to satisfy the requirements of policies QD1, QD2, QD10, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD02: Shop Front Design.

3) UNI

The replacement shopfront would not provide acceptable access for everyone, including wheelchair users, the visually impaired and other people with disabilities. The proposal therefore conflicts with the requirements of policy QD10 of the Brighton & Hove Local Plan.

4) UNI

Insufficient information has been submitted with the application to demonstrate measures to improve efficiency in the use of energy, materials and water in the development. The proposal therefore conflicts with the requirements of policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08: Sustainable Building Design.

5) UNI

The waste minimisation statement submitted with the application lacks detail, including quantities and types of materials to be re-used in the development, recycled or minimised, and information as to how this may be achieved, and hence falls short of the standard reasonably expected by the local planning authority. The waste minimisation statement does not comply with the requirements of policy SU13 of the Brighton & Hove Local Plan.

BH2009/00599

8 Black Lion Street Brighton

Display of externally illuminated fascia sign, menu box and internally illuminated hanging sign.

Applicant: Mr Nick Jones

Officer: Jason Hawkes 292153

Approved on 29/05/09 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

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

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

7) UNI

All proposed cabling should be concealed and not mounted on the external face of the building.

Reason: To protect the character and appearance of the building and surrounding conservation area in accordance with policies QD12 and HE9 of the Brighton & Hove Local Plan.

BH2009/00610

26 Oriental Place Brighton

Change of use of the guest house (C1) to form five residential units comprising 1 studio, 2 one bedroom flats and 2 two bedroom maisonettes.

Applicant: Mr Robert Beveridge

Officer: Clare Simpson 292454

Refused on 21/05/09 DELEGATED

1) UNI

Policy SR15 protects hotel accommodation unless it can be demonstrated that the use is no longer viable. The applicant has not provided sufficient details of a sustained marketing campaign, occupancy rate, or independently verified accounts to demonstrate the use is genuinely redundant. In addition no detailed information has been provided to demonstrate that other type of guest accommodation would also be unviable for the site. The proposal is therefore contrary to policy SR15 of the Brighton & Hove Local Plan.

BH2009/00611

26 Oriental Place Brighton

Internal alterations in association with the conversion of the guest house (C1) to form five residential units comprising 1 studio, 2 one bedroom flats and 2 two bedroom maisonettes.

Applicant: Marina West Hotel

Officer: Clare Simpson 292454

Refused on 21/05/09 DELEGATED

1) UNI

Policy HE1 of the Brighton & Hove Local Plan states that works to listed buildings will only be permitted where they would have no adverse impact on the historic character or appearance of the interior or exterior of the building. The works proposed for the first floor of the property require the removal of an excessive amount of original fabric to the detriment to the overall character of the front room. As currently presented the application is contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2009/00683

Flat 5 147 Kings Road Brighton

Proposed ground floor level extension above previously approved single storey basement extension and insertion of new window to rear.

Applicant: Aurotos

Officer: Chris Wright 292097

Refused on 03/06/09 DELEGATED

1) UNI

The development, by reason of the height, massing, design and siting, constitutes over development of the rear part of the building and would be harmful to the setting and intrinsic character of the listed building. The application is thereby contrary to the aims and objectives of policies QD14, HE1 and HE3 of the Brighton & Hove Local Plan which require development to be well designed and detailed in relation to the property to be extended, adjoining properties and to the surrounding area; to take into account the existing space around buildings and the character of the area; and to ensure the character of listed buildings is preserved and ensure development does not have an adverse impact on the setting of listed buildings through factors including the siting, height, bulk, scale and layout.

2) UNI2

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to ensure development would not result in loss of privacy and that both existing and future users, residents or occupiers, would not experience loss of amenity. The proposed extension incorporates a flank window that would overlook neighbouring yards and rooms and the height and scale of the development would increase the sense of enclosure around the rear yard to be retained, and have an overbearing impact. As such the development is contrary to the development plan.

BH2009/00684

Flat 5 147 Kings Road Brighton

Proposed ground floor level extension above previously approved single storey basement extension and insertion of new window to rear.

Applicant: Aurotos

Officer: Chris Wright 292097

Refused on 03/06/09 DELEGATED

1) UNI

The development, by reason of the height, massing, design and siting, constitutes over development of the rear part of the building and would be harmful to the setting and intrinsic character of the listed building and the space around it. The application is thereby contrary to the aims and objectives of policies QD14, HE1 and HE3 of the Brighton & Hove Local Plan which require development to be well designed and detailed in relation to the property to be extended; to take into account the existing space around buildings; and to ensure the character of listed buildings is preserved and ensure development does not have an adverse impact on the setting of listed buildings through factors including the siting, height, bulk, scale and layout.

2) UNI2

Insufficient details of the proposed roof design, rainwater goods and window details, including glazing bar configuration, sills and sections have been submitted, such that formal determination of these aspects of the development cannot be achieved. As such the application is contrary to the aims and objectives of policies QD14 and HE1 of the Brighton & Hove Local Plan.

BH2009/00719

8 - 13 Black Lion Street Brighton

Display of 2no externally illuminated fascia signs, 2no externally illuminated vinyl logos, 1no externally illuminated projecting sign, 2no internally illuminated menu boxes and 2no retractable awnings. (Retrospective)

Applicant: Mr Simon Blagden

Officer: Jason Hawkes 292153

Approved on 10/06/09 DELEGATED

1) 10.01

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

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

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

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

No advertisement shall be sited or displayed so as to-

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

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

BH2009/00731

28 Victoria Street Brighton

Replacement of concrete tiles to roof with natural slate. Erection of 1no. dormer and the replacement of 1no. rooflight to rear elevation.

Applicant: Mr Nigel Whitehurst

Officer: Wayne Nee 292132

Approved on 09/06/09 DELEGATED

1) 01.01AA

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

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

2) UNI

Notwithstanding the submitted plans of the rear dormer hereby approved, the overall width of the dormer shall be no wider than the first floor window below, and the upper frame of the dormer above the window shall not extend beyond the side frames.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan and SPGBH1: Roof Alterations & Extensions.

3) UNI

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

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE6 of the Brighton & Hove Local Plan.

4) UNI

No works shall take place until samples of the grey roof tiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2009/00739

30 Vernon Terrace Brighton

Certificate of lawfulness for an existing use of a roof terrace.

Applicant: Mr Colin May

Officer: Mark Thomas 292336

Refused on 29/05/09 DELEGATED

1) UNI

Insufficient evidence has been provided to demonstrate that the flat roof area over no. 30 Vernon Terrace has been used as a roof terrace for a period of at least four continuous years, and as such the use is not lawful under section 171B (1) of the Town and Country Planning Act 1990.

BH2009/00740

Burleigh Court 1-2 Cavendish Place Brighton

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

Applicant: Ms Katie Beadle

Officer: Jason Hawkes 292153

Approved on 22/05/09 DELEGATED

1) BH01.05

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

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

2) BH13.12

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

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

BH2009/00741

16 Burleigh Court Cavendish Place Brighton

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

Applicant: Ms Katie Beadle

Officer: Jason Hawkes 292153

Approved on 29/05/09 DELEGATED

1) BH01.01

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

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

2) BH13.12

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

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

BH2009/00758

72-73 Western Road Brighton

Installation of 3 new condensing units and extract flue at roof level and extract grilles to rear elevation.

Applicant: Recipease

Officer: Guy Everest 293334

Approved on 04/06/09 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall commence until an acoustic report demonstrating that operation of the hereby approved units will not exceed a level 5dB below the existing LA90 background noise level (with Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997) measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises has been submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing. The development shall be carried out in accordance with the report, and any associated recommendations, and shall be maintained as such thereafter.

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

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority an efflux velocity cone shall be fitted and maintained at the flue terminal.

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

BH2009/00769

181-185 Western Road Brighton

Installation of electricity sub-station on first floor interior to rear of building. Removal of existing roof plant and installation of new plant in existing and new locations. Removal of existing glazed roof-lights and formation of weather proof lids. Demolition of outside wall of existing lift shaft to west elevation and re-construction to suit a deeper lift. New replacement fire escape from second to first floor. Widening of existing external fire escapes on first and second floor, and installation of a covered walkway from fire escape at second floor. (Part retrospective).

Applicant: H & M Hennes

Officer: Adrian Smith 01273 290478

Approved on 29/05/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

No development shall commence until technical details of the replacement roof based plants and electricity sub-station, including a scheme for the suitable treatment of all plant and machinery against the transmission of sound and vibration, have been submitted to and approved in writing by the Local Planning Authority. The equipment Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. The Rating Level and existing background noise levels are to be determined in accordance with the guidance provided in BS 4142:1997. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

BH2009/00794

Fourth Floor Flat 30 Vernon Terrace Brighton

Conversion of existing dormers on front roof slope to Mansard roof, including installation of 1 no. new rooflight and replacement of existing windows and doors with 3 no. new patio doors to balcony.

Applicant: Mr Colin May

Officer: Charlotte Hughes 292321

Refused on 28/05/09 DELEGATED

1) UNI

Policy HE6 of the Brighton & Hove Local Plan states that proposals within a conservation area should preserve or enhance the character and appearance of that area. The proposed alterations to roof and its dormers would be much more prominent and intrusive on the skyline than the present arrangement and it is considered that this would be unacceptable and harmful to the character of the building and the wider group. The improvements made in terms of design do not outweigh the harm caused by the increase in bulk. The proposal is therefore considered to be contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the Council's supplementary Planning Guidance Note SPGBH01 - Roof Alterations and Extensions.

ST. PETER'S & NORTH LAINE

BH2009/00238

144 London Road, 2 & 3 St Peter's Place Brighton

Internal alterations to layout of ground, first and second floors.

Applicant: Mr Paul Bolton

Officer: Helen Hobbs 293335

Refused on 29/05/09 DELEGATED

1) UNI

The proposed internal alterations at first and second floor level, by reason of the sub-divisions of rooms, would bear no relation to the original plan form and fabric of the property and would therefore be harmful to the historic character, proportions and internal appearance of the grade II listed building. As such the proposal is contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 11 - Listed Building Interiors.

BH2009/00323

48 Park Crescent Brighton

Replacement of 3 no. garage doors with 1no roller door and door for access to cycle storage. (Part retrospective)

Applicant: Mr Richard Walmsley

Officer: Sonia Kanwar 292359

Approved on 04/06/09 DELEGATED

1) BH01.01

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

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

2) UNI

The garage doors shown on the approved plans shall be painted black and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE1, HE3 and HE6 of the Brighton & Hove Local Plan.

BH2009/00473

26a West Hill Road Brighton

Demolition of existing garage and storage buildings. Erection of 2 no. three bedroom dwellings.

Applicant: Mr Gordon Thew

Officer: Jonathan Puplett 292525

Refused on 08/06/09 DELEGATED

1) UNI

The development would result in the loss of a small vehicle repair workshop and storage facility (Use class B2 and B8) contrary to policy EM6 of the Brighton & Hove Local Plan which seeks to retain small industrial, business and warehouse premises (Use Classes B1, B2 and B8) for employment purposes.

2) UNI2

Cumulatively, the proposed development of two three bedroom houses with accommodation split over four floors, the lack of cycle parking provision and the substandard living accommodation particularly at the basement and second floor levels, represents a scheme which is an overdevelopment of the site. Furthermore the site is of a relatively small size, awkward shape, and is surrounded by residential properties in close proximity which would adversely impacted. The scheme is therefore contrary to policies TR14, SU2, QD3 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed houses, by reason of their siting, height, design and massing, would be detrimental to the amenities of adjoining and nearby residential occupiers by having an overbearing and enclosing impact. The scheme is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development would provide an unsatisfactory standard of residential accommodation for the future occupiers due to limited levels of light and outlook at basement level, cramped rooms and layout throughout, and roof level accommodation which would be dictated by roof pitches that reduce the amount of usable floor area, again providing cramped accommodation. The scheme is therefore contrary to polices QD27 and HO5 of the Brighton & Hove Local Plan.

5) UNI5

The proposed house layouts do not comply with Lifetime Homes Standards and the layouts could not be easily adapted to meet such standards. The proposal is therefore contrary to Policy HO13 of the Brighton & Hove Local Plan and the criteria set out in Planning Advisory Note 03: Accessible housing and Lifetime Homes.

6) UNI6

Policy SU2 of the Local Plan requires development to be efficient in the use of energy, water and materials. Supplementary planning Document 08: Sustainable Building Design, states residential development should include a sustainability checklist. Whilst a checklist has been submitted, no detailed information or justification of points is given; and it is considered that overall insufficient information has been submitted to demonstrate compliance with the above policy and guidance.

7) UNI7

The proposed car free development fails to make adequate provision to ensure that the development would remain car free in the long term or to meet the travel

demands arising from the proposed residential accommodation, furthermore no cycle parking facilities have been proposed. The scheme is therefore contrary to policies TR1, TR14, TR19, QD28 and HO7 of the Brighton & Hove Local Plan.

BH2009/00647

3 Camden Terrace Brighton

Remove UVPc cladding to upper floor to front elevation and render area to match remainder of front elevation.

Applicant: Ms Nicola Stevenson

Officer: Chris Swain 292178

Refused on 09/06/09 DELEGATED

1) UNI

The failure to reinstate timber cladding and the proposed render finish to the first floor would disrupt the unity of the pair of semi detached cottages and detract from the character and appearance of the property, the pair of semi-detached properties and the surrounding area within the West Hill conservation area, contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2009/00686

Fountain Head Public House 101-102 North Road Brighton

Erection of extract flue within dummy chimney stack to roof of building (Part Retrospective).

Applicant: Zelgrain Ltd

Officer: Liz Holt 291709

Approved on 22/05/09 DELEGATED

BH2009/00701

7 Pelham Square Brighton

Removal of external stub of wall in adjoining courtyard of 40 Gloucester Street.

Applicant: Mr Dan Brandenburger

Officer: Aidan Thatcher 292265

Approved on 28/05/09 DELEGATED

1) BH01.05

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

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

2) UNI

The flank wall where the stub is to be removed shall be made good and rendered in a lime based render to match the colour and texture of the existing render.

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

BH2009/00725

42 St Nicholas Road Brighton

Loft conversion incorporating 1 No dormer to front elevation and 3 No roof lights to rear. Alteration to 1 No window to front elevation.

Applicant: Mr Mark Hla

Officer: Liz Holt 291709

Approved on 29/05/09 DELEGATED

1) 01.01AA

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

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

2) BH12.02

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

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

3) BH12.05

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

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

4) UNI

The development shall be implemented fully in accordance with the detailed contained within the Waste Minimisation Statement which was submitted on 27 March 2009.

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

BH2009/00786

Lanchester House Trafalgar Place Brighton

Installation of timber decking to existing third floor roof terrace.

Applicant: Clerical Medical Managed Funds

Officer: Jonathan Puplett 292525

Approved on 04/06/09 DELEGATED

1) BH01.01

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

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

BH2009/00789

33 Richmond Road Brighton

Installation of rooflight to front roof slope (retrospective).

Applicant: Kate Potter

Officer: Helen Hobbs 293335

Approved on 01/06/09 DELEGATED

1) BH12.05

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

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

BH2009/00808

Flats 1 2 & 3 24 Beaconsfield Road Brighton

Replacement UPVC windows.

Applicant: Mr Brian Legg

Officer: Helen Hobbs 293335

Approved on 28/05/09 DELEGATED

1) BH01.01

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

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

BH2009/00898

Seasons Cafe 36 Gloucester Road Brighton

Application for variation of Condition 2 of application BH1999/00436/FP to read; The premises shall not be open or in use except between the hours of 08.00 to 20.00 from Monday to Saturday, and between 10.00 to 18.00 on Sundays. Remove Condition 5 in order to allow the preparation and sale of hot food on the premises.

Applicant: Mr Ken Handley

Officer: Anthony Foster 294495

Approved on 10/06/09 PLANNING COMMITTEE

1) UNI

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

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

2) UNI

The premises shall not be open or in use except between the hours of 08.00 to 20.00 Monday to Saturdays and between 10.00 to 18.00 on Sundays.

Reason: To safeguard the amenity of adjacent residents and occupants especially with regard to noise and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

Amplified music or other entertainment noise from within the premises shall not be audible from any adjacent residential property at anytime.

Reason: To safeguard the amenity of adjacent residents especially with regard to noise and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

Within 3 months of the date of this permission, the odour neutraliser system shall be fully installed in accordance with the details and specification approved on the 16th of April 2009, and unless otherwise agreed in writing with the Local Planning Authority shall be retained as such thereafter.

Reason: To safeguard the amenity of adjacent residents especially with regard to odours and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.

5) UNI

The external door adjacent to 24 Queens Gardens is to be used as an emergency exit only and for the collection of refuse and kept shut at all other times. Deliveries shall take place via the main door only, and only between the hours of 8am and 6 pm Monday to Saturday only and at no time on Sundays.

Reason: To safeguard the amenity of adjacent residents and occupants especially with regard to noise and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

6) UNI

Prior to the implementation of the variation of conditions hereby approved, a scheme for the storage of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full accordance with the approved details and thereafter be retained as

such at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.

WITHDEAN

BH2007/03500

4 Withdean Close Brighton

Single storey side extension with void below used as a store, new pitched roofs to front dormers and porch, parking space at front & raised patio above store. (Retrospective)

Applicant: Mr Horsley

Officer: Wayne Nee 292132

Approved on 29/05/09 DELEGATED

1) UNI

The storage room under the raised patio hereby permitted shall be used only as ancillary accommodation in connection with the enjoyment of the single dwellinghouse and not as a separate residential unit or for any other purpose.

Reason: In order to protect the amenities of adjacent properties and in accordance with policy QD27 and HO9 of the Brighton & Hove Local Plan.

BH2008/03533

18 Varndean Gardens Brighton

Certificate of lawfulness for proposed removal of existing rear extension and erection of a replacement single storey rear extension including installation of sun pipe.

Applicant: Mr Martin Cargan

Officer: Wayne Nee 292132

Approved on 03/06/09 DELEGATED

BH2009/00104

31 Maldon Road Brighton

Extension to provide 2 two-bedroom flats at second floor level to replace flat roof.

Applicant: Mr Jeffrey Hillman

Officer: Guy Everest 293334

Refused on 22/05/09 DELEGATED

1) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to protect residential amenity. The proposal represents an unneighbourly form of development that would result in loss of light, overshadowing and create an increased sense of enclosure for occupiers of 39 Maldon Road. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

Policy TR1 of the Brighton & Hove Local Plan requires that development proposals should provide for the demand for travel they create and maximise the use of public transport, walking and cycling. The development makes inadequate provision for the increase in demand for travel and will result in additional demand for on-street parking in an area where availability is extremely limited.

3) UNI3

Policy SU2 of the Brighton & Hove Local Plan requires proposals demonstrate a high standard of efficiency in the use of energy, water and materials. Insufficient information has been submitted to demonstrate how sustainability measures for

efficiency in the use of energy, water and materials have been incorporated into the design of the development.

BH2009/00389

10 Harrington Villas Brighton

Single storey rear extension with raised decking (amended design).

Applicant: G Davidson

Officer: Jason Hawkes 292153

Approved on 02/06/09 DELEGATED

1) BH01.01

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

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

2) BH02.09

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

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

3) BH03.03

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

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

4) UNI

The close boarded fencing shown on drawing 492/02A for the rear terrace shall be installed before the terrace is brought into use. The screen shall be retained as such thereafter.

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

5) UNI

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

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

BH2009/00400

Sportsman Tongdean Lane Brighton

Display of internally illuminated monolith sign and post mounted sign adjacent entrance with Tongdean Lane and externally illuminated lettering sign, internally illuminated logo sign, 2 poster frame signs and 2 wall signs to public house.

Applicant: Mr John Swindells

Officer: Jason Hawkes 292153

Split Decision on 29/05/09 DELEGATED

1) 10.01

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

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

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

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

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

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

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

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

1) UNI

Policy QD12 (Advertisements and signs) of the Brighton & Hove Local Plan states that sensitively designed and located signs which contribute to the visual amenity of the area will be permitted, signs which are detrimental to visual amenity will not be allowed. Supplementary Planning Document 7 on Advertisements also outlines the Council's approach to advertisements. The proposed signs are positioned in a prominent location fronting Tongdean Lane. Due to the height, illumination, design and position of the signs, they stand out as inappropriate and incongruous features detrimental to visual amenity and sylvan character of the surrounding area. The signs are therefore contrary to the above policy and supplementary planning document.

BH2009/00413

Regency Court London Road Brighton

Three storey development above existing garage block to create a 4 storey block of 6 no. two bedroom flats with roof top garden, cycle and refuse stores and ground level parking.

Applicant: Anstone Estates Ltd

Officer: Jason Hawkes 292153

Refused on 03/06/09 DELEGATED

1) UNI

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

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan seeks to protect the residential amenity of neighbouring properties. Due to the position and bulk of the proposed block in close proximity to adjacent residential properties in the adjacent blocks of flats and the dwelling at 5 Withdean Rise, the proposal results in overshadowing, loss of privacy, loss of outlook and an increased sense of enclosure. The proposal therefore leads to a loss of amenity and is contrary to the above policy.

3) UNI3

Policy TR1 of the Brighton & Hove Local Plan states development proposals should provide for the demand for travel they create. The scheme results in the loss of existing parking spaces used by the flats. The scheme does not suitably accommodate for this loss and would result in additional demand on parking within an area used by the existing flats which is already at its capacity. The scheme is therefore contrary to planning policies TR1 and SU15 of the Brighton & Hove Local Plan.

BH2009/00635

5 Wellingtonia Court Laine Close Brighton

Replacement of all existing windows and 1 no. door with uPVC units.

Applicant: Mr Gavin Duthie

Officer: Adrian Smith 01273 290478

Approved on 21/05/09 DELEGATED

1) BH01.01

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

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

BH2009/00831

13 Tongdean Rise Brighton

Erection of a single storey side extension

Applicant: Mr Alan Mitten

Officer: Mark Thomas 292336

Approved on 29/05/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

EAST BRIGHTON

BH2009/00503

13 & 14 Chichester Terrace Brighton

Replacement of existing fire escape to the rear of 14 Chichester Terrace.
Erection of a safety balustrade to parapet to rear of 13 Chichester Terrace.

Applicant: Mistralcrest Properties Ltd

Officer: Helen Hobbs 293335

Approved on 29/05/09 DELEGATED

1) BH01.05

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

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

2) UNI

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

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

BH2009/00536

6 Eastern Terrace Brighton

Internal alterations to layout of flat.

Applicant: Mr Aiden Mackay

Officer: Jonathan Puplett 292525

Approved on 03/06/09 DELEGATED

1) 01.05AA

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

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

2) BH13.06

All existing architectural features including staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall

be retained except where otherwise agreed in writing with the Local Planning Authority.

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

3) BH13.11

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

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

4) BH13.12

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

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

BH2009/00601

1 Chapel Terrace Brighton

Loft conversion including insertion of 4 dormer windows, 3 rooflights and 2 laylights to provide 4no additional bedsit rooms in existing House in Multiple Occupation.

Applicant: Delicata Properties

Officer: Liz Holt 291709

Refused on 21/05/09 DELEGATED

1) UNI

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

2) UNI

The proposal fails to provide an adequate standard of living space for the future occupiers of the bedsit identified on plan no. 1419/1RevC as no. 24, by virtue of failing to provide any vertical outlook. As such the proposal would be of detriment to the living conditions of future residents of the scheme contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI

The proposal fails to meet the travel demands that it creates or helps to maximise the use of sustainable transport. The Local Planning Authority would expect the scheme to be genuinely car-free at all times and to make an appropriate contribution towards local sustainable transport infrastructure. In the absence of an agreement in this respect, the scheme is contrary to policies TR1, TR19, SU15, QD28 and HO7 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Parking Standards (SPGBH4).

4) UNI

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

BH2009/00755

Flat 4 4 Clarendon Terrace Brighton

Replacement of window and part of roof at rear. (Retrospective).

Applicant: Mr Adam Barker

Officer: Sonia Kanwar 292359

Approved - no conditions on 01/06/09 DELEGATED

HANOVER & ELM GROVE

BH2009/00775

26 De Montfort Road Brighton

Replacement single-storey rear extension and construction of new garden retaining wall.

Applicant: Mr & Mrs Casterton

Officer: Chris Swain 292178

Approved on 22/05/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

HOLLINGDEAN & STANMER

BH2009/00594

250 Ditchling Road Brighton

Conversion of house comprising of 6 units to 2 no. two bed flats and 1 no. studio flat.

Applicant: Asset Team BHCC (Scott Lunn)

Officer: Jonathan Puplett 292525

Approved on 26/05/09 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) BH05.03

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes and a Design Stage Assessment Report

showing that the development will achieve an Ecohomes rating for all residential units have been submitted to the Local Planning Authority; and

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

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

4) BH05.04

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

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

5) BH06.03

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

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

6) UNI

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

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

7) UNI

Notwithstanding the submitted details, no development shall take place until a revised Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. Details such as quantities of waste materials and the specific waste contractor to be employed shall be included. The measures shall be implemented in strict accordance with the approved details.

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

Planning Document 03 Construction and Demolition Waste.

8) UNI

The flats hereby approved shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

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

BH2009/00858

St Josephs Primary School Davey Drive Brighton

Construction of single storey glazed entrance lobby to existing school building, replacement of 3 no. existing external doors with new and works to replace existing pedestrian and vehicular school gates.

Applicant: The Governors of St Joseph's Catholic Primary School

Officer: Sonia Kanwar 292359

Approved on 01/06/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2009/00981

12 Hollingbury Crescent Brighton

Certificate of Lawfulness for proposed additional dormer to first floor.

Applicant: Mrs Anderson

Officer: Liz Holt 291709

Approved on 05/06/09 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2009/00174

Copse Car Park University of Brighton Brighton

Replacement car parking comprising 61 spaces adjacent (west) to existing copse car park.

Applicant: Brighton & Hove Albion Football Club Ltd

Officer: Mick Anson 292354

Approved on 09/06/09 PLANNING COMMITTEE

1) 01.01AA

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

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

2) UNI

The development shall not be brought into use until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include hard surfacing, means of lighting and all circulation areas and

planting of the development including a management plan. The development shall be carried out in accordance with the details approved.

Reason: To enhance the appearance of the development in the interests of the amenity of the area in compliance with policies QD1 and QD15 of the Brighton & Hove Local Plan.

3) UNI

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development. Any trees or plants which within 5 years from 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 amenity of the area in compliance with policies QD1 and QD15 of the Brighton & Hove Local Plan.

4) UNI

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

Reason: To protect the existing Site of Nature Conservation Interest and to enhance the appearance of the development in the interests of the amenity of the area in compliance with policies NC4, QD1, QD4 and QD15 of the Brighton & Hove Local Plan.

5) UNI

All trees scheduled for removal or surgery shall be surveyed for bats by a suitably licensed bat ecologist immediately prior to commencement of works and in case of occupancy being identified, removal works suspended and English Nature contacted and its advice followed. Ivy clad trees in any event shall be left for two days before clearing to allow any bats to leave.

Reason: In the interests of nature conservation and to accord with policy NC2 of the Brighton & Hove Local Plan

6) UNI

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

Reason: To prevent the risk of pollution by ensuring satisfactory means of surface water disposal in accordance with Policy SU5 of the Brighton & Hove Local Plan.

7) UNI

Within 3 months of the commencement of the works hereby approved, details of a Management Plan for the remainder of the Westlain Plantation shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall be implemented within 6 months of the commencement of the works hereby approved and thereafter maintained.

Reason: In order to provide mitigation measures for the loss of part of a Site of Nature Conservation Interest and to accord with policy NC4 of the Brighton & Hove Local Plan.

8) UNI

Details of a timber knee rail or similar to be constructed on the southern edge of the extended car park hereby approved shall be submitted to the Local Planning Authority for approval and implemented.

Reason: In order to protect the remaining ancient woodland from damage by parked cars encroaching into the woodland and to accord with policy NC4 of the Brighton & Hove Local Plan.

BH2009/00742

8 Leybourne Parade Brighton

Change of use from offices (B1) to cafe/restaurant (A3). External alterations including ramp to entrance and extraction duct to rear elevation.

Applicant: Mrs Andrea Heycke-Njie

Officer: Jonathan Puplett 292525

Refused on 04/06/09 DELEGATED

1) UNI

Insufficient information regarding the installation of odour control extraction units, plant and/or machinery and measures to control noise and vibration from these units/machinery, has been provided by the Applicant, which is needed in order for the proposal to be properly judged against policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

QUEEN'S PARK

BH2008/03120

25 to 26 St James's Street Brighton

Installation of an automatic telling machine.

Applicant: Tesco Stores Limited

Officer: Kathryn Boggiano 292138

Approved on 03/06/09 DELEGATED

1) BH01.01

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

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

BH2008/03123

25 to 26 St James Street Brighton

2 x internally illuminated fascia box signs and 1 x internally illuminated projecting sign.

Applicant: Tesco Stores Limited

Officer: Kathryn Boggiano 292138

Approved on 03/06/09 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2008/03686

Brighton Pier Madeira Drive Brighton

Renewal of Listed Building Consent BH2003/02869/LB to retain dome-shaped structure until 31st January 2014.

Applicant: Brighton Marine Palace & Pier Co

Officer: Kate Brocklebank 292175

Approved on 29/05/09 DELEGATED

1) UNI

The structure hereby permitted shall be permanently removed from the site before 31st of January 2014 and the deck and structure of the pier reinstated to match the remainder of the pier head in appearance and finish.

Reason: The structure hereby permitted is not considered suitable as a permanent form of development and permission is granted for a temporary period only and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2008/03936

12 -13a Albion Street Brighton

Amendment to approved scheme BH2003/00037/FP, including revisions to internal layout and front elevation and additional use class D1 non-residential institutions to ground floor space.

Applicant: Mr Joe McNulty

Officer: Ray Hill 293990

Approved on 22/05/09 DELEGATED

1) BH06.03

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

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

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

2) UNI

The ground floor of the premises shall only be used for office purposes (Use Class B1) or for the purposes of administrative offices, therapy and learning services for people with cerebral palsy operated by the charity Scope and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) unless otherwise agreed in writing by the Local Planning Authority.

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding employment floorspace and the amenities of the area and to comply with policies EM5 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The Class D1 use hereby permitted shall not be open to the public except between the hours of 08.00 - 19.00 Mondays to Fridays and 08.00 - 18.00 Saturdays and not at anytime on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

BH2009/00318

Flat 2 2 Bloomsbury Place Brighton

Alterations to raise existing boiler flue to front elevation.

Applicant: Ms Sally Moore

Officer: Helen Hobbs 293335

Approved on 22/05/09 DELEGATED

1) BH01.05

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

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

2) UNI

The existing, redundant boiler flue must be removed and the external wall surface made good to match the front elevation in finish and colour, within one month of the installation of the new flue.

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

3) UNI

The new boiler flue hereby approved must be painted to match the colour of the front elevation, within one month of installation, and shall be maintained as such thereafter.

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

BH2009/00477

Sea Life Centre Madeira Drive Brighton

Display of 4no non-illuminated boards to each pillar, 1no non-illuminated sign to front gable, non-illuminated lettering on roof to rear "Sea Life", internally illuminated lettering at entrance to read "Aquarium", non-illuminated lettering to canopy to read "Brighton Sea Life Centre", 2no non-illuminated boards to sales doors, 2no flags on existing poles, 1no non-illuminated "exit" sign, 3no

non-illuminated boards to south elevation, 1no non-illuminated sign over tunnel entry, 2no non-illuminated signs to doorways at Madeira Drive.

Applicant: The Manager

Officer: Chris Swain 292178

Approved on 27/05/09 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2009/00479

Sea Life Centre Madeira Drive Brighton

Existing signs to be repainted and proposed new signs to the external facade.

Applicant: The Manager

Officer: Chris Swain 292178

Approved on 27/05/09 DELEGATED

1) BH01.05

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

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

BH2009/00481

Telephone Exchange Freshfield Road Brighton

Installation of 3 panel antennas and an equipment cabinet on roof.

Applicant: O2 Telefonica Ltd

Officer: Sonia Kanwar 292359

Approved on 02/06/09 DELEGATED

1) BH01.01

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

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

BH2009/00720

64 St James's Street Brighton

Change of use from A1 Retail to A2 Professional Office (Retrospective).

Applicant: Mr Mark Lower

Officer: Aidan Thatcher 292265

Approved - no conditions on 21/05/09 PLANNING COMMITTEE

BH2009/00727

Flat 2 31 St Georges Terrace Brighton

Proposed enlarged replacement dormer and roof balustrade to rear.

Applicant: Ms Sonia Hawkes

Officer: Liz Holt 291709

Refused on 27/05/09 DELEGATED

1) UNI

The proposed dormer window, by virtue of its excessive size and positioning adjacent to the party wall upstand is considered to be of detriment to the character and appearance of the existing property, the surrounding East Cliff Conservation Area and the setting of adjacent Listed Building. The proposal is contrary to policies QD1, QD2, QD14, HE3 and HE6 of the Brighton and Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

2) UNI

The proposed external amenity area, by reason of overlooking and loss of privacy, would unduly impact on the living conditions of residents located to the east of the site address and as such is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The proposed glass balustrading will be an incongruous feature to the flat roof of the projecting section of the property, of detriment to the character and appearance of the host property, the surrounding East Cliff Conservation Area

and the setting of the adjacent Listed Building. The proposal is contrary to policies QD1, QD2, QD14, HE3 and HE6 of the Brighton & Hove Local Plan.

ROTTINGDEAN COASTAL

BH2008/01601

4 Lenham Road West Rottingdean

Proposed roof extension.

Applicant: Mr Ian Pinder

Officer: Chris Swain 292178

Approved on 22/05/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2008/03879

Plot 126 Westfield Avenue North Saltdean Brighton

Erection of a two-storey detached dwelling with rooflights and solar panels.

Applicant: Mr Robert Lawrence

Officer: Anthony Foster 294495

Approved on 27/05/09 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

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

3) BH02.08

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

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

4) BH03.01

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

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

5) BH04.01

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

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

6) BH06.02

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

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

7) BH06.04

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

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

8) BH11.01

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

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

9) BH11.02

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

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

10) UNI

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

Reason: To ensure a satisfactory appearance to the development and to comply with policy NC7 of the Brighton & Hove Local Plan.

11) UNI

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

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

12) UNI

Before any works commence, details of 3 nesting boxes for House Martins shall be submitted to and approved by the Local Planning Authority. Such details as may be approved shall be installed on the building before completion or first occupation, whichever is the sooner.

Reason: To secure new conservation features to ameliorate the effects of the development and to accord with policy QD17 of the Brighton & Hove Local Plan.

13) UNI

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

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

(b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

14) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Building Research Establishment issued Final Code Certificate confirming that the residential unit has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

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

BH2009/00005

11 Westmeston Avenue Saltdean Brighton

Certificate of lawfulness for proposed development of erection of 2 single storey side extensions.

Applicant: Mrs H Brumsen

Officer: Sonia Kanwar 292359

Refused on 22/05/09 DELEGATED

BH2009/00447

148 Saltdean Vale Saltdean Brighton

Replacement shopfront.

Applicant: Mrs Samantha Beasley

Officer: Sonia Kanwar 292359

Approved on 22/05/09 DELEGATED

1) BH01.01

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

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

BH2009/00651

25 Oaklands Avenue Saltdean Brighton

Outline Application for construction of new two bedroom bungalow with pitched roof.

Applicant: Mr Laurie Stacey

Officer: Aidan Thatcher 292265

Refused on 27/05/09 DELEGATED

1) UNI

The proposed development would result in a cramped form of development which would be out of character with the surrounding area and as such would be contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI

The proposed development would result in inadequate levels of private amenity space for the occupiers of the host and proposed dwellings and as such would be contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

3) UNI

The proposed development would result in an unacceptable degree of overlooking to neighbouring properties and as such would be contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI

The proposal fails to meet the travel demands that it creates or help to maximise the use of sustainable transport. The Local Planning Authority would expect the scheme to make an appropriate contribution towards local sustainable transport infrastructure. In the absence of an agreement in this respect, the scheme is contrary to policies TR1, TR19, HO7 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Parking Standards (SPGBH4).

BH2009/00658

25 Roedean Crescent Brighton

Demolition of existing dwelling and replacement with new contemporary house.

Applicant: Mr Errol Barrett

Officer: Kate Brocklebank 292175

Approved on 27/05/09 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

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

3) BH03.01

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

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

4) BH04.01

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

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

5) BH05.10

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

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

6) BH06.01

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

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

7) BH06.03

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

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

8) BH07.07

No development shall commence until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

9) BH11.02

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

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

10) BH14.01

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

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

11) BH14.02

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

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

12) BH15.06

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

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

13) UNI

No development shall take place until there has been submitted to and approved

in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The landscaping scheme shall include biodiversity enhancement detailed on page 11 of the Design and Access Statement and additional planting to boundaries.

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

14) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Building Research Establishment issued Final Code Certificate confirming that the residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 has been submitted to, and approved in writing by, the Local Planning Authority.

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

15) UNI

The larger south east facing glazing panel on the windows servicing the reception room and the WC on the ground floor on the east facing elevation and windows in both of the side elevations at first storey level shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such. Unless otherwise agreed in writing the east facing window servicing the family room on the ground floor shall be obscure glazed and thereafter permanently retained as such.

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

16) UNI

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 4 for the residential unit have been submitted to the Local Planning Authority; and (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 for the residential unit has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

17) UNI

No development shall commence until a Method Statement regarding the protection of the Cherry trees on the verge outside the property has been submitted to and approved in writing by the Local Planning Authority. These trees shall be protected to BS 5837 (2005) Trees on Development Sites during the development. The Method Statement shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate protection of the trees in accordance with QD16 of the Brighton & Hove Local Plan SPD06 Trees and Development sites.

BH2009/00674

The Meadows 18 Roedean Way Brighton

Demolition of existing house and construction of new 3 storey four bedroom dwelling with flat roof, second floor roof terrace, car parking and bin store.

Applicant: Mr Dean Golding

Officer: Aidan Thatcher 292265

Approved on 27/05/09 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

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

3) BH02.04

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

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

4) BH03.01

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

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

5) BH04.01

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

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

6) BH05.10

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

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

7) BH06.01

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

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

8) BH06.03

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

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

9) BH07.07

No development shall commence until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

10) BH11.02

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

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

11) BH14.01

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

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

12) BH14.02

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

Planning Authority.

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

13) BH15.06

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

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

14) UNI

The first floor rear east facing window (to the room identified as office on drawing no. PL/01 E) shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

15) UNI

The development shall be implemented in strict accordance with the Waste Minimisation Statement submitted as part of this application.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of landfill is reduced and to comply with policy SU13 of the Brighton & Hove Local Plan.

16) UNI

Prior to the commencement of development on site, full details of the proposed photovoltaic cells and geothermal ground source heat pump shall be submitted to the Local Planning Authority and shall not be installed until approved in writing. The measures must be implemented in strict accordance with the approved details and thereafter maintained as such.

Reason: To ensure a satisfactory appearance to the development, an efficient level of energy reduction and to comply with policies QD1, QD2 and SU2 of the Brighton & Hove Local Plan.

17) UNI

Notwithstanding the details shown on the approved plans, the screen shown at second floor (top) level shall be obscure glazed. In addition, unless otherwise agreed in writing with the Local Planning Authority the side (east) facing screen shall be increased in height to 1.7m. No development shall commence until full details of the proposed obscure glazed screen have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details and maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development, to protect residential amenity and to comply with policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

18) UNI

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

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

to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

19) UNI

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

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

20) UNI

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

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

21) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Building Research Establishment issued Final Code Certificate confirming that the residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

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

BH2009/00675

Brighton Marina Village Brighton

Erection of 4no internally illuminated free-standing monoliths.

Applicant: Kirsty Harris

Officer: Sonia Kanwar 292359

Approved on 27/05/09 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

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

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

7) UNI

The advertisements hereby approved shall be positioned so that the illuminated screens are facing away from the flow of traffic and thereafter be retained as such.

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

8) UNI

No development shall take place until the existing sails and frame at Palm Drive to the south of Bella Napoli restaurant have been removed. The sails and frames shall not be reinstated without the prior written approval of the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and Qd14 of the Brighton & Hove Plan.

BH2009/00702

30 Heathfield Avenue Saltdean

Single storey side extension.

Applicant: Mrs Jacqueline Williams

Officer: Chris Swain 292178

Approved on 01/06/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2009/00728

2 Longhill Road Brighton

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

Applicant: Ms J Civil

Officer: Chris Swain 292178

Approved on 29/05/09 DELEGATED

BH2009/00756

Norton House The Green Rottingdean Brighton

Replacement lead coverings to main roof crown.

Applicant: Norton House (Rottingdean) Residents Association Ltd

Officer: Chris Swain 292178

Approved on 28/05/09 DELEGATED

1) BH01.01

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

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

BH2009/00779

28 Roedean Crescent Brighton

Enlargement of existing rear terrace and erection of new conservatory to rear. Increase in height of roof of previously approved garage, incorporating a new dormer window to south elevation and addition of 1no rooflight to west elevation. Construction of a new summer house to foot of rear garden and erection of adjacent 2m high boundary wall. (Part retrospective)

Applicant: Mrs Shelagh Holcombe

Officer: Helen Hobbs 293335

Approved on 21/05/09 DELEGATED

1) BH03.02

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

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

2) UNI

The rear terrace, conservatory and garage hereby permitted shall be commenced before the expiration of three years from the date of this permission.

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

3) UNI

No development shall place of the rear terrace, conservatory and garage hereby

approved until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

BH2009/00809

3 Hailsham Avenue Brighton

Erection of porch to front.

Applicant: Mr Bale

Officer: Helen Hobbs 293335

Approved on 05/06/09 DELEGATED

1) BH01.01

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

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

BH2009/00869

106 Longhill Road Brighton

Variation of Condition 8 of application BH2007/03875 to read, 'No development shall be occupied until the existing dwelling known as 106 Longhill Road has been demolished'.

Applicant: Mr & Mrs Anthony McGilligan

Officer: Ray Hill 293990

Approved on 09/06/09 DELEGATED

1) UNI

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

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

2) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window or roof light, other than those expressly authorised by this permission, shall be constructed in the south-east elevation or in the north-west elevation of the dwelling hereby permitted.

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no garage shall be erected other than the garage expressly authorised by this permission.

Reason: For sustainability reasons and to comply with policy TR19 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 4 Parking Standards.

4) UNI

No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. Before the dwelling hereby approved is first occupied the works for the refuse and recycling storage facilities shall be carried out in accordance with the approved details and they shall be retained thereafter.

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

5) UNI

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

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

6) UNI

No development shall take place until the levels of the proposed development including floor levels and hard and soft landscaping levels relative to the surrounding properties in metric units and related to Ordnance Survey Datum have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

7) UNI

The annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling hereby permitted.

Reason: For the avoidance of doubt over what is approved and as the creation of a self contained unit would need to be subject to a separate planning application and considered against policies TR1, TR14, TR19, QD27, HO3, HO4 and HO5 of the Brighton & Hove Local Plan.

8) UNI

No development shall be occupied until the existing dwelling known as 106 Longhill Road has been demolished.

Reason: To safeguard the amenities of the occupiers of nearby properties and the visual amenities of the locality and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

9) UNI

The roof area of the canopy over the external doors in the north-east elevation of the dwelling hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

Reason: In the interests of protecting neighbouring amenity and to comply with policy QD27 of the Brighton & Hove Local Plan.

10) UNI

Details of the double garage hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

11) UNI

No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out in accordance with the approved details. The works shall be carried out prior to first occupation any part of the development or in accordance with a programme agreed in writing by the Local Planning Authority, and any trees or plants which within a period of 3 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 approval in writing to any variation.

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

12) UNI

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

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

BH2009/00896

Flat 3 10 Sussex Square Brighton

Internal alterations including removal of internal partitions to form new WC and kitchen with new partitions, relocation of doorways, raising bathroom ceiling and lowering of kitchen ceiling.

Applicant: Catherine Fisher

Officer: Helen Hobbs 293335

Refused on 29/05/09 DELEGATED

1) UNI

The proposed internal alterations, by reason of the sub-divisions of rooms, would be harmful to the historic character, proportions and internal appearance of the Grade I listed building and the scheme is therefore contrary to policy HE1 of the Brighton & Hove Local Plan and SPGBH 11.

WOODINGDEAN

BH2009/00862

18 The Brow Brighton

Certificate of lawfulness for proposed rear dormer, insertion of an additional North facing window, insertion of 2 no. rooflights to front elevation and formation of new hardstanding to front of property.

Applicant: Mr S Killick

Officer: Liz Holt 291709

Approved on 03/06/09 DELEGATED

BH2009/00863

94 Warren Road Brighton

Erection of a single storey rear extension.

Applicant: Mr A Parker

Officer: Helen Hobbs 293335

Approved on 10/06/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BRUNSWICK AND ADELAIDE

BH2009/00637

73A Western Road Hove

Internal alterations to existing restaurant.

Applicant: Kam Hung Kwok

Officer: Charlotte Hughes 292321

Approved on 21/05/09 DELEGATED

1) BH01.05

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

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

2) UNI

The panels which are being inserted into the existing window openings are to be recessed into the reveals by 25mm unless otherwise agreed in writing by the Local Planning Authority.

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

BH2009/00781

18 Church Road Hove

Change of use from retail (A1) to cocktail bar and restaurant (A3/A4).

Applicant: Your Nights Out Ltd

Officer: Guy Everest 293334

Refused on 29/05/09 DELEGATED

1) UNI

The proposed use within Classes A3 (cafes and restaurants) and A4 (drinking establishments) would result in an unhealthy balance and mix of uses and a concentration of non-retail uses within this section of the Hove Town Centre. The proposal would therefore undermine the primary shopping function, vitality and viability of the Hove Town Centre contrary to policy SR5 of the Brighton & Hove Local Plan.

2) UNI2

The proposed use has potential to create a large A3 (cafes and restaurants) & A4 (drinking establishments) premises with a total public floorspace in excess of 150m². The premises abuts residential accommodation within 16 Church Road and is within 400m of other large A3 & A4 premises. The development therefore has potential to result in an unacceptable increase in noise, disturbance and public disorder contrary to policies SR12 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

Insufficient information has been submitted to demonstrate that satisfactory extract and odour control equipment could be achieved at the application site having regard to its impact on neighbouring amenity, the setting of adjoining listed buildings on Queen's Place and on the appearance of The Avenues Conservation Area. The proposal is therefore contrary to policies SU9, SU10, QD14, QD27, HE3 and HE6 of the Brighton & Hove Local Plan.

CENTRAL HOVE

BH2008/03119

102 Blatchington Road Hove

Part demolition of rear corridor extension at ground and basement levels and conversion of existing private club to form 5 additional self-contained flats.

Applicant: Mr Nashi Ajmi

Officer: Paul Earp 292193

Approved on 29/05/09 DELEGATED

1) BH01.01

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

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

2) BH02.06

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

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

3) BH02.07

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

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

4) BH04.01

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

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

5) BH05.04

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until an Ecohomes Design Stage Certificate and a Building Research Establishment issued Post

Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes rating has been submitted to, and approved in writing by, the Local Planning Authority.

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

6) BH06.02

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

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

7) BH06.04

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

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

8) BH12.02

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

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

9) BH12.03

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

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

10) UNI

All new rainwater goods shall be cast iron to match the original features of the building.

Reason: In the interests of ensuring the detail of the implemented scheme satisfactorily complements the character of the Cliftonville Conservation Area and accords with policy HE6 of the Brighton & Hove Local Plan.

11) UNI

Windows to ground floor, south elevation, to be obscure glazed. All windows to be fixed shut with exception of the two new windows, as shown on drawing TA362/12c received 6 May 2009, which are top hung with maximum opening of 200mm.

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

BH2008/03331

St Catherines Lodge Hotel Kingsway Hove

Temporary change of use to hostel for families for 2 years.

Applicant: Ms Helen Miller

Officer: Paul Earp 292193

Refused on 29/05/09 PLANNING COMMITTEE

1) UNI

Policy HO10 of the Brighton & Hove Local Plan permits temporary accommodation and hostels to meet the needs of homeless people provided the site is well served by local services and infrastructure. The City Council now place homeless families in self-contained accommodation and therefore the exceptional need for this type of accommodation which justified previous approvals no longer exists. The accommodation which is therefore likely to be used for short periods by families from outside of the city will place additional strain on local services and infrastructure. In the absence of information to demonstrate that existing facilities could provide for the needs generated from the use the proposal is contrary to HO10.

2) UNI

Policy SR15 of the Brighton & Hove Local Plan resists the permanent loss of hotel/guest house accommodation unless it can be demonstrated that the use, or alternative types of holiday accommodation is no longer viable. No evidence has been submitted which demonstrates that the building has been marketed as a hotel and is genuinely redundant. For this reason the proposal is contrary to SR15.

BH2008/03416

10-11 Seafield Road Hove

Single storey rear extensions, replacement windows to top floor and reinstatement of the front boundary wall.

Applicant: SE Group

Officer: Paul Earp 292193

Approved on 21/05/09 DELEGATED

1) BH01.01

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

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

2) BH05.08

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

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

3) BH12.02

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

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

4) UNI

The area where the extract ducting is to be removed shall be made good and painted to match the existing building within one month of its removal.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD2, QD14 & HE6 of the Brighton & Hove Local Plan.

5) UNI

The front boundary wall to be reinstated shall match the design and appearance of the open balustrade front wall between the property and No.12 adjoining.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD2, QD14 & HE6 of the Brighton & Hove Local Plan.

BH2008/03703

The Tin Drum 10 Victoria Grove Hove

Addition of planter bracket to existing railings with timber 'tapping board' for partially sighted underneath. Addition of timber decking to existing surface of terrace. (Retrospective)

Applicant: Mr David Radtke

Officer: Adrian Smith 01273 290478

Approved on 22/05/09 DELEGATED

BH2008/03990

Hove Advent Church 6 Hove Place Hove

Demolition of existing church and erection of a three storey development of 3no self-contained flats.

Applicant: Pastor Leslie Hill

Officer: Adrian Smith 01273 290478

Refused on 09/06/09 DELEGATED

1) UNI

Policy HO20 states that planning permission will not be granted for development proposals that involve the loss of community facilities unless the community use is incorporated or replaced within a new development, is relocated to a location which improves its accessibility to users, existing nearby facilities are to be improved to accommodate the loss, or it can be demonstrated that the site is not needed. Insufficient information has been submitted to justify the loss of this community facility with regard to this policy.

2) UNI2

Policies QD1, QD2, and QD3 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. The proposed building by virtue of its excessive scale, bulk and inappropriate design results in an incongruous addition which detracts from the character and appearance of the street scene. The scheme is therefore contrary to the above policies.

3) UNI3

Policy HE6 states that proposals within the setting of a conservation area should preserve or enhance the character or appearance of the area and should show a consistently high standard of design and detailing reflecting the scale and character or appearance of the area. The proposed development is of an exceptionally poor overall design that has little regard to the scale, form, and character of the surrounding area. Moreover, the exposed and featureless eastern elevation helps to form an obtrusive and incongruous form of development that would be harmful to the character and appearance of the Cliftonville conservation area. The proposal is therefore contrary to the above policy.

4) UNI4

Policy QD27 of the Brighton & Hove Local Plan seek to protect the residential amenity of neighbouring properties. The proposed development would by reason of its height, scale and positioning on the eastern boundary of the site lead to overshadowing, a significant overbearing effect and increased sense of enclosure to neighbouring properties to the detriment of the living conditions of existing and future residents. The proposal therefore leads to a loss of amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

5) UNI5

Policy HO13 states that planning permission will be granted for new residential developments that are built to a lifetime homes standard whereby they can be adapted to meet the needs of people with disabilities. No information has been submitted with the application to demonstrate that these standards have been considered and incorporated into the scheme. The proposal is therefore contrary to the above policy.

6) UNI6

Policy HO5 requires the provision of private useable amenity space in new residential development where appropriate to the scale and character of the development. The proposal would result in no private amenity space for occupiers of the scheme and is therefore contrary to the above policy.

7) UNI7

Policy SU2 of the Brighton & Hove Local Plan, including SPD08 'Sustainable Building Design', requires all proposals to demonstrate a high standard of efficiency in the use of energy, water and materials. No information has been submitted with the application to demonstrate how these requirements have been met.

8) UNI8

Policy QD27 states that planning permission will not be granted where development would result in a loss of amenity for future residents. The proposed flats, by virtue of their size and poor internal layout, would result in a cramped form of development detrimental to the amenities of future residents and contrary to the above policy.

9) UNI9

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

BH2009/00541

70 George Street Hove

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

Applicant: Mr Roy Evans

Officer: Wayne Nee 292132

Approved on 22/05/09 DELEGATED

1) 10.01

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

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

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

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

No advertisement shall be sited or displayed so as to-

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

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

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

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

BH2009/00549

Flat 54 Lancaster Court Kingsway Hove

Replacement 3 no. white UPVC windows.

Applicant: Mrs Joan Davies

Officer: Mark Thomas 292336

Approved on 27/05/09 DELEGATED

1) BH01.01

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

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

BH2009/00603

20 Victoria Terrace Hove

Conversion of basement retail unit (A1) to form a 2no bedroom self-contained flat. Demolition and replacement of rear extension to basement. Replacement of rear windows and door to basement and ground floor and other external alterations.

Applicant: Hashim Alvi

Officer: Chris Wright 292097

Refused on 29/05/09 DELEGATED

1) UNI

The proposed rear extension would, by reason of the scale, form, design and detailing, relate poorly with the design, style and intrinsic character of the parent building, to the detriment of visual amenity and the historic appearance of the Cliftonville Conservation Area. As such the proposal is contrary to the requirements of policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

Policies QD14 and HE6 of the Brighton & Hove Local Plan require alterations to be well designed and detailed in relation to the property to be altered and adjoining properties, and preserve or enhance the character and appearance of the conservation area. The replacement windows to the rear façade of the building are inappropriate in terms of design, glazing configuration and method of opening, and would appear unsympathetic with the intrinsic character of the building, to the detriment of visual amenity and the wider Cliftonville Conservation Area, contrary to the aims and objectives of the development plan.

3) UNI3

The design and layout of the proposed basement flat is contrary to the requirements of policies SU2, QD27 and HO13 of the Brighton & Hove Local Plan. Living areas, bedrooms and washing/W.C. areas would have insufficient natural light and ventilation, to the detriment of future occupiers' living standards and inducing a reliance on artificial lighting and mechanical ventilation, which is not energy efficient. The layout, room sizes, corridor and doorway widths and stair access do not embrace lifetime homes' standards wherever practicable. As such the application is contrary to the above policies of the development plan.

BH2009/00713

17 Osborne Villas Hove

Erection of a two storey side extension, with cycle stores to the North elevation and reinstatement of original front features.

Applicant: Mr Nick Patterson

Officer: Charlotte Hughes 292321

Refused on 29/05/09 DELEGATED

1) UNI

Policy HE6 of the Brighton & Hove Local Plan states that proposals within a conservation area should preserve or enhance the character and appearance of that area. The spaces between the more spacious villa developments within the Cliftonville conservation area is seen to be an important part of its character and it is considered that this would be compromised by the addition of a two storey side wing extension. Furthermore the bike/bin store extension, which is also considered to be inappropriate in terms of its design and the materials proposed, would further infill the space between these buildings. The proposal would therefore neither preserve nor enhance the character or appearance of the Conservation Area and is considered to be contrary to policy HE6 and QD14 of the Brighton & Hove Local Plan.

BH2009/00772

Ground Floor Flat 6 Ventnor Villas Hove

Conversion of existing garage into additional ground floor living area.

Applicant: Mr & Mrs Hunter

Officer: Jason Hawkes 292153

Approved on 21/05/09 DELEGATED

1) BH01.01

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

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

2) UNI

The additional living area hereby permitted in the former garage shall be used only as ancillary accommodation in connection with the enjoyment of the ground floor flat only and not as a separate residential unit or for any other purpose.

Reason: In order to protect the amenities of adjacent properties and in accordance with policy QD27 and HO9 of the Brighton & Hove Local Plan.

BH2009/00800

1-3 Vallance Gardens Hove

Proposed roof terrace with balustrades, new lift shaft and roof access.

Applicant: Valance Gardens Developments Ltd

Officer: Clare Simpson 292454

Refused on 29/05/09 DELEGATED

1) UNI

The stair access and balustrade would be unsightly additions to the building which would add inappropriate height and form to the roof of the property, compromising its overall design. The additions would be visible from the surrounding area, with particular prominence when viewed from Vallance Gardens. Therefore the proposal would also be detrimental to the character and appearance of street scene and the wider Old Town Conservation Area. The proposal is contrary to policies QD1, QD14, and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposal to use the majority of the roof of the property as a private roof terrace would by, reason of its size, proximity to the boundaries and elevated position, have an overbearing and intrusive impact on neighbouring occupiers. The proposal is an un-neighbourly form of development detrimental to the residential amenity of neighbouring occupiers. The proposal is contrary to policies QD14, QD27 of the Brighton & Hove Local Plan.

GOLDSMID

BH2009/00409

105 The Drive Hove

Extension to existing patio to rear of property and replacement of balustrade, steps and surfacing.

Applicant: Mr & Mrs Ashley Jay

Officer: Jason Hawkes 292153

Approved on 28/05/09 DELEGATED

1) BH01.01

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

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

2) UNI

Prior to the extension to the patio, the proposed fencing to the boundary wall as shown on the submitted drawings received on the 29th April shall be installed and thereafter retained, unless otherwise agreed with the Local Planning Authority in writing.

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

3) UNI

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

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

BH2009/00459

Norfolk House 2 Wilbury Gardens Hove

Replacement of existing timber windows with UPVC windows.

Applicant: Mr Malcolm Parris

Officer: Wayne Nee 292132

Refused on 04/06/09 DELEGATED

1) UNI

Policies QD2 and QD14 require new development to take into account local characteristics and be well related visually to the property to be altered and the surrounding area and to use materials sympathetic to the parent building. The replacement of the existing windows with UPVC frames of an unsympathetic design, material and opening arrangement, would be inappropriate and would cause harm to the character and appearance of the existing property, and would be detrimental to the appearance of the surrounding street scene. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2009/00724

27 Montefiore Road Hove

Change of use of existing newsagents (A1) to incorporate ancillary cafe (A3) use, with associated decking to front of shop.

Applicant: Mr Tarik Lachaal

Officer: Chris Wright 292097

Refused on 29/05/09 DELEGATED

1) UNI

The raised timber decking and post and rail balustrade is unacceptable by reason of the design, materials, finishes and siting, which would be incongruous with the character and appearance of the local parade and the spaces in front of adjoining buildings, and would stand out as a feature alien to the locality, intrusive in the street scene and detrimental to visual amenity. The application is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan, which require a high standard of design and detailing in relation to the property to be extended, adjoining properties and to the surrounding area, the use materials which are sympathetic to the parent building, and consideration of positive local characteristics including the layout of streets and spaces, patterns of movement and the scale, bulk and design of existing buildings.

BH2009/00814

Land to the rear of 37 and 38 Cromwell Road Hove

Construction of a new five-storey building comprising 4 No. residential flats. To include 4 No. photovoltaic panels on roof. Provision of cycle store and waste /recycling facilities.

Applicant: Mrs Bao Bui

Officer: Clare Simpson 292454

Refused on 10/06/09 DELEGATED

1) UNI

The applicant has identified that the land is vacant, with no previous use. There does appear to have been some landscaping of the site, but based on the information submitted, the Local Planning Authority consider the land to be private open space. Policy QD20 of the Brighton & Hove Local Plan prevents development on open space unless there are exceptional circumstances to develop the area. The proposal involves the loss of open space important to the setting of the Willett Estate Conservation Area and wider street scene. The development is therefore contrary to policy QD20 of the Brighton & Hove Local Plan.

2) UNI2

The proposal, due to its height, bulk, massing, design, and excessive foot print, fails to respect the space between buildings, and would be unduly intrusive in the townscape, and would be out of character with the Willett Estate Conservation Area. The scheme represents an overdevelopment of the site which would also be visually incongruous and overbearing in relation to this adjacent Grade II Listed Buildings in Cromwell Road. The development would harm the setting and appreciation of the Willett Estate Conservation Area and adjacent listed buildings, contrary to policies QD1, QD2, QD3, QD4 and HE3, HE6 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development, by virtue of its bulk, form and massing in close proximity to the neighbouring boundaries, results in an excessive and un-neighbourly form of development which would be intrusive, overbearing and cause an increased sense of enclosure to the occupiers of no 37, 38, and 39 Cromwell Road. The development would therefore be contrary to Brighton & Hove Local Plan policies QD1, QD2, QD3, and QD27 of the Brighton & Hove Local Plan.

4) UNI4

The excessive footprint of the development, occupying much of the site, leaves limited opportunities for private amenity space. The proposal would result in an unsatisfactory level of private amenity space which would be detrimental to the living conditions of any future residential occupiers of the scheme and is contrary to policies HO5 and QD27.

HANGLETON & KNOLL

BH2008/03220

Sussex Education Centre Nevill Avenue Hove

Proposed three storey extension to existing education centre to create a 1688 sq.m office building for NHS Trust.

Applicant: Sussex Partnership NHS Foundation Trust

Officer: Paul Earp 292193

Approved after Section 106 signed on 08/06/09 PLANNING COMMITTEE

1) 01.01AA

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

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

2) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. Details of the parking layout shall be submitted to include the provision of a further 4 additional disabled parking bays shall be submitted to and approved in writing by the Local Planning Authority and implemented before the building is occupied. The bays shall remain for such use at all times thereafter.

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

3) 02.06A

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

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

4) 02.06A

No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full as approved prior to occupation and the refuse and recycling storage facilities shall thereafter be retained for use at all times. This permission shall enure for the benefit of the Sussex Partnership NHS Trust only and for no other occupier, and upon cessation of occupation by the Trust shall be used for D1 health care use only by an occupier to be agreed with the Local Planning Authority.

Reason: This permission is granted exceptionally and only in view of the circumstances of the applicant and to conform with policy HO20 of the Brighton & Hove Local Plan.

5) 03.01A

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

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

6) 06.03A

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

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car and to comply with policy TR14 of the Brighton & Hove Local Plan. Provision should be made for a minimum of 10 cycle stands.

7) 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 to comply with policy QD27 of the Brighton & Hove Local Plan

8) 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. The design should secure enhancements to local biodiversity, including provision of bat boxes and increased tree planting on the site, including a minimum of 2 trees to off-set the 'heat island effect' as defined in SDP08: Sustainable Building Design.

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

9) 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 to comply with policy QD15 of the Brighton & Hove Local Plan.

10) 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.

Reason: To protect the trees which are to be retained on the site to accord with policies QD15 and QD16 of the Brighton & Hove Local Plan.

11) UNI

Details of the parking layout shall be submitted to include the provision of a further 4 additional disabled parking bays shall be submitted to and approved in writing by the Local Planning Authority and implemented before the building is occupied. The bays shall remain for such use at all times thereafter.

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

12) UNI

Details of any external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The approved installation shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to a variation.

Reason: In the interests of protecting neighbouring properties from light pollution and to comply with policies SU9, QD25 and QD27 of the Brighton & Hove Local

Plan.

13) UNI

The development shall be completed in accordance with the agreed measures given in submitted Site Waste Management Plan which forms part of this application.

Reason: To ensure that the development is sustainable by minimising waste and re-use and recycling of materials is maximised and that materials are handled efficiently and waste is managed appropriately, and to comply with policy SU13 of the Brighton & Hove Local Plan.

14) UNI

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

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

15) UNI

The development shall be completed in accordance with the agreed measures given in NEAT (NHS Environmental Assessment Toolkit) report submitted with the application which achieves a rating level of "Excellent".

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

16) UNI

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

Reason: In the interests of protecting neighbouring properties from noise pollution and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

17) UNI

This permission shall enure for the benefit of the Sussex Partnership NHS Trust only and for no other occupier, and upon cessation of occupation by the Trust shall be used for D1 health care use only by an occupier to be agreed with the Local Planning Authority.

Reason: This permission is granted exceptionally and only in view of the circumstances of the applicant and to conform with policy HO20 of the Brighton & Hove Local Plan.

BH2009/00625

291 Hangleton Road Hove

Single storey rear extension (Part Retrospective).

Applicant: Mr Milad Ramis

Officer: Wayne Nee 292132

Approved on 29/05/09 DELEGATED

1) BH01.01

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

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

2) BH02.09

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

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

3) BH03.02

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

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

4) UNI

The south west facing side window of the proposed extension shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

BH2009/00638

34 Lynchets Crescent Hove

Erection of a single storey rear extension.

Applicant: Mr S & Mrs A Petiffer

Officer: Mark Thomas 292336

Refused on 22/05/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan states extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to the proposed, existing and/or adjacent residents. The proposed single storey rear extension, by virtue of its bulk, projection, and positioning, forms an inappropriate addition to the property. The development would result in increased overshadowing, sense of enclosure, and loss of outlook to the property at no. 36 Lynchets Crescent. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/00652

24 Dale View Hove

Certificate of lawfulness for a proposed development of loft conversion incorporating a rear dormer, 2 no. windows to the side elevation and 2 no. rooflights to the front.

Applicant: Mr Chris Laing

Officer: Wayne Nee 292132

Approved on 03/06/09 DELEGATED

BH2009/00911

34 Gleton Avenue Hove

Certificate of Lawfulness for a proposed development of the erection of a single storey rear extension.

Applicant: Mr Craig Milne

Officer: Charlotte Hughes 292321

Approved on 29/05/09 DELEGATED

SOUTH PORTSLADE

BH2008/03644

6 to 8 Foredown Drive Portslade Brighton

Installation of new window to front elevation and new fire escape door to rear elevation.

Applicant: Mr Richard Daughtrey

Officer: Mark Thomas 292336

Approved on 27/05/09 PLANNING COMMITTEE

1) BH01.01

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

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

2) UNI

The rear fire door shall only be opened for emergencies and maintenance and for no other purpose whatsoever.

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

3) UNI

No development shall take place until a construction method statement has been submitted to and agreed in writing by the Local Planning Authority indicating measures for the protection of a Ligustrum tree located in close proximity to the rear elevation of the premises. The development shall be constructed in strict accordance with the agreed details.

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

BH2009/00476

Hills Radio 40-42 Station Road Portslade Brighton

Demolish rear covered yard to No 41, erect single storey extension for maintenance and repair behind Nos 40, 41 and 42 with covered waste and cycle stores. Conversion of first and second floor workshops to No 41, conversion of maisonette above No 40, new rear first floor extension to Nos 40 and 41 forming rooms in roof to No 40 all to form five self-contained flats with new rear access. Retain existing two flats above No 42 giving four additional flats in total.

Applicant: Mr Andrew Hill

Officer: Guy Everest 293334

Refused on 21/05/09 DELEGATED

1) UNI

The existing maisonette (no. 40) is unsuitable for conversion into smaller units of accommodation by virtue of a floor area of less than 115 sq metres and having only three bedrooms. The proposal is therefore contrary to policy HO9 of the Brighton & Hove Local Plan.

2) UNI

The development would create a poor mix of housing unsuitable for family occupation and provide at second floor level accommodation below the standard that the Council would reasonably expect by reason of habitable rooms of an inadequate size. The proposal is therefore contrary to policies QD27 and HO3 of the Brighton & Hove Local Plan.

3) UNI

The roofspace to the rear section of 40 Station Road is not considered suitable for conversion to living accommodation by virtue of limited headroom and floorspace. This is reflected by roof dormers of a size and scale necessary to

provide usable headroom for living accommodation. The dormers appear excessive in size and would exacerbate the already disjointed and heavily extended appearance of the property in views from the rear contrary to policy QD14 of the Brighton & Hove Local Plan and to the provision of Supplementary Planning Guidance Note 1: roof alterations and extensions.

BH2009/00680

51 Foredown Drive Portslade Brighton

Erection of a two storey rear extension.

Applicant: Mr P. Lind

Officer: Adrian Smith 01273 290478

Refused on 29/05/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan states that planning permission for extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed single storey and two storey rear extensions, by virtue of their projection, positioning, and proximity to the neighbouring boundary would result in an overbearing and un-neighbourly addition to the property to the considerable detriment of the amenity of the residents of the property at no. 53 Foredown Drive, by way of loss of daylight, sunlight and outlook. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed single storey and two storey rear extensions represent an incongruous and inappropriately bulky addition to the rear of the recipient property and would result in a cluttered, overdeveloped rear elevation. The proposed development would harm the appearance of the property and is therefore contrary to the above policy.

BH2009/00922

4 Crown Road Portslade Brighton

Certificate of Lawfulness for proposed erection of a single storey rear extension.

Applicant: Ms Bailey

Officer: Mark Thomas 292336

Approved on 29/05/09 DELEGATED

BH2009/00989

Travis Perkins Baltic Wharf Wellington Road Portslade

Application for approval of details reserved by conditions 3, 5, 19 and 20 of application BH2007/02974.

Applicant: Mr Barry Clarke

Officer: Chris Wright 292097

Approved - no conditions on 04/06/09 DELEGATED

1) UNI

Approval of the details reserved by conditions 5, 19 and 20.

STANFORD

BH2008/03894

PC World Site 274 Old Shoreham Road Hove

Erection of single storey non-food retail unit (A1).

Applicant: NUI Investments Ltd

Officer: Guy Everest 293334

Approved on 05/06/09 DELEGATED

1) BH01.01

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

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

2) BH03.01

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

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

3) BH05.05

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'standard' BREEAM or a 'bespoke' BREEAM) and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development have been submitted to the Local Planning Authority; and

(b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

4) BH05.06

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

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

5) BH06.04

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

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

6) BH11.02

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

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

7) UNI

Notwithstanding the provisions of Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) none of the following goods shall be sold from the retail store except where these items relate to use or consumption by or for animals (or unless such goods are ancillary to the main retail use):-

- a) food and drink
- b) clothing, footwear, handbags, fashion accessories, or jewellery
- c) books, newspapers, magazines and stationary
- d) crockery, glassware, china and kitchenware
- e) toys
- f) sports equipment and clothing (including walking and climbing equipment)
- g) cosmetics, pharmaceuticals and toiletries
- h) videos, DVDs, CDs, audio cassettes and records

The total area devoted to goods ancillary to the main retail use shall not exceed 10% of the gross floor area.

Reason: To ensure that the unit remains suitable for the sale of bulky goods and do not harmfully compete with existing established shopping centres and to comply with policies SR2 and SR3 of the Brighton & Hove Local Plan.

8) UNI

No additional floorspace shall be created by the insertion of a mezzanine floor within the hereby approved unit without the specific grant of planning permission.

Reason: To enable the local planning authority to assess the impact of additional floorspace on the vitality and viability of existing centres, on existing highway and access conditions and on-site car parking availability, and to comply with policies SR2, SR3, TR1, TR7 and TR19 of the Brighton & Hove Local Plan.

9) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, and replacement planting to

compensate for the loss of existing trees on the site.

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

10) UNI

The total floor space of the building as shown on approved drawing no. 0631/PL09 shall remain as a single retail unit and at no time be sub-divided into smaller units.

Reason: To ensure that the unit remains suitable for the sale of bulky goods and does not harmfully compete with existing established shopping centres and to comply with policies SR2 and SR3 of the Brighton & Hove Local Plan.

11) UNI

No loading, unloading or deliveries shall be carried out on the site before 07.00 or after 19.00 hours Monday to Saturday or at any time on Sundays or Bank Holidays.

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

BH2009/00297

182 Sackville Road Hove

Construction of additional storage area to the rear of property. (Retrospective).

Applicant: Mr John Harrop

Officer: Wayne Nee 292132

Approved on 02/06/09 DELEGATED

1) UNI

No cladding and external finishes shall be applied and no door shall be installed onto the existing timber structure until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The Development shall thereafter be carried out in accordance with the approved details.

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

BH2009/00419

10 Radinden Manor Road Hove

Erection of two storey front and side extension.

Applicant: Mr & Mrs Kendrick

Officer: Jason Hawkes 292153

Approved on 22/05/09 DELEGATED

1) BH01.01

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

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

2) BH03.02

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

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

BH2009/00463

2 Torrance Close Hove

Erection of single storey rear extension.

Applicant: Mrs Rosemary Bannon

Officer: Adrian Smith 01273 290478

Approved on 29/05/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2009/00732

12 Rigden Road Hove

Front, side and rear extension with integral garage and additional crossover onto the public highway.

Applicant: Dr George Kemenes

Officer: Charlotte Hughes 292321

Approved on 04/06/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2009/00736

The Squirrels 15 Dyke Road Avenue Hove

Replacement front and side boundary walls and installation of new front gates. New block paved driveway with associated landscaping.

Applicant: Mr James Tame

Officer: Wayne Nee 292132

Approved on 10/06/09 DELEGATED

1) 01.01AA

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

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

BH2009/00764

23 Woodlands Hove

Erection of a single storey rear extension.

Applicant: Mr Jonathan Fogden

Officer: Mark Thomas 292336

Approved on 29/05/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2009/00780

55 King George VI Drive Hove

Erection of single storey rear and side extensions.

Applicant: Mr & Mrs Williams

Officer: Mark Thomas 292336

Refused on 29/05/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to the proposed, existing and/or adjacent residents. The proposed single storey rear extension, by virtue of its bulk, projection, and positioning, forms an inappropriate addition to the property. The development would result in increased overshadowing, sense of enclosure, and loss of outlook to the property at no. 53 King George VI Drive. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/00798

37 Cranmer Avenue Hove

Erection of a single storey rear extension with roof lights.

Applicant: Mr & Mrs Livingstone

Officer: Wayne Nee 292132

Approved on 26/05/09 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

3) BH02.09

Access to the flat roof over the extension hereby approved shall be for

maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

BH2009/00817

Ground Floor 2 Landseer Road Hove

Erection of single storey rear extension.

Applicant: Mr Anthony Collins

Officer: Mark Thomas 292336

Refused on 03/06/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan states extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to the proposed, existing and/or adjacent residents. The proposed single storey rear extension, by virtue of its bulk, projection, and positioning, forms an inappropriate addition to the property. The development would result in increased overshadowing, sense of enclosure, and loss of outlook to the property at no. 4 Landseer Road. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

1) UNI

Policy QD14 of the Brighton & Hove Local Plan states extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to the proposed, existing and/or adjacent residents. The proposed single storey rear extension, by virtue of its bulk, projection, and positioning, forms an inappropriate addition to the property. The development would result in increased overshadowing, sense of enclosure, and loss of outlook to the property at no. 4 Landseer Road. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/00899

Maytree House Cranmer Avenue Hove

Certificate of Lawfulness for a proposed development to convert the existing garage into habitable space.

Applicant: Mr Abdul Malleck

Officer: Mark Thomas 292336

Refused on 29/05/09 DELEGATED

WESTBOURNE

BH2008/03968

Pembroke Lodge 81 Pembroke Crescent Hove

Roof extensions over existing flat roofs incorporating 1no dormer to east elevation and 1no dormer to west elevation.

Applicant: Mr & Mrs B Watkins

Officer: Wayne Nee 292132

Refused on 03/06/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to

neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed extension would be located alongside the side boundary of the rear garden of no. 12 Pembroke Gardens. By virtue of its size, positioning, and proximity to the neighbouring boundary, the proposed roof extension would form an over dominant and over bearing addition which is considered an un-neighbourly form of development for residents of no. 12 Pembroke Gardens and results in a significant impact on residential amenity space. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed east elevation dormer window faces in the direction of the neighbouring properties of nos. 12 & 14 Pembroke Gardens. It is considered that the proposed dormer would represent an overbearing addition for residents of these adjoining residents by reason of an increased sense of overlooking and loss of privacy, and would have an adverse impact on residential amenity. The proposal therefore is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/00609

Courtyard at rear of 218 to 234 Portland Road Hove

Application for approval of details reserved by Condition 5 of application BH2004/02238/OA, which states the samples of the materials to be used in the construction of external surfaces shall be submitted.

Applicant: Portland Glass Ltd

Officer: Guy Everest 293334

Approved on 22/05/09 DELEGATED

BH2009/00677

2-4 Sackville Road Hove

Conversion of existing nursing home into nine self-contained flats.

Applicant: Vigcare

Officer: Clare Simpson 292454

Refused on 01/06/09 DELEGATED

1) UNI

The site is currently operating as a care home for the elderly. The applicant has failed to demonstrate that the existing care home facilities do not comply with, or are realistically capable of reaching, the respective standards set out for residential care / nursing homes. The site is still registered and receiving additional residents from the city council and therefore it is still viewed as supplying a valuable resource to the city. Therefore the loss of residential care facilities is considered contrary to policy HO11 of the Brighton & Hove Local Plan.

2) UNI2

The change of use relies on a number of internal bathrooms which have no natural light and ventilation. As such the development will place unacceptable dependence on artificial light and mechanical ventilation. In addition no information has been submitted to demonstrate that the conversion of the building can meet the relevant Ecohomes standards. The development is contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning document on Sustainable Building Design SPD08.

BH2009/00836

27 Wordsworth Street Hove

Erection of single storey rear extension.

Applicant: Mr J Day

Officer: Mark Thomas 292336

Refused on 29/05/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed rear extension represents an excessive enlargement of the existing building, resulting in an over-extended appearance which would be to the detriment of the property. The development would detract from the appearance of the property, contrary to the above policies, to the detriment of the visual amenities of the area.

WISH

BH2008/03179

269 Kingsway Hove

Side and rear extension at basement and ground floor level. (part retrospective).

Applicant: Mr Vic Marchant

Officer: Charlotte Hughes 292321

Refused on 04/06/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The side and rear extension does not relate sympathetically to the host property by reason of its excessive scale, bulk and design and is considered to be overdevelopment of the site which results in an unacceptable loss of private amenity space for the host dwelling. The proposed development is therefore considered to be contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to ensure that alterations and additions to properties do not have a harmful impact upon the residential amenity of neighbouring occupiers. The side and rear extension, which has been built along the shared boundary, results in an increased sense of enclosure for the occupiers of the ground floor flat at No271 Kingsway and has an overbearing and unneighbourly impact on their existing residential amenities, in terms of loss of light, loss of privacy and loss of outlook. The proposed development is therefore considered to be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/00007

2 Wish Road Hove

Certificate of Lawfulness for the proposed erection of side roof extensions and installation of 6 no. rooflights and one solar panel and erection of a single storey rear extension.

Applicant: Mr Geoff Wright

Officer: Wayne Nee 292132

Approved on 28/05/09 DELEGATED

BH2009/00428

Flat 2 77A Boundary Road Hove

Formation of roof terrace to existing flat roof at rear of property including decking and the replacement of an existing window with french doors.

Applicant: Ms Louise McCarron

Officer: Charlotte Hughes 292321

Refused on 22/05/09 DELEGATED

1) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan seeks to ensure that alterations and additions to properties do not have a harmful impact upon the residential amenity of neighbouring occupiers. It is considered that the proposed formation of a roof terrace, with decking, on the existing flat roof to the rear of this property will adversely impact on the residential amenity of the neighbouring properties at Worcester Villas, by means of overlooking and loss of privacy. The proposal is therefore considered to contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/00649

78 Boundary Road Hove

Installation of internally illuminated fascia and projecting signs (Retrospective).

Applicant: Mr Chris Ford

Officer: Wayne Nee 292132

Approved on 02/06/09 DELEGATED

1) 10.01

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

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

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

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

No advertisement shall be sited or displayed so as to-

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

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

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

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

7) 10.07A

The illumination of the advertisement shall be non-intermittent.

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

BH2009/00650

78 Boundary Road Hove

Installation of new shopfront, fascia, sun blind, extract outlet and air conditioning condensers (Part Retrospective).

Applicant: Mr Chris Ford

Officer: Wayne Nee 292132

Approved on 02/06/09 DELEGATED

1) UNI

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

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

2) UNI

The hours of use of the air conditioning condensers and extract outlets shall be restricted to 07.00hrs to 18.00hrs Monday to Saturday, and 10.00hrs to 17.00hrs Sundays and Bank Holidays.

Reason: To protect the amenity of neighbouring residents and occupiers in compliance with Policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED

PATCHAM

BH2009/00540

11 Hartfield Avenue Brighton

Erection of first floor side extension incorporating projecting rear extension supported by brick piers with french doors and Juliet balcony.

Applicant: Mr Simon Pates

Officer: Liz Holt 291709

Refused on 21/05/09 DELEGATED

1) UNI

The proposed first floor side extension, by virtue of it failing to be subordinate to the ridge height of the existing roof of the property and the related terrace, will result in a disproportionate appearance to the related terrace and therefore would be of detriment to visual amenities of the terrace and the Hartfield Avenue street scene. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI

The proposed rear flat roof extension, by virtue of its height, width, design and relationship to the eaves of the existing property and the eaves of the proposed first floor side extension, relates poorly to the existing property and the proposed first floor side extension and as a result would be of detriment to the character and appearance of the existing property. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2009/00576

42 Brangwyn Drive Brighton

Erection of a two storey pitched roof rear extension incorporating Juliette balcony, 2no. rooflights to front and 2no. rooflights to side. Addition of 2no. first floor windows to North and South elevations.

Applicant: Mr Keith Nevitt

Officer: Jonathan Puplett 292525

Approved on 10/06/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) BH03.03

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

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

4) UNI

The two first floor side facing windows (which would serve bathrooms) hereby approved shall not be glazed otherwise than with obscured glass and thereafter shall be permanently retained as such.

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

5) UNI

The two side facing rooflights to the rear gable end roof extension hereby approved shall not be glazed otherwise than with obscured glass, shall be fixed shut, and thereafter shall be permanently retained as such.

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

6) UNI

Notwithstanding the submitted waste minimisation statement, no development shall take place until a revised statement, providing further detail as to how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The statement should include specific information regarding the building materials to be re-used on site, and details of the specific waste contractors to be employed. The measures shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, and to comply with policy SU13 of the Brighton & Hove Local Plan and SPD03 'Construction and Demolition Waste'.

BH2009/00653

6 Highfield Crescent Brighton

Demolition of existing conservatory and erection of a rear single storey extension.

Applicant: Mr Gerry Ingram

Officer: Chris Swain 292178

Approved on 27/05/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) BH02.09

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a

roof garden, terrace, patio or similar amenity area.

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

4) BH03.03

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

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

BH2009/00681

12 Ladies Mile Road Brighton

Erection of a single storey side extension.

Applicant: Mr John Lee-Falcon

Officer: Chris Swain 292178

Approved on 28/05/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2009/00705

32 Stoneleigh Avenue Brighton

Erection of a single storey rear conservatory.

Applicant: Mr B Parker

Officer: Helen Hobbs 293335

Refused on 29/05/09 DELEGATED

1) UNI

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

BH2009/00733

10 Wilmington Close Brighton

Certificate of Lawfulness for a proposed erection of detached garage.

Applicant: Mr Alan Blackburn

Officer: Helen Hobbs 293335

Approved on 01/06/09 DELEGATED

BH2009/00774

10 Brangwyn Avenue Brighton

Erection of two storey side and rear extension with front roof alterations and erection of front porch.

Applicant: Mr Hadi Dabirraji

Officer: Jonathan Puplett 292525

Approved on 09/06/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) UNI

The ground floor level of the existing dwelling house shall be retained as the existing brick finish, and the ground floor of the proposed extension shall be constructed in brickwork to match the existing dwelling.

Reason: For the avoidance of doubt, in accordance with an email from the agent for the application dated 27 May 2009, and to ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

4) UNI

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

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

BH2009/00873

144 Mackie Avenue Brighton

Erection of a single storey rear extension with roof lights and installation of a new shop front.

Applicant: Mr John Freeland

Officer: Anthony Foster 294495

Refused on 09/06/09 DELEGATED

1) UNI

The proposed extension, by virtue of its size, design and form would result in an incongruous and visually intrusive addition to the building and would adversely affect the character of the area contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan

BH2009/00920

4 Brangwyn Crescent Brighton

Erection of two storey rear extension.

Applicant: Mr & Mrs Vigar

Officer: Jonathan Puplett 292525

Refused on 10/06/09 DELEGATED

1) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan state that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed two-storey extension, of approximately 9.7 metres in depth, would represent an incongruous addition when viewed from the neighbouring properties to either side; nos. 2 and 6 Brangwyn Crescent. Such a large structure projecting back into a rear garden would be out of keeping in relation to the setting which is characterised by open rear garden areas, and would harm the outlook from neighbouring properties. Furthermore, the proposed first floor side facing windows would provide views towards neighbouring gardens and dwellings, causing significant harm to neighbouring privacy. The proposal is therefore contrary to the above policies.

2) UNI2

Policy QD14 states that extensions must be well designed, sited, and detailed in relation to the property, and take into account the existing space around buildings and the character of the area. The proposed extension, due to its excessive scale and depth, would dominate the appearance of the rear of the property and would result in an over-extended appearance to the dwelling, and an overdevelopment of the property. The character of the parent building would be harmed, contrary to the above policy.

PRESTON PARK

BH2009/00509

Windlesham School, 180 Dyke Road Brighton

Demolition and removal of 2 no. existing sheds. Erection of 1 new classroom with new recreation fencing. (Amended Description)

Applicant: Mrs Aoife Bennett-Odlum

Officer: Adrian Smith 01273 290478

Approved on 29/05/09 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH11.01

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

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

3) BH11.02

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

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

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

4) BH11.03

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

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

5) UNI

The development hereby approved shall not be in use except between the hours of 8.30 to 16.00 Monday to Friday and shall not be in use at any time on Saturdays, Sundays and Bank Holidays.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.

6) UNI

The classroom hereby permitted shall be constructed on foundation pads and raised above ground level in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to development commencing.

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

7) UNI

The development hereby approved shall only be used as a classroom until 20th May 2012. Unless otherwise agreed in writing by the Local Planning Authority, after 20th May 2012 the development may only be used as ancillary storage space to the school use of the site.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.

BH2009/00527

28 Cleveland Road Brighton

Replacement of front door.

Applicant: Dr Abigail Fry

Officer: Louise Kent 292198

Approved on 10/06/09 DELEGATED

1) BH01.01

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

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

REGENCY

BH2009/00286

3 Meeting House Lane Brighton

Change of use from A1 retail to mixed A1 and A3 coffee house.

Applicant: Naked Coffee

Officer: Jason Hawkes 292153

Approved on 28/05/09 DELEGATED

1) BH01.01

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

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

2) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the layout of the coffee shop shall be restricted to the part Class A1 / part Class A3 division as shown on the drawing entitled 'Proposed floor plans' hereby approved.

Reason: To restrict the use of the café and to retain a retail use within the unit in accordance with policy SR4 of the Brighton & Hove Local Plan.

3) UNI

The use hereby permitted shall not be open to customers except between the hours of 0700 and 2300 Mondays to Saturdays and 10am to 1800 Sundays and Bank Holidays.

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

4) UNI

The external terrace shall not be open to customers except between the hours of 0900 and 2200 Mondays to Saturdays and 10am to 1800 Sundays and Bank Holidays.

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

5) UNI

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provide in BS4142:1999.

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

6) UNI

The premises shall only be used as a café / retail shop and for no other purpose (including any other purpose in Class A3) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). No alcohol shall be served or sold on the premises as part of the permitted use.

Reason: To safeguard the amenities enjoyed by neighbouring properties, in the interests of public order and crime prevention and in accordance with policy QD27 of the Brighton & Hove Local Plan.

BH2009/00287

3 Meeting House Lane Brighton

Alterations in association with change of use from A1 retail to mixed A1 and A3 coffee-house, comprising internal alterations and re-instatement of toilet facilities and storage room on ground floor.

Applicant: Naked Coffee

Officer: Jason Hawkes 292153

Approved on 28/05/09 DELEGATED

1) BH01.05

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

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

2) BH13.05

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

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

3) BH13.12

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

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

4) UNI

No works shall take place until details of the proposed balustrade and handrails to the staircase at first floor level have been submitted to and approved by the Local Planning Authority in writing. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure the satisfactory preservation of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

The new walls shall have a plaster finish, except for the interior of the WC, which may have a tiled finish if required.

Reason: To ensure the satisfactory preservation of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

6) UNI

The existing tie beams in the first floor east room shall be retained and the walls made good and repaired using lime mortar and bricks and details shall be submitted to and approved by the local planning authority of a scheme of structural strengthening and support of the northernmost oak tie beam and these works shall be carried out and completed to the satisfaction of the local planning authority before the building is occupied.

Reason: To ensure the satisfactory preservation of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

7) UNI

Air bricks shall be installed in all the blocked up fire places in the chimney breasts in the building before the building is occupied.

Reason: so as to ensure adequate ventilation of the chimney breasts and the avoidance of damp damage and the preservation of this listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

BH2009/00386

75 East Street Brighton

Display of 1 no. internally illuminated fascia sign to rear of building.

Applicant: CHF (UK) Ltd

Officer: Adrian Smith 01273 290478

Refused on 21/05/09 DELEGATED

1) UNI

Insufficient information has been provided with regard to the materials, colour, finish and illumination of the proposed signage to satisfactorily demonstrate that the proposal would ensure the preservation of the character and appearance of the Old Town conservation area, in accordance with policies QD12 and HE9 of the Brighton & Hove Local Plan.

2) UNI

Notwithstanding the details shown on the application, the advertisements as installed are poorly sited in relation to the architectural features of the host building and are of a size, colour, material and finish such that they have a detrimental impact on the character and appearance of the building and Old Town conservation area, contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan.

BH2009/00408

Unit 4-5 22-23 Churchill Square Brighton

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

Applicant: Miss Anna Wojcik

Officer: Chris Wright 292097

Approved on 26/05/09 DELEGATED

1) BH10.01

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

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

2) BH10.03

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

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

3) BH10.04

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

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

4) BH10.05

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

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

5) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

6) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

7) BH12.02

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

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

8) UNI

The maximum level of luminance of the internally illuminated sign hereby granted consent shall not exceed 600 candelas per square metre.

Reason: In the interests of amenity and public safety and in order to comply with policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD07: Advertisements.

BH2009/00510

7 Pool Valley Brighton

Refurbishment of existing restaurant including new front and rear facades and installation of ventilation/extraction equipment.

Applicant: Mr A & Mrs J Hartono

Officer: Chris Wright 292097

Refused on 27/05/09 DELEGATED

1) UNI

The proposed alterations to the front and rear facades of the building are not acceptable in the main due to insufficient detail being submitted in relation to the replacement timber sliding sash windows with double glazed units and the blocking up of window openings on the rear elevation which would give the façade a blank appearance, devoid of visual interest and architectural merit. As such the development would be harmful in terms of visual amenity and the intrinsic character of the building and the historic appearance of the Old Town Conservation Area, contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

2) UNI

The proposed shopfront would, by reason of the design, detailing and fenestration, be incongruous with the style and appearance of adjacent shopfronts in the Pool Valley pedestrian link passage, which have a degree of uniformity in their proportions and designs, to the detriment of visual amenity and the historic character of the wider Old Town Conservation Area. As such the application fails to satisfy the requirements of policies QD1, QD2, QD10, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD02: Shop Front Design.

3) UNI

The replacement shopfront would not provide acceptable access for everyone, including wheelchair users, the visually impaired and other people with disabilities. The proposal therefore conflicts with the requirements of policy QD10 of the Brighton & Hove Local Plan.

4) UNI

Insufficient information has been submitted with the application to demonstrate measures to improve efficiency in the use of energy, materials and water in the development. The proposal therefore conflicts with the requirements of policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08: Sustainable Building Design.

5) UNI

The waste minimisation statement submitted with the application lacks detail, including quantities and types of materials to be re-used in the development, recycled or minimised, and information as to how this may be achieved, and hence falls short of the standard reasonably expected by the local planning authority. The waste minimisation statement does not comply with the requirements of policy SU13 of the Brighton & Hove Local Plan.

BH2009/00599

8 Black Lion Street Brighton

Display of externally illuminated fascia sign, menu box and internally illuminated hanging sign.

Applicant: Mr Nick Jones

Officer: Jason Hawkes 292153

Approved on 29/05/09 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

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

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

7) UNI

All proposed cabling should be concealed and not mounted on the external face of the building.

Reason: To protect the character and appearance of the building and surrounding conservation area in accordance with policies QD12 and HE9 of the Brighton & Hove Local Plan.

BH2009/00610

26 Oriental Place Brighton

Change of use of the guest house (C1) to form five residential units comprising 1 studio, 2 one bedroom flats and 2 two bedroom maisonettes.

Applicant: Mr Robert Beveridge

Officer: Clare Simpson 292454

Refused on 21/05/09 DELEGATED

1) UNI

Policy SR15 protects hotel accommodation unless it can be demonstrated that the use is no longer viable. The applicant has not provided sufficient details of a sustained marketing campaign, occupancy rate, or independently verified accounts to demonstrate the use is genuinely redundant. In addition no detailed information has been provided to demonstrate that other type of guest accommodation would also be unviable for the site. The proposal is therefore contrary to policy SR15 of the Brighton & Hove Local Plan.

BH2009/00611

26 Oriental Place Brighton

Internal alterations in association with the conversion of the guest house (C1) to form five residential units comprising 1 studio, 2 one bedroom flats and 2 two bedroom maisonettes.

Applicant: Marina West Hotel

Officer: Clare Simpson 292454

Refused on 21/05/09 DELEGATED

1) UNI

Policy HE1 of the Brighton & Hove Local Plan states that works to listed buildings will only be permitted where they would have no adverse impact on the historic character or appearance of the interior or exterior of the building. The works proposed for the first floor of the property require the removal of an excessive amount of original fabric to the detriment to the overall character of the front room. As currently presented the application is contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2009/00683**Flat 5 147 Kings Road Brighton**

Proposed ground floor level extension above previously approved single storey basement extension and insertion of new window to rear.

Applicant: Aurotos

Officer: Chris Wright 292097

Refused on 03/06/09 DELEGATED

1) UNI

The development, by reason of the height, massing, design and siting, constitutes over development of the rear part of the building and would be harmful to the setting and intrinsic character of the listed building. The application is thereby contrary to the aims and objectives of policies QD14, HE1 and HE3 of the Brighton & Hove Local Plan which require development to be well designed and detailed in relation to the property to be extended, adjoining properties and to the surrounding area; to take into account the existing space around buildings and the character of the area; and to ensure the character of listed buildings is preserved and ensure development does not have an adverse impact on the setting of listed buildings through factors including the siting, height, bulk, scale and layout.

2) UNI2

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to ensure development would not result in loss of privacy and that both existing and future users, residents or occupiers, would not experience loss of amenity. The proposed extension incorporates a flank window that would overlook neighbouring yards and rooms and the height and scale of the development would increase the sense of enclosure around the rear yard to be retained, and have an overbearing impact. As such the development is contrary to the development plan.

BH2009/00684**Flat 5 147 Kings Road Brighton**

Proposed ground floor level extension above previously approved single storey basement extension and insertion of new window to rear.

Applicant: Aurotos

Officer: Chris Wright 292097

Refused on 03/06/09 DELEGATED

1) UNI

The development, by reason of the height, massing, design and siting, constitutes over development of the rear part of the building and would be harmful to the setting and intrinsic character of the listed building and the space around it. The application is thereby contrary to the aims and objectives of policies QD14, HE1 and HE3 of the Brighton & Hove Local Plan which require development to be well designed and detailed in relation to the property to be extended; to take into account the existing space around buildings; and to ensure the character of listed buildings is preserved and ensure development does not have an adverse impact on the setting of listed buildings through factors including the siting, height, bulk, scale and layout.

2) UNI2

Insufficient details of the proposed roof design, rainwater goods and window details, including glazing bar configuration, sills and sections have been submitted, such that formal determination of these aspects of the development cannot be achieved. As such the application is contrary to the aims and objectives of policies QD14 and HE1 of the Brighton & Hove Local Plan.

BH2009/00719

8 - 13 Black Lion Street Brighton

Display of 2no externally illuminated fascia signs, 2no externally illuminated vinyl logos, 1no externally illuminated projecting sign, 2no internally illuminated menu boxes and 2no retractable awnings. (Retrospective)

Applicant: Mr Simon Blagden

Officer: Jason Hawkes 292153

Approved on 10/06/09 DELEGATED

1) 10.01

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

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

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

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

No advertisement shall be sited or displayed so as to-

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

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

BH2009/00731

28 Victoria Street Brighton

Replacement of concrete tiles to roof with natural slate. Erection of 1no. dormer and the replacement of 1no. rooflight to rear elevation.

Applicant: Mr Nigel Whitehurst

Officer: Wayne Nee 292132

Approved on 09/06/09 DELEGATED

1) 01.01AA

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

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

2) UNI

Notwithstanding the submitted plans of the rear dormer hereby approved, the overall width of the dormer shall be no wider than the first floor window below, and the upper frame of the dormer above the window shall not extend beyond the side frames.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan and SPGBH1: Roof Alterations & Extensions.

3) UNI

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

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE6 of the Brighton & Hove Local Plan.

4) UNI

No works shall take place until samples of the grey roof tiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2009/00739

30 Vernon Terrace Brighton

Certificate of lawfulness for an existing use of a roof terrace.

Applicant: Mr Colin May

Officer: Mark Thomas 292336

Refused on 29/05/09 DELEGATED

1) UNI

Insufficient evidence has been provided to demonstrate that the flat roof area over no. 30 Vernon Terrace has been used as a roof terrace for a period of at least four continuous years, and as such the use is not lawful under section 171B (1) of the Town and Country Planning Act 1990.

BH2009/00740

Burleigh Court 1-2 Cavendish Place Brighton

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

Applicant: Ms Katie Beadle

Officer: Jason Hawkes 292153

Approved on 22/05/09 DELEGATED

1) BH01.05

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

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

2) BH13.12

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

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

BH2009/00741

16 Burleigh Court Cavendish Place Brighton

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

Applicant: Ms Katie Beadle

Officer: Jason Hawkes 292153

Approved on 29/05/09 DELEGATED

1) BH01.01

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

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

2) BH13.12

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

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

BH2009/00758

72-73 Western Road Brighton

Installation of 3 new condensing units and extract flue at roof level and extract grilles to rear elevation.

Applicant: Recipease

Officer: Guy Everest 293334

Approved on 04/06/09 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall commence until an acoustic report demonstrating that operation of the hereby approved units will not exceed a level 5dB below the existing LA90 background noise level (with Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997) measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises has been submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing. The development shall be carried out in accordance with the report, and any associated recommendations, and shall be maintained as such thereafter.

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

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority an efflux velocity cone shall be fitted and maintained at the flue terminal.

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

BH2009/00769

181-185 Western Road Brighton

Installation of electricity sub-station on first floor interior to rear of building. Removal of existing roof plant and installation of new plant in existing and new locations. Removal of existing glazed roof-lights and formation of weather proof lids. Demolition of outside wall of existing lift shaft to west elevation and re-construction to suit a deeper lift. New replacement fire escape from second to first floor. Widening of existing external fire escapes on first and second floor, and installation of a covered walkway from fire escape at second floor. (Part retrospective).

Applicant: H & M Hennes

Officer: Adrian Smith 01273 290478

Approved on 29/05/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

No development shall commence until technical details of the replacement roof based plants and electricity sub-station, including a scheme for the suitable treatment of all plant and machinery against the transmission of sound and vibration, have been submitted to and approved in writing by the Local Planning Authority. The equipment Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. The Rating Level and existing background noise levels are to be determined in accordance with the guidance provided in BS 4142:1997. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

BH2009/00794

Fourth Floor Flat 30 Vernon Terrace Brighton

Conversion of existing dormers on front roof slope to Mansard roof, including installation of 1 no. new rooflight and replacement of existing windows and doors with 3 no. new patio doors to balcony.

Applicant: Mr Colin May

Officer: Charlotte Hughes 292321

Refused on 28/05/09 DELEGATED

1) UNI

Policy HE6 of the Brighton & Hove Local Plan states that proposals within a conservation area should preserve or enhance the character and appearance of that area. The proposed alterations to roof and its dormers would be much more prominent and intrusive on the skyline than the present arrangement and it is considered that this would be unacceptable and harmful to the character of the building and the wider group. The improvements made in terms of design do not outweigh the harm caused by the increase in bulk. The proposal is therefore considered to be contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the Council's supplementary Planning Guidance Note SPGBH01 - Roof Alterations and Extensions.

ST. PETER'S & NORTH LAINE

BH2009/00238

144 London Road, 2 & 3 St Peter's Place Brighton

Internal alterations to layout of ground, first and second floors.

Applicant: Mr Paul Bolton

Officer: Helen Hobbs 293335

Refused on 29/05/09 DELEGATED

1) UNI

The proposed internal alterations at first and second floor level, by reason of the sub-divisions of rooms, would bear no relation to the original plan form and fabric of the property and would therefore be harmful to the historic character, proportions and internal appearance of the grade II listed building. As such the proposal is contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 11 - Listed Building Interiors.

BH2009/00323

48 Park Crescent Brighton

Replacement of 3 no. garage doors with 1no roller door and door for access to cycle storage. (Part retrospective)

Applicant: Mr Richard Walmsley

Officer: Sonia Kanwar 292359

Approved on 04/06/09 DELEGATED

1) BH01.01

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

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

2) UNI

The garage doors shown on the approved plans shall be painted black and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE1, HE3 and HE6 of the Brighton & Hove Local Plan.

BH2009/00473

26a West Hill Road Brighton

Demolition of existing garage and storage buildings. Erection of 2 no. three bedroom dwellings.

Applicant: Mr Gordon Thew

Officer: Jonathan Puplett 292525

Refused on 08/06/09 DELEGATED

1) UNI

The development would result in the loss of a small vehicle repair workshop and storage facility (Use class B2 and B8) contrary to policy EM6 of the Brighton & Hove Local Plan which seeks to retain small industrial, business and warehouse premises (Use Classes B1, B2 and B8) for employment purposes.

2) UNI2

Cumulatively, the proposed development of two three bedroom houses with accommodation split over four floors, the lack of cycle parking provision and the substandard living accommodation particularly at the basement and second floor levels, represents a scheme which is an overdevelopment of the site. Furthermore the site is of a relatively small size, awkward shape, and is surrounded by residential properties in close proximity which would adversely impacted. The scheme is therefore contrary to policies TR14, SU2, QD3 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed houses, by reason of their siting, height, design and massing, would be detrimental to the amenities of adjoining and nearby residential occupiers by having an overbearing and enclosing impact. The scheme is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development would provide an unsatisfactory standard of residential accommodation for the future occupiers due to limited levels of light and outlook at basement level, cramped rooms and layout throughout, and roof level accommodation which would be dictated by roof pitches that reduce the amount of usable floor area, again providing cramped accommodation. The scheme is therefore contrary to polices QD27 and HO5 of the Brighton & Hove Local Plan.

5) UNI5

The proposed house layouts do not comply with Lifetime Homes Standards and the layouts could not be easily adapted to meet such standards. The proposal is therefore contrary to Policy HO13 of the Brighton & Hove Local Plan and the criteria set out in Planning Advisory Note 03: Accessible housing and Lifetime Homes.

6) UNI6

Policy SU2 of the Local Plan requires development to be efficient in the use of energy, water and materials. Supplementary planning Document 08: Sustainable Building Design, states residential development should include a sustainability checklist. Whilst a checklist has been submitted, no detailed information or justification of points is given; and it is considered that overall insufficient information has been submitted to demonstrate compliance with the above policy and guidance.

7) UNI7

The proposed car free development fails to make adequate provision to ensure that the development would remain car free in the long term or to meet the travel

demands arising from the proposed residential accommodation, furthermore no cycle parking facilities have been proposed. The scheme is therefore contrary to policies TR1, TR14, TR19, QD28 and HO7 of the Brighton & Hove Local Plan.

BH2009/00647

3 Camden Terrace Brighton

Remove UVPc cladding to upper floor to front elevation and render area to match remainder of front elevation.

Applicant: Ms Nicola Stevenson

Officer: Chris Swain 292178

Refused on 09/06/09 DELEGATED

1) UNI

The failure to reinstate timber cladding and the proposed render finish to the first floor would disrupt the unity of the pair of semi detached cottages and detract from the character and appearance of the property, the pair of semi-detached properties and the surrounding area within the West Hill conservation area, contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2009/00686

Fountain Head Public House 101-102 North Road Brighton

Erection of extract flue within dummy chimney stack to roof of building (Part Retrospective).

Applicant: Zelgrain Ltd

Officer: Liz Holt 291709

Approved on 22/05/09 DELEGATED

BH2009/00701

7 Pelham Square Brighton

Removal of external stub of wall in adjoining courtyard of 40 Gloucester Street.

Applicant: Mr Dan Brandenburger

Officer: Aidan Thatcher 292265

Approved on 28/05/09 DELEGATED

1) BH01.05

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

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

2) UNI

The flank wall where the stub is to be removed shall be made good and rendered in a lime based render to match the colour and texture of the existing render.

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

BH2009/00725

42 St Nicholas Road Brighton

Loft conversion incorporating 1 No dormer to front elevation and 3 No roof lights to rear. Alteration to 1 No window to front elevation.

Applicant: Mr Mark Hla

Officer: Liz Holt 291709

Approved on 29/05/09 DELEGATED

1) 01.01AA

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

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

2) BH12.02

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

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

3) BH12.05

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

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

4) UNI

The development shall be implemented fully in accordance with the detailed contained within the Waste Minimisation Statement which was submitted on 27 March 2009.

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

BH2009/00786

Lanchester House Trafalgar Place Brighton

Installation of timber decking to existing third floor roof terrace.

Applicant: Clerical Medical Managed Funds

Officer: Jonathan Puplett 292525

Approved on 04/06/09 DELEGATED

1) BH01.01

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

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

BH2009/00789

33 Richmond Road Brighton

Installation of rooflight to front roof slope (retrospective).

Applicant: Kate Potter

Officer: Helen Hobbs 293335

Approved on 01/06/09 DELEGATED

1) BH12.05

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

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

BH2009/00808

Flats 1 2 & 3 24 Beaconsfield Road Brighton

Replacement UPVC windows.

Applicant: Mr Brian Legg

Officer: Helen Hobbs 293335

Approved on 28/05/09 DELEGATED

1) BH01.01

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

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

BH2009/00898

Seasons Cafe 36 Gloucester Road Brighton

Application for variation of Condition 2 of application BH1999/00436/FP to read; The premises shall not be open or in use except between the hours of 08.00 to 20.00 from Monday to Saturday, and between 10.00 to 18.00 on Sundays. Remove Condition 5 in order to allow the preparation and sale of hot food on the premises.

Applicant: Mr Ken Handley

Officer: Anthony Foster 294495

Approved on 10/06/09 PLANNING COMMITTEE

1) UNI

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

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

2) UNI

The premises shall not be open or in use except between the hours of 08.00 to 20.00 Monday to Saturdays and between 10.00 to 18.00 on Sundays.

Reason: To safeguard the amenity of adjacent residents and occupants especially with regard to noise and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

Amplified music or other entertainment noise from within the premises shall not be audible from any adjacent residential property at anytime.

Reason: To safeguard the amenity of adjacent residents especially with regard to noise and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

Within 3 months of the date of this permission, the odour neutraliser system shall be fully installed in accordance with the details and specification approved on the 16th of April 2009, and unless otherwise agreed in writing with the Local Planning Authority shall be retained as such thereafter.

Reason: To safeguard the amenity of adjacent residents especially with regard to odours and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.

5) UNI

The external door adjacent to 24 Queens Gardens is to be used as an emergency exit only and for the collection of refuse and kept shut at all other times. Deliveries shall take place via the main door only, and only between the hours of 8am and 6 pm Monday to Saturday only and at no time on Sundays.

Reason: To safeguard the amenity of adjacent residents and occupants especially with regard to noise and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

6) UNI

Prior to the implementation of the variation of conditions hereby approved, a scheme for the storage of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full accordance with the approved details and thereafter be retained as

such at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.

WITHDEAN

BH2007/03500

4 Withdean Close Brighton

Single storey side extension with void below used as a store, new pitched roofs to front dormers and porch, parking space at front & raised patio above store. (Retrospective)

Applicant: Mr Horsley

Officer: Wayne Nee 292132

Approved on 29/05/09 DELEGATED

1) UNI

The storage room under the raised patio hereby permitted shall be used only as ancillary accommodation in connection with the enjoyment of the single dwellinghouse and not as a separate residential unit or for any other purpose.

Reason: In order to protect the amenities of adjacent properties and in accordance with policy QD27 and HO9 of the Brighton & Hove Local Plan.

BH2008/03533

18 Varndean Gardens Brighton

Certificate of lawfulness for proposed removal of existing rear extension and erection of a replacement single storey rear extension including installation of sun pipe.

Applicant: Mr Martin Cargan

Officer: Wayne Nee 292132

Approved on 03/06/09 DELEGATED

BH2009/00104

31 Maldon Road Brighton

Extension to provide 2 two-bedroom flats at second floor level to replace flat roof.

Applicant: Mr Jeffrey Hillman

Officer: Guy Everest 293334

Refused on 22/05/09 DELEGATED

1) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to protect residential amenity. The proposal represents an unneighbourly form of development that would result in loss of light, overshadowing and create an increased sense of enclosure for occupiers of 39 Maldon Road. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

Policy TR1 of the Brighton & Hove Local Plan requires that development proposals should provide for the demand for travel they create and maximise the use of public transport, walking and cycling. The development makes inadequate provision for the increase in demand for travel and will result in additional demand for on-street parking in an area where availability is extremely limited.

3) UNI3

Policy SU2 of the Brighton & Hove Local Plan requires proposals demonstrate a high standard of efficiency in the use of energy, water and materials. Insufficient information has been submitted to demonstrate how sustainability measures for

efficiency in the use of energy, water and materials have been incorporated into the design of the development.

BH2009/00389

10 Harrington Villas Brighton

Single storey rear extension with raised decking (amended design).

Applicant: G Davidson

Officer: Jason Hawkes 292153

Approved on 02/06/09 DELEGATED

1) BH01.01

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

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

2) BH02.09

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

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

3) BH03.03

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

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

4) UNI

The close boarded fencing shown on drawing 492/02A for the rear terrace shall be installed before the terrace is brought into use. The screen shall be retained as such thereafter.

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

5) UNI

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

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

BH2009/00400

Sportsman Tongdean Lane Brighton

Display of internally illuminated monolith sign and post mounted sign adjacent entrance with Tongdean Lane and externally illuminated lettering sign, internally illuminated logo sign, 2 poster frame signs and 2 wall signs to public house.

Applicant: Mr John Swindells

Officer: Jason Hawkes 292153

Split Decision on 29/05/09 DELEGATED

1) 10.01

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

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

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

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

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

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

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

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

1) UNI

Policy QD12 (Advertisements and signs) of the Brighton & Hove Local Plan states that sensitively designed and located signs which contribute to the visual amenity of the area will be permitted, signs which are detrimental to visual amenity will not be allowed. Supplementary Planning Document 7 on Advertisements also outlines the Council's approach to advertisements. The proposed signs are positioned in a prominent location fronting Tongdean Lane. Due to the height, illumination, design and position of the signs, they stand out as inappropriate and incongruous features detrimental to visual amenity and sylvan character of the surrounding area. The signs are therefore contrary to the above policy and supplementary planning document.

BH2009/00413

Regency Court London Road Brighton

Three storey development above existing garage block to create a 4 storey block of 6 no. two bedroom flats with roof top garden, cycle and refuse stores and ground level parking.

Applicant: Anstone Estates Ltd

Officer: Jason Hawkes 292153

Refused on 03/06/09 DELEGATED

1) UNI

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

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan seeks to protect the residential amenity of neighbouring properties. Due to the position and bulk of the proposed block in close proximity to adjacent residential properties in the adjacent blocks of flats and the dwelling at 5 Withdean Rise, the proposal results in overshadowing, loss of privacy, loss of outlook and an increased sense of enclosure. The proposal therefore leads to a loss of amenity and is contrary to the above policy.

3) UNI3

Policy TR1 of the Brighton & Hove Local Plan states development proposals should provide for the demand for travel they create. The scheme results in the loss of existing parking spaces used by the flats. The scheme does not suitably accommodate for this loss and would result in additional demand on parking within an area used by the existing flats which is already at its capacity. The scheme is therefore contrary to planning policies TR1 and SU15 of the Brighton & Hove Local Plan.

BH2009/00635

5 Wellingtonia Court Laine Close Brighton

Replacement of all existing windows and 1 no. door with uPVC units.

Applicant: Mr Gavin Duthie

Officer: Adrian Smith 01273 290478

Approved on 21/05/09 DELEGATED

1) BH01.01

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

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

BH2009/00831

13 Tongdean Rise Brighton

Erection of a single storey side extension

Applicant: Mr Alan Mitten

Officer: Mark Thomas 292336

Approved on 29/05/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

EAST BRIGHTON

BH2009/00503

13 & 14 Chichester Terrace Brighton

Replacement of existing fire escape to the rear of 14 Chichester Terrace.
Erection of a safety balustrade to parapet to rear of 13 Chichester Terrace.

Applicant: Mistralcrest Properties Ltd

Officer: Helen Hobbs 293335

Approved on 29/05/09 DELEGATED

1) BH01.05

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

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

2) UNI

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

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

BH2009/00536

6 Eastern Terrace Brighton

Internal alterations to layout of flat.

Applicant: Mr Aiden Mackay

Officer: Jonathan Puplett 292525

Approved on 03/06/09 DELEGATED

1) 01.05AA

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

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

2) BH13.06

All existing architectural features including staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall

be retained except where otherwise agreed in writing with the Local Planning Authority.

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

3) BH13.11

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

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

4) BH13.12

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

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

BH2009/00601

1 Chapel Terrace Brighton

Loft conversion including insertion of 4 dormer windows, 3 rooflights and 2 laylights to provide 4no additional bedsit rooms in existing House in Multiple Occupation.

Applicant: Delicata Properties

Officer: Liz Holt 291709

Refused on 21/05/09 DELEGATED

1) UNI

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

2) UNI

The proposal fails to provide an adequate standard of living space for the future occupiers of the bedsit identified on plan no. 1419/1RevC as no. 24, by virtue of failing to provide any vertical outlook. As such the proposal would be of detriment to the living conditions of future residents of the scheme contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI

The proposal fails to meet the travel demands that it creates or helps to maximise the use of sustainable transport. The Local Planning Authority would expect the scheme to be genuinely car-free at all times and to make an appropriate contribution towards local sustainable transport infrastructure. In the absence of an agreement in this respect, the scheme is contrary to policies TR1, TR19, SU15, QD28 and HO7 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Parking Standards (SPGBH4).

4) UNI

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

BH2009/00755

Flat 4 4 Clarendon Terrace Brighton

Replacement of window and part of roof at rear. (Retrospective).

Applicant: Mr Adam Barker

Officer: Sonia Kanwar 292359

Approved - no conditions on 01/06/09 DELEGATED

HANOVER & ELM GROVE

BH2009/00775

26 De Montfort Road Brighton

Replacement single-storey rear extension and construction of new garden retaining wall.

Applicant: Mr & Mrs Casterton

Officer: Chris Swain 292178

Approved on 22/05/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

HOLLINGDEAN & STANMER

BH2009/00594

250 Ditchling Road Brighton

Conversion of house comprising of 6 units to 2 no. two bed flats and 1 no. studio flat.

Applicant: Asset Team BHCC (Scott Lunn)

Officer: Jonathan Puplett 292525

Approved on 26/05/09 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) BH05.03

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes and a Design Stage Assessment Report

showing that the development will achieve an Ecohomes rating for all residential units have been submitted to the Local Planning Authority; and

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

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

4) BH05.04

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

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

5) BH06.03

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

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

6) UNI

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

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

7) UNI

Notwithstanding the submitted details, no development shall take place until a revised Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. Details such as quantities of waste materials and the specific waste contractor to be employed shall be included. The measures shall be implemented in strict accordance with the approved details.

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

Planning Document 03 Construction and Demolition Waste.

8) UNI

The flats hereby approved shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

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

BH2009/00858

St Josephs Primary School Davey Drive Brighton

Construction of single storey glazed entrance lobby to existing school building, replacement of 3 no. existing external doors with new and works to replace existing pedestrian and vehicular school gates.

Applicant: The Governors of St Joseph's Catholic Primary School

Officer: Sonia Kanwar 292359

Approved on 01/06/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2009/00981

12 Hollingbury Crescent Brighton

Certificate of Lawfulness for proposed additional dormer to first floor.

Applicant: Mrs Anderson

Officer: Liz Holt 291709

Approved on 05/06/09 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2009/00174

Copse Car Park University of Brighton Brighton

Replacement car parking comprising 61 spaces adjacent (west) to existing copse car park.

Applicant: Brighton & Hove Albion Football Club Ltd

Officer: Mick Anson 292354

Approved on 09/06/09 PLANNING COMMITTEE

1) 01.01AA

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

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

2) UNI

The development shall not be brought into use until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include hard surfacing, means of lighting and all circulation areas and

planting of the development including a management plan. The development shall be carried out in accordance with the details approved.

Reason: To enhance the appearance of the development in the interests of the amenity of the area in compliance with policies QD1 and QD15 of the Brighton & Hove Local Plan.

3) UNI

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development. Any trees or plants which within 5 years from 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 amenity of the area in compliance with policies QD1 and QD15 of the Brighton & Hove Local Plan.

4) UNI

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

Reason: To protect the existing Site of Nature Conservation Interest and to enhance the appearance of the development in the interests of the amenity of the area in compliance with policies NC4, QD1, QD4 and QD15 of the Brighton & Hove Local Plan.

5) UNI

All trees scheduled for removal or surgery shall be surveyed for bats by a suitably licensed bat ecologist immediately prior to commencement of works and in case of occupancy being identified, removal works suspended and English Nature contacted and its advice followed. Ivy clad trees in any event shall be left for two days before clearing to allow any bats to leave.

Reason: In the interests of nature conservation and to accord with policy NC2 of the Brighton & Hove Local Plan

6) UNI

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

Reason: To prevent the risk of pollution by ensuring satisfactory means of surface water disposal in accordance with Policy SU5 of the Brighton & Hove Local Plan.

7) UNI

Within 3 months of the commencement of the works hereby approved, details of a Management Plan for the remainder of the Westlain Plantation shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall be implemented within 6 months of the commencement of the works hereby approved and thereafter maintained.

Reason: In order to provide mitigation measures for the loss of part of a Site of Nature Conservation Interest and to accord with policy NC4 of the Brighton & Hove Local Plan.

8) UNI

Details of a timber knee rail or similar to be constructed on the southern edge of the extended car park hereby approved shall be submitted to the Local Planning Authority for approval and implemented.

Reason: In order to protect the remaining ancient woodland from damage by parked cars encroaching into the woodland and to accord with policy NC4 of the Brighton & Hove Local Plan.

BH2009/00742

8 Leybourne Parade Brighton

Change of use from offices (B1) to cafe/restaurant (A3). External alterations including ramp to entrance and extraction duct to rear elevation.

Applicant: Mrs Andrea Heycke-Njie

Officer: Jonathan Puplett 292525

Refused on 04/06/09 DELEGATED

1) UNI

Insufficient information regarding the installation of odour control extraction units, plant and/or machinery and measures to control noise and vibration from these units/machinery, has been provided by the Applicant, which is needed in order for the proposal to be properly judged against policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

QUEEN'S PARK

BH2008/03120

25 to 26 St James's Street Brighton

Installation of an automatic telling machine.

Applicant: Tesco Stores Limited

Officer: Kathryn Boggiano 292138

Approved on 03/06/09 DELEGATED

1) BH01.01

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

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

BH2008/03123

25 to 26 St James Street Brighton

2 x internally illuminated fascia box signs and 1 x internally illuminated projecting sign.

Applicant: Tesco Stores Limited

Officer: Kathryn Boggiano 292138

Approved on 03/06/09 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2008/03686

Brighton Pier Madeira Drive Brighton

Renewal of Listed Building Consent BH2003/02869/LB to retain dome-shaped structure until 31st January 2014.

Applicant: Brighton Marine Palace & Pier Co

Officer: Kate Brocklebank 292175

Approved on 29/05/09 DELEGATED

1) UNI

The structure hereby permitted shall be permanently removed from the site before 31st of January 2014 and the deck and structure of the pier reinstated to match the remainder of the pier head in appearance and finish.

Reason: The structure hereby permitted is not considered suitable as a permanent form of development and permission is granted for a temporary period only and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2008/03936

12 -13a Albion Street Brighton

Amendment to approved scheme BH2003/00037/FP, including revisions to internal layout and front elevation and additional use class D1 non-residential institutions to ground floor space.

Applicant: Mr Joe McNulty

Officer: Ray Hill 293990

Approved on 22/05/09 DELEGATED

1) BH06.03

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

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

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

2) UNI

The ground floor of the premises shall only be used for office purposes (Use Class B1) or for the purposes of administrative offices, therapy and learning services for people with cerebral palsy operated by the charity Scope and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) unless otherwise agreed in writing by the Local Planning Authority.

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding employment floorspace and the amenities of the area and to comply with policies EM5 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The Class D1 use hereby permitted shall not be open to the public except between the hours of 08.00 - 19.00 Mondays to Fridays and 08.00 - 18.00 Saturdays and not at anytime on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

BH2009/00318

Flat 2 2 Bloomsbury Place Brighton

Alterations to raise existing boiler flue to front elevation.

Applicant: Ms Sally Moore

Officer: Helen Hobbs 293335

Approved on 22/05/09 DELEGATED

1) BH01.05

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

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

2) UNI

The existing, redundant boiler flue must be removed and the external wall surface made good to match the front elevation in finish and colour, within one month of the installation of the new flue.

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

3) UNI

The new boiler flue hereby approved must be painted to match the colour of the front elevation, within one month of installation, and shall be maintained as such thereafter.

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

BH2009/00477

Sea Life Centre Madeira Drive Brighton

Display of 4no non-illuminated boards to each pillar, 1no non-illuminated sign to front gable, non-illuminated lettering on roof to rear "Sea Life", internally illuminated lettering at entrance to read "Aquarium", non-illuminated lettering to canopy to read "Brighton Sea Life Centre", 2no non-illuminated boards to sales doors, 2no flags on existing poles, 1no non-illuminated "exit" sign, 3no

non-illuminated boards to south elevation, 1no non-illuminated sign over tunnel entry, 2no non-illuminated signs to doorways at Madeira Drive.

Applicant: The Manager

Officer: Chris Swain 292178

Approved on 27/05/09 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2009/00479

Sea Life Centre Madeira Drive Brighton

Existing signs to be repainted and proposed new signs to the external facade.

Applicant: The Manager

Officer: Chris Swain 292178

Approved on 27/05/09 DELEGATED

1) BH01.05

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

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

BH2009/00481

Telephone Exchange Freshfield Road Brighton

Installation of 3 panel antennas and an equipment cabinet on roof.

Applicant: O2 Telefonica Ltd

Officer: Sonia Kanwar 292359

Approved on 02/06/09 DELEGATED

1) BH01.01

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

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

BH2009/00720

64 St James's Street Brighton

Change of use from A1 Retail to A2 Professional Office (Retrospective).

Applicant: Mr Mark Lower

Officer: Aidan Thatcher 292265

Approved - no conditions on 21/05/09 PLANNING COMMITTEE

BH2009/00727

Flat 2 31 St Georges Terrace Brighton

Proposed enlarged replacement dormer and roof balustrade to rear.

Applicant: Ms Sonia Hawkes

Officer: Liz Holt 291709

Refused on 27/05/09 DELEGATED

1) UNI

The proposed dormer window, by virtue of its excessive size and positioning adjacent to the party wall upstand is considered to be of detriment to the character and appearance of the existing property, the surrounding East Cliff Conservation Area and the setting of adjacent Listed Building. The proposal is contrary to policies QD1, QD2, QD14, HE3 and HE6 of the Brighton and Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

2) UNI

The proposed external amenity area, by reason of overlooking and loss of privacy, would unduly impact on the living conditions of residents located to the east of the site address and as such is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The proposed glass balustrading will be an incongruous feature to the flat roof of the projecting section of the property, of detriment to the character and appearance of the host property, the surrounding East Cliff Conservation Area

and the setting of the adjacent Listed Building. The proposal is contrary to policies QD1, QD2, QD14, HE3 and HE6 of the Brighton & Hove Local Plan.

ROTTINGDEAN COASTAL

BH2008/01601

4 Lenham Road West Rottingdean

Proposed roof extension.

Applicant: Mr Ian Pinder

Officer: Chris Swain 292178

Approved on 22/05/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2008/03879

Plot 126 Westfield Avenue North Saltdean Brighton

Erection of a two-storey detached dwelling with rooflights and solar panels.

Applicant: Mr Robert Lawrence

Officer: Anthony Foster 294495

Approved on 27/05/09 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

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

3) BH02.08

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

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

4) BH03.01

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

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

5) BH04.01

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

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

6) BH06.02

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

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

7) BH06.04

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

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

8) BH11.01

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

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

9) BH11.02

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

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

10) UNI

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

Reason: To ensure a satisfactory appearance to the development and to comply with policy NC7 of the Brighton & Hove Local Plan.

11) UNI

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

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

12) UNI

Before any works commence, details of 3 nesting boxes for House Martins shall be submitted to and approved by the Local Planning Authority. Such details as may be approved shall be installed on the building before completion or first occupation, whichever is the sooner.

Reason: To secure new conservation features to ameliorate the effects of the development and to accord with policy QD17 of the Brighton & Hove Local Plan.

13) UNI

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

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

(b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

14) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Building Research Establishment issued Final Code Certificate confirming that the residential unit has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

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

BH2009/00005

11 Westmeston Avenue Saltdean Brighton

Certificate of lawfulness for proposed development of erection of 2 single storey side extensions.

Applicant: Mrs H Brumsen

Officer: Sonia Kanwar 292359

Refused on 22/05/09 DELEGATED

BH2009/00447

148 Saltdean Vale Saltdean Brighton

Replacement shopfront.

Applicant: Mrs Samantha Beasley

Officer: Sonia Kanwar 292359

Approved on 22/05/09 DELEGATED

1) BH01.01

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

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

BH2009/00651

25 Oaklands Avenue Saltdean Brighton

Outline Application for construction of new two bedroom bungalow with pitched roof.

Applicant: Mr Laurie Stacey

Officer: Aidan Thatcher 292265

Refused on 27/05/09 DELEGATED

1) UNI

The proposed development would result in a cramped form of development which would be out of character with the surrounding area and as such would be contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI

The proposed development would result in inadequate levels of private amenity space for the occupiers of the host and proposed dwellings and as such would be contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

3) UNI

The proposed development would result in an unacceptable degree of overlooking to neighbouring properties and as such would be contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI

The proposal fails to meet the travel demands that it creates or help to maximise the use of sustainable transport. The Local Planning Authority would expect the scheme to make an appropriate contribution towards local sustainable transport infrastructure. In the absence of an agreement in this respect, the scheme is contrary to policies TR1, TR19, HO7 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Parking Standards (SPGBH4).

BH2009/00658

25 Roedean Crescent Brighton

Demolition of existing dwelling and replacement with new contemporary house.

Applicant: Mr Errol Barrett

Officer: Kate Brocklebank 292175

Approved on 27/05/09 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

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

3) BH03.01

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

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

4) BH04.01

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

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

5) BH05.10

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

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

6) BH06.01

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

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

7) BH06.03

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

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

8) BH07.07

No development shall commence until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

9) BH11.02

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

10) BH14.01

No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.

11) BH14.02

No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.

12) BH15.06

No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.

Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and to comply with policy SU3 of the Brighton & Hove Local Plan.

13) UNI

No development shall take place until there has been submitted to and approved

in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The landscaping scheme shall include biodiversity enhancement detailed on page 11 of the Design and Access Statement and additional planting to boundaries.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

14) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Building Research Establishment issued Final Code Certificate confirming that the residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

15) UNI

The larger south east facing glazing panel on the windows servicing the reception room and the WC on the ground floor on the east facing elevation and windows in both of the side elevations at first storey level shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such. Unless otherwise agreed in writing the east facing window servicing the family room on the ground floor shall be obscure glazed and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

16) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

(a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 4 for the residential unit have been submitted to the Local Planning Authority; and (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 for the residential unit has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

17) UNI

No development shall commence until a Method Statement regarding the protection of the Cherry trees on the verge outside the property has been submitted to and approved in writing by the Local Planning Authority. These trees shall be protected to BS 5837 (2005) Trees on Development Sites during the development. The Method Statement shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate protection of the trees in accordance with QD16 of the Brighton & Hove Local Plan SPD06 Trees and Development sites.

BH2009/00674

The Meadows 18 Roedean Way Brighton

Demolition of existing house and construction of new 3 storey four bedroom dwelling with flat roof, second floor roof terrace, car parking and bin store.

Applicant: Mr Dean Golding

Officer: Aidan Thatcher 292265

Approved on 27/05/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.03

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) BH02.04

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed without planning permission obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) BH03.01

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

5) BH04.01

The new dwelling[*s*] shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

6) BH05.10

The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.

7) BH06.01

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved.

Reason: To ensure that adequate parking provision is retained and to comply with policy TR19 of the Brighton & Hove Local Plan.

8) BH06.03

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

9) BH07.07

No development shall commence until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

10) BH11.02

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

11) BH14.01

No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.

12) BH14.02

No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local

Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.

13) BH15.06

No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.

Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and to comply with policy SU3 of the Brighton & Hove Local Plan.

14) UNI

The first floor rear east facing window (to the room identified as office on drawing no. PL/01 E) shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

15) UNI

The development shall be implemented in strict accordance with the Waste Minimisation Statement submitted as part of this application.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of landfill is reduced and to comply with policy SU13 of the Brighton & Hove Local Plan.

16) UNI

Prior to the commencement of development on site, full details of the proposed photovoltaic cells and geothermal ground source heat pump shall be submitted to the Local Planning Authority and shall not be installed until approved in writing. The measures must be implemented in strict accordance with the approved details and thereafter maintained as such.

Reason: To ensure a satisfactory appearance to the development, an efficient level of energy reduction and to comply with policies QD1, QD2 and SU2 of the Brighton & Hove Local Plan.

17) UNI

Notwithstanding the details shown on the approved plans, the screen shown at second floor (top) level shall be obscure glazed. In addition, unless otherwise agreed in writing with the Local Planning Authority the side (east) facing screen shall be increased in height to 1.7m. No development shall commence until full details of the proposed obscure glazed screen have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details and maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development, to protect residential amenity and to comply with policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

18) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

(a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for the residential unit have been submitted to the Local Planning Authority; and (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for the residential unit has been submitted

to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

19) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

20) UNI

Access to the west facing side flat roof hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: In order to protect adjoining properties from overlooking and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

21) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Building Research Establishment issued Final Code Certificate confirming that the residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

BH2009/00675

Brighton Marina Village Brighton

Erection of 4no internally illuminated free-standing monoliths.

Applicant: Kirsty Harris

Officer: Sonia Kanwar 292359

Approved on 27/05/09 DELEGATED

1) BH10.01

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

3) BH10.03

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.

4) BH10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

5) BH10.05

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) BH10.06

No advertisement shall be sited or displayed so as to-

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7) UNI

The advertisements hereby approved shall be positioned so that the illuminated screens are facing away from the flow of traffic and thereafter be retained as such.

Reason: In the interests of highway safety and to comply with policy TR7 of the Brighton & Hove Local Plan.

8) UNI

No development shall take place until the existing sails and frame at Palm Drive to the south of Bella Napoli restaurant have been removed. The sails and frames shall not be reinstated without the prior written approval of the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and Qd14 of the Brighton & Hove Plan.

BH2009/00702

30 Heathfield Avenue Saltdean

Single storey side extension.

Applicant: Mrs Jacqueline Williams

Officer: Chris Swain 292178

Approved on 01/06/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2009/00728

2 Longhill Road Brighton

Certificate of Lawfulness for a proposed single storey side extension to existing attached garage.

Applicant: Ms J Civil

Officer: Chris Swain 292178

Approved on 29/05/09 DELEGATED

BH2009/00756

Norton House The Green Rottingdean Brighton

Replacement lead coverings to main roof crown.

Applicant: Norton House (Rottingdean) Residents Association Ltd

Officer: Chris Swain 292178

Approved on 28/05/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

BH2009/00779

28 Roedean Crescent Brighton

Enlargement of existing rear terrace and erection of new conservatory to rear. Increase in height of roof of previously approved garage, incorporating a new dormer window to south elevation and addition of 1no rooflight to west elevation. Construction of a new summer house to foot of rear garden and erection of adjacent 2m high boundary wall. (Part retrospective)

Applicant: Mrs Shelagh Holcombe

Officer: Helen Hobbs 293335

Approved on 21/05/09 DELEGATED

1) BH03.02

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

2) UNI

The rear terrace, conservatory and garage hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

3) UNI

No development shall place of the rear terrace, conservatory and garage hereby

approved until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.

BH2009/00809

3 Hailsham Avenue Brighton

Erection of porch to front.

Applicant: Mr Bale

Officer: Helen Hobbs 293335

Approved on 05/06/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

BH2009/00869

106 Longhill Road Brighton

Variation of Condition 8 of application BH2007/03875 to read, 'No development shall be occupied until the existing dwelling known as 106 Longhill Road has been demolished'.

Applicant: Mr & Mrs Anthony McGilligan

Officer: Ray Hill 293990

Approved on 09/06/09 DELEGATED

1) UNI

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window or roof light, other than those expressly authorised by this permission, shall be constructed in the south-east elevation or in the north-west elevation of the dwelling hereby permitted.

Reason: The Local Planning Authority considers that further development could cause detriment to the character of the area and for this reason would wish to control any future development to comply with policy QD14 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no garage shall be erected other than the garage expressly authorised by this permission.

Reason: For sustainability reasons and to comply with policy TR19 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 4 Parking Standards.

4) UNI

No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. Before the dwelling hereby approved is first occupied the works for the refuse and recycling storage facilities shall be carried out in accordance with the approved details and they shall be retained thereafter.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.

5) UNI

No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction or the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

6) UNI

No development shall take place until the levels of the proposed development including floor levels and hard and soft landscaping levels relative to the surrounding properties in metric units and related to Ordnance Survey Datum have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development, to protect neighbouring amenity and to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.

7) UNI

The annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling hereby permitted.

Reason: For the avoidance of doubt over what is approved and as the creation of a self contained unit would need to be subject to a separate planning application and considered against policies TR1, TR14, TR19, QD27, HO3, HO4 and HO5 of the Brighton & Hove Local Plan.

8) UNI

No development shall be occupied until the existing dwelling known as 106 Longhill Road has been demolished.

Reason: To safeguard the amenities of the occupiers of nearby properties and the visual amenities of the locality and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

9) UNI

The roof area of the canopy over the external doors in the north-east elevation of the dwelling hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

Reason: In the interests of protecting neighbouring amenity and to comply with policy QD27 of the Brighton & Hove Local Plan.

10) UNI

Details of the double garage hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

11) UNI

No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out in accordance with the approved details. The works shall be carried out prior to first occupation any part of the development or in accordance with a programme agreed in writing by the Local Planning Authority, and any trees or plants which within a period of 3 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 approval in writing to any variation.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

12) UNI

No demolition of the existing dwelling shall take place until a written Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced and to comply with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

BH2009/00896

Flat 3 10 Sussex Square Brighton

Internal alterations including removal of internal partitions to form new WC and kitchen with new partitions, relocation of doorways, raising bathroom ceiling and lowering of kitchen ceiling.

Applicant: Catherine Fisher

Officer: Helen Hobbs 293335

Refused on 29/05/09 DELEGATED

1) UNI

The proposed internal alterations, by reason of the sub-divisions of rooms, would be harmful to the historic character, proportions and internal appearance of the Grade I listed building and the scheme is therefore contrary to policy HE1 of the Brighton & Hove Local Plan and SPGBH 11.

WOODINGDEAN

BH2009/00862

18 The Brow Brighton

Certificate of lawfulness for proposed rear dormer, insertion of an additional North facing window, insertion of 2 no. rooflights to front elevation and formation of new hardstanding to front of property.

Applicant: Mr S Killick

Officer: Liz Holt 291709

Approved on 03/06/09 DELEGATED

BH2009/00863

94 Warren Road Brighton

Erection of a single storey rear extension.

Applicant: Mr A Parker

Officer: Helen Hobbs 293335

Approved on 10/06/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BRUNSWICK AND ADELAIDE

BH2009/00637

73A Western Road Hove

Internal alterations to existing restaurant.

Applicant: Kam Hung Kwok

Officer: Charlotte Hughes 292321

Approved on 21/05/09 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) UNI

The panels which are being inserted into the existing window openings are to be recessed into the reveals by 25mm unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2009/00781

18 Church Road Hove

Change of use from retail (A1) to cocktail bar and restaurant (A3/A4).

Applicant: Your Nights Out Ltd

Officer: Guy Everest 293334

Refused on 29/05/09 DELEGATED

1) UNI

The proposed use within Classes A3 (cafes and restaurants) and A4 (drinking establishments) would result in an unhealthy balance and mix of uses and a concentration of non-retail uses within this section of the Hove Town Centre. The proposal would therefore undermine the primary shopping function, vitality and viability of the Hove Town Centre contrary to policy SR5 of the Brighton & Hove Local Plan.

2) UNI2

The proposed use has potential to create a large A3 (cafes and restaurants) & A4 (drinking establishments) premises with a total public floorspace in excess of 150m². The premises abuts residential accommodation within 16 Church Road and is within 400m of other large A3 & A4 premises. The development therefore has potential to result in an unacceptable increase in noise, disturbance and public disorder contrary to policies SR12 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

Insufficient information has been submitted to demonstrate that satisfactory extract and odour control equipment could be achieved at the application site having regard to its impact on neighbouring amenity, the setting of adjoining listed buildings on Queen's Place and on the appearance of The Avenues Conservation Area. The proposal is therefore contrary to policies SU9, SU10, QD14, QD27, HE3 and HE6 of the Brighton & Hove Local Plan.

CENTRAL HOVE

BH2008/03119

102 Blatchington Road Hove

Part demolition of rear corridor extension at ground and basement levels and conversion of existing private club to form 5 additional self-contained flats.

Applicant: Mr Nashi Ajmi

Officer: Paul Earp 292193

Approved on 29/05/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.06

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.

3) BH02.07

The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.

4) BH04.01

The new dwelling shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

5) BH05.04

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until an Ecohomes Design Stage Certificate and a Building Research Establishment issued Post

Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes rating has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

6) BH06.02

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

7) BH06.04

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

8) BH12.02

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

9) BH12.03

All new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

10) UNI

All new rainwater goods shall be cast iron to match the original features of the building.

Reason: In the interests of ensuring the detail of the implemented scheme satisfactorily complements the character of the Cliftonville Conservation Area and accords with policy HE6 of the Brighton & Hove Local Plan.

11) UNI

Windows to ground floor, south elevation, to be obscure glazed. All windows to be fixed shut with exception of the two new windows, as shown on drawing TA362/12c received 6 May 2009, which are top hung with maximum opening of 200mm.

Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with policy QD27 of the Brighton & Hove Local Plan.

BH2008/03331

St Catherines Lodge Hotel Kingsway Hove

Temporary change of use to hostel for families for 2 years.

Applicant: Ms Helen Miller

Officer: Paul Earp 292193

Refused on 29/05/09 PLANNING COMMITTEE

1) UNI

Policy HO10 of the Brighton & Hove Local Plan permits temporary accommodation and hostels to meet the needs of homeless people provided the site is well served by local services and infrastructure. The City Council now place homeless families in self-contained accommodation and therefore the exceptional need for this type of accommodation which justified previous approvals no longer exists. The accommodation which is therefore likely to be used for short periods by families from outside of the city will place additional strain on local services and infrastructure. In the absence of information to demonstrate that existing facilities could provide for the needs generated from the use the proposal is contrary to HO10.

2) UNI

Policy SR15 of the Brighton & Hove Local Plan resists the permanent loss of hotel/guest house accommodation unless it can be demonstrated that the use, or alternative types of holiday accommodation is no longer viable. No evidence has been submitted which demonstrates that the building has been marketed as a hotel and is genuinely redundant. For this reason the proposal is contrary to SR15.

BH2008/03416

10-11 Seafield Road Hove

Single storey rear extensions, replacement windows to top floor and reinstatement of the front boundary wall.

Applicant: SE Group

Officer: Paul Earp 292193

Approved on 21/05/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH05.08

No development shall take place until a written Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced and to comply with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

3) BH12.02

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

4) UNI

The area where the extract ducting is to be removed shall be made good and painted to match the existing building within one month of its removal.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD2, QD14 & HE6 of the Brighton & Hove Local Plan.

5) UNI

The front boundary wall to be reinstated shall match the design and appearance of the open balustrade front wall between the property and No.12 adjoining.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD2, QD14 & HE6 of the Brighton & Hove Local Plan.

BH2008/03703

The Tin Drum 10 Victoria Grove Hove

Addition of planter bracket to existing railings with timber 'tapping board' for partially sighted underneath. Addition of timber decking to existing surface of terrace. (Retrospective)

Applicant: Mr David Radtke

Officer: Adrian Smith 01273 290478

Approved on 22/05/09 DELEGATED

BH2008/03990

Hove Advent Church 6 Hove Place Hove

Demolition of existing church and erection of a three storey development of 3no self-contained flats.

Applicant: Pastor Leslie Hill

Officer: Adrian Smith 01273 290478

Refused on 09/06/09 DELEGATED

1) UNI

Policy HO20 states that planning permission will not be granted for development proposals that involve the loss of community facilities unless the community use is incorporated or replaced within a new development, is relocated to a location which improves its accessibility to users, existing nearby facilities are to be improved to accommodate the loss, or it can be demonstrated that the site is not needed. Insufficient information has been submitted to justify the loss of this community facility with regard to this policy.

2) UNI2

Policies QD1, QD2, and QD3 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. The proposed building by virtue of its excessive scale, bulk and inappropriate design results in an incongruous addition which detracts from the character and appearance of the street scene. The scheme is therefore contrary to the above policies.

3) UNI3

Policy HE6 states that proposals within the setting of a conservation area should preserve or enhance the character or appearance of the area and should show a consistently high standard of design and detailing reflecting the scale and character or appearance of the area. The proposed development is of an exceptionally poor overall design that has little regard to the scale, form, and character of the surrounding area. Moreover, the exposed and featureless eastern elevation helps to form an obtrusive and incongruous form of development that would be harmful to the character and appearance of the Cliftonville conservation area. The proposal is therefore contrary to the above policy.

4) UNI4

Policy QD27 of the Brighton & Hove Local Plan seek to protect the residential amenity of neighbouring properties. The proposed development would by reason of its height, scale and positioning on the eastern boundary of the site lead to overshadowing, a significant overbearing effect and increased sense of enclosure to neighbouring properties to the detriment of the living conditions of existing and future residents. The proposal therefore leads to a loss of amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

5) UNI5

Policy HO13 states that planning permission will be granted for new residential developments that are built to a lifetime homes standard whereby they can be adapted to meet the needs of people with disabilities. No information has been submitted with the application to demonstrate that these standards have been considered and incorporated into the scheme. The proposal is therefore contrary to the above policy.

6) UNI6

Policy HO5 requires the provision of private useable amenity space in new residential development where appropriate to the scale and character of the development. The proposal would result in no private amenity space for occupiers of the scheme and is therefore contrary to the above policy.

7) UNI7

Policy SU2 of the Brighton & Hove Local Plan, including SPD08 'Sustainable Building Design', requires all proposals to demonstrate a high standard of efficiency in the use of energy, water and materials. No information has been submitted with the application to demonstrate how these requirements have been met.

8) UNI8

Policy QD27 states that planning permission will not be granted where development would result in a loss of amenity for future residents. The proposed flats, by virtue of their size and poor internal layout, would result in a cramped form of development detrimental to the amenities of future residents and contrary to the above policy.

9) UNI9

The proposed development fails to provide adequate cycle parking in accordance with adopted standards and as such the proposal would be contrary to policies TR1 and TR14 of the Brighton & Hove Local Plan.

BH2009/00541

70 George Street Hove

Display of 1 no. non-illuminated fascia sign (retrospective).

Applicant: Mr Roy Evans

Officer: Wayne Nee 292132

Approved on 22/05/09 DELEGATED

1) 10.01

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

Reason: To accord with regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2) 10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

3) 10.03

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4) 10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5) 10.05

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) 10.06

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

No advertisement shall be sited or displayed so as to-

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

BH2009/00549

Flat 54 Lancaster Court Kingsway Hove

Replacement 3 no. white UPVC windows.

Applicant: Mrs Joan Davies

Officer: Mark Thomas 292336

Approved on 27/05/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

BH2009/00603

20 Victoria Terrace Hove

Conversion of basement retail unit (A1) to form a 2no bedroom self-contained flat. Demolition and replacement of rear extension to basement. Replacement of rear windows and door to basement and ground floor and other external alterations.

Applicant: Hashim Alvi

Officer: Chris Wright 292097

Refused on 29/05/09 DELEGATED

1) UNI

The proposed rear extension would, by reason of the scale, form, design and detailing, relate poorly with the design, style and intrinsic character of the parent building, to the detriment of visual amenity and the historic appearance of the Cliftonville Conservation Area. As such the proposal is contrary to the requirements of policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

Policies QD14 and HE6 of the Brighton & Hove Local Plan require alterations to be well designed and detailed in relation to the property to be altered and adjoining properties, and preserve or enhance the character and appearance of the conservation area. The replacement windows to the rear façade of the building are inappropriate in terms of design, glazing configuration and method of opening, and would appear unsympathetic with the intrinsic character of the building, to the detriment of visual amenity and the wider Cliftonville Conservation Area, contrary to the aims and objectives of the development plan.

3) UNI3

The design and layout of the proposed basement flat is contrary to the requirements of policies SU2, QD27 and HO13 of the Brighton & Hove Local Plan. Living areas, bedrooms and washing/W.C. areas would have insufficient natural light and ventilation, to the detriment of future occupiers' living standards and inducing a reliance on artificial lighting and mechanical ventilation, which is not energy efficient. The layout, room sizes, corridor and doorway widths and stair access do not embrace lifetime homes' standards wherever practicable. As such the application is contrary to the above policies of the development plan.

BH2009/00713

17 Osborne Villas Hove

Erection of a two storey side extension, with cycle stores to the North elevation and reinstatement of original front features.

Applicant: Mr Nick Patterson

Officer: Charlotte Hughes 292321

Refused on 29/05/09 DELEGATED

1) UNI

Policy HE6 of the Brighton & Hove Local Plan states that proposals within a conservation area should preserve or enhance the character and appearance of that area. The spaces between the more spacious villa developments within the Cliftonville conservation area is seen to be an important part of its character and it is considered that this would be compromised by the addition of a two storey side wing extension. Furthermore the bike/bin store extension, which is also considered to be inappropriate in terms of its design and the materials proposed, would further infill the space between these buildings. The proposal would therefore neither preserve nor enhance the character or appearance of the Conservation Area and is considered to be contrary to policy HE6 and QD14 of the Brighton & Hove Local Plan.

BH2009/00772

Ground Floor Flat 6 Ventnor Villas Hove

Conversion of existing garage into additional ground floor living area.

Applicant: Mr & Mrs Hunter

Officer: Jason Hawkes 292153

Approved on 21/05/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The additional living area hereby permitted in the former garage shall be used only as ancillary accommodation in connection with the enjoyment of the ground floor flat only and not as a separate residential unit or for any other purpose.

Reason: In order to protect the amenities of adjacent properties and in accordance with policy QD27 and HO9 of the Brighton & Hove Local Plan.

BH2009/00800

1-3 Vallance Gardens Hove

Proposed roof terrace with balustrades, new lift shaft and roof access.

Applicant: Valance Gardens Developments Ltd

Officer: Clare Simpson 292454

Refused on 29/05/09 DELEGATED

1) UNI

The stair access and balustrade would be unsightly additions to the building which would add inappropriate height and form to the roof of the property, compromising its overall design. The additions would be visible from the surrounding area, with particular prominence when viewed from Vallance Gardens. Therefore the proposal would also be detrimental to the character and appearance of street scene and the wider Old Town Conservation Area. The proposal is contrary to policies QD1, QD14, and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposal to use the majority of the roof of the property as a private roof terrace would by, reason of its size, proximity to the boundaries and elevated position, have an overbearing and intrusive impact on neighbouring occupiers. The proposal is an un-neighbourly form of development detrimental to the residential amenity of neighbouring occupiers. The proposal is contrary to policies QD14, QD27 of the Brighton & Hove Local Plan.

GOLDSMID

BH2009/00409

105 The Drive Hove

Extension to existing patio to rear of property and replacement of balustrade, steps and surfacing.

Applicant: Mr & Mrs Ashley Jay

Officer: Jason Hawkes 292153

Approved on 28/05/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

Prior to the extension to the patio, the proposed fencing to the boundary wall as shown on the submitted drawings received on the 29th April shall be installed and thereafter retained, unless otherwise agreed with the Local Planning Authority in writing.

Reason: In order to protect the amenity of the adjacent property and in accordance with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the Construction and Demolition statement submitted with the application, no development shall take place until a more detailed Waste Minimisation Statement indicating how the scheme will endeavour to reduce the amount of waste going to landfill, including details of proposed waste contractors, has been submitted to and approved in writing by the Local Planning Authority. The contractors must be registered with the Environment Agency.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03: Construction and Demolition Waste.

BH2009/00459

Norfolk House 2 Wilbury Gardens Hove

Replacement of existing timber windows with UPVC windows.

Applicant: Mr Malcolm Parris

Officer: Wayne Nee 292132

Refused on 04/06/09 DELEGATED

1) UNI

Policies QD2 and QD14 require new development to take into account local characteristics and be well related visually to the property to be altered and the surrounding area and to use materials sympathetic to the parent building. The replacement of the existing windows with UPVC frames of an unsympathetic design, material and opening arrangement, would be inappropriate and would cause harm to the character and appearance of the existing property, and would be detrimental to the appearance of the surrounding street scene. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2009/00724

27 Montefiore Road Hove

Change of use of existing newsagents (A1) to incorporate ancillary cafe (A3) use, with associated decking to front of shop.

Applicant: Mr Tarik Lachaal

Officer: Chris Wright 292097

Refused on 29/05/09 DELEGATED

1) UNI

The raised timber decking and post and rail balustrade is unacceptable by reason of the design, materials, finishes and siting, which would be incongruous with the character and appearance of the local parade and the spaces in front of adjoining buildings, and would stand out as a feature alien to the locality, intrusive in the street scene and detrimental to visual amenity. The application is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan, which require a high standard of design and detailing in relation to the property to be extended, adjoining properties and to the surrounding area, the use materials which are sympathetic to the parent building, and consideration of positive local characteristics including the layout of streets and spaces, patterns of movement and the scale, bulk and design of existing buildings.

BH2009/00814

Land to the rear of 37 and 38 Cromwell Road Hove

Construction of a new five-storey building comprising 4 No. residential flats. To include 4 No. photovoltaic panels on roof. Provision of cycle store and waste /recycling facilities.

Applicant: Mrs Bao Bui

Officer: Clare Simpson 292454

Refused on 10/06/09 DELEGATED

1) UNI

The applicant has identified that the land is vacant, with no previous use. There does appear to have been some landscaping of the site, but based on the information submitted, the Local Planning Authority consider the land to be private open space. Policy QD20 of the Brighton & Hove Local Plan prevents development on open space unless there are exceptional circumstances to develop the area. The proposal involves the loss of open space important to the setting of the Willett Estate Conservation Area and wider street scene. The development is therefore contrary to policy QD20 of the Brighton & Hove Local Plan.

2) UNI2

The proposal, due to its height, bulk, massing, design, and excessive foot print, fails to respect the space between buildings, and would be unduly intrusive in the townscape, and would be out of character with the Willett Estate Conservation Area. The scheme represents an overdevelopment of the site which would also be visually incongruous and overbearing in relation to this adjacent Grade II Listed Buildings in Cromwell Road. The development would harm the setting and appreciation of the Willett Estate Conservation Area and adjacent listed buildings, contrary to policies QD1, QD2, QD3, QD4 and HE3, HE6 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development, by virtue of its bulk, form and massing in close proximity to the neighbouring boundaries, results in an excessive and un-neighbourly form of development which would be intrusive, overbearing and cause an increased sense of enclosure to the occupiers of no 37, 38, and 39 Cromwell Road. The development would therefore be contrary to Brighton & Hove Local Plan policies QD1, QD2, QD3, and QD27 of the Brighton & Hove Local Plan.

4) UNI4

The excessive footprint of the development, occupying much of the site, leaves limited opportunities for private amenity space. The proposal would result in an unsatisfactory level of private amenity space which would be detrimental to the living conditions of any future residential occupiers of the scheme and is contrary to policies HO5 and QD27.

HANGLETON & KNOLL

BH2008/03220

Sussex Education Centre Nevill Avenue Hove

Proposed three storey extension to existing education centre to create a 1688 sq.m office building for NHS Trust.

Applicant: Sussex Partnership NHS Foundation Trust

Officer: Paul Earp 292193

Approved after Section 106 signed on 08/06/09 PLANNING COMMITTEE

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. Details of the parking layout shall be submitted to include the provision of a further 4 additional disabled parking bays shall be submitted to and approved in writing by the Local Planning Authority and implemented before the building is occupied. The bays shall remain for such use at all times thereafter.

Reason: To ensure adequate provision of disabled parking bays and to comply with policy TR19 of the Brighton & Hove Local Plan.

3) 02.06A

No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full as approved prior to occupation and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and to comply with policies SU2 and QD27 of the Brighton & Hove Local Plan.

4) 02.06A

No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full as approved prior to occupation and the refuse and recycling storage facilities shall thereafter be retained for use at all times. This permission shall enure for the benefit of the Sussex Partnership NHS Trust only and for no other occupier, and upon cessation of occupation by the Trust shall be used for D1 health care use only by an occupier to be agreed with the Local Planning Authority.

Reason: This permission is granted exceptionally and only in view of the circumstances of the applicant and to conform with policy HO20 of the Brighton & Hove Local Plan.

5) 03.01A

No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

6) 06.03A

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car and to comply with policy TR14 of the Brighton & Hove Local Plan. Provision should be made for a minimum of 10 cycle stands.

7) 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 to comply with policy QD27 of the Brighton & Hove Local Plan

8) 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. The design should secure enhancements to local biodiversity, including provision of bat boxes and increased tree planting on the site, including a minimum of 2 trees to off-set the 'heat island effect' as defined in SDP08: Sustainable Building Design.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area to comply with policy QD15 of the Brighton & Hove Local Plan.

9) 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 to comply with policy QD15 of the Brighton & Hove Local Plan.

10) 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.

Reason: To protect the trees which are to be retained on the site to accord with policies QD15 and QD16 of the Brighton & Hove Local Plan.

11) UNI

Details of the parking layout shall be submitted to include the provision of a further 4 additional disabled parking bays shall be submitted to and approved in writing by the Local Planning Authority and implemented before the building is occupied. The bays shall remain for such use at all times thereafter.

Reason: To ensure adequate provision of disabled parking bays and to comply with policy TR19 of the Brighton & Hove Local Plan.

12) UNI

Details of any external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The approved installation shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to a variation.

Reason: In the interests of protecting neighbouring properties from light pollution and to comply with policies SU9, QD25 and QD27 of the Brighton & Hove Local

Plan.

13) UNI

The development shall be completed in accordance with the agreed measures given in submitted Site Waste Management Plan which forms part of this application.

Reason: To ensure that the development is sustainable by minimising waste and re-use and recycling of materials is maximised and that materials are handled efficiently and waste is managed appropriately, and to comply with policy SU13 of the Brighton & Hove Local Plan.

14) UNI

The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development, in accordance with policy SU4 of the Brighton & Hove Local Plan.

15) UNI

The development shall be completed in accordance with the agreed measures given in NEAT (NHS Environmental Assessment Toolkit) report submitted with the application which achieves a rating level of "Excellent".

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan.

16) UNI

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997.

Reason: In the interests of protecting neighbouring properties from noise pollution and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

17) UNI

This permission shall enure for the benefit of the Sussex Partnership NHS Trust only and for no other occupier, and upon cessation of occupation by the Trust shall be used for D1 health care use only by an occupier to be agreed with the Local Planning Authority.

Reason: This permission is granted exceptionally and only in view of the circumstances of the applicant and to conform with policy HO20 of the Brighton & Hove Local Plan.

BH2009/00625

291 Hangleton Road Hove

Single storey rear extension (Part Retrospective).

Applicant: Mr Milad Ramis

Officer: Wayne Nee 292132

Approved on 29/05/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.09

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) BH03.02

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

4) UNI

The south west facing side window of the proposed extension shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

Reason: To safeguard the amenities of occupiers of adjoining properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/00638

34 Lynchets Crescent Hove

Erection of a single storey rear extension.

Applicant: Mr S & Mrs A Petiffer

Officer: Mark Thomas 292336

Refused on 22/05/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan states extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to the proposed, existing and/or adjacent residents. The proposed single storey rear extension, by virtue of its bulk, projection, and positioning, forms an inappropriate addition to the property. The development would result in increased overshadowing, sense of enclosure, and loss of outlook to the property at no. 36 Lynchets Crescent. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/00652

24 Dale View Hove

Certificate of lawfulness for a proposed development of loft conversion incorporating a rear dormer, 2 no. windows to the side elevation and 2 no. rooflights to the front.

Applicant: Mr Chris Laing

Officer: Wayne Nee 292132

Approved on 03/06/09 DELEGATED

BH2009/00911

34 Gleton Avenue Hove

Certificate of Lawfulness for a proposed development of the erection of a single storey rear extension.

Applicant: Mr Craig Milne

Officer: Charlotte Hughes 292321

Approved on 29/05/09 DELEGATED

SOUTH PORTSLADE

BH2008/03644

6 to 8 Foredown Drive Portslade Brighton

Installation of new window to front elevation and new fire escape door to rear elevation.

Applicant: Mr Richard Daughtrey

Officer: Mark Thomas 292336

Approved on 27/05/09 PLANNING COMMITTEE

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The rear fire door shall only be opened for emergencies and maintenance and for no other purpose whatsoever.

Reason: To safeguard the amenities of the occupiers of Romany Close, and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

No development shall take place until a construction method statement has been submitted to and agreed in writing by the Local Planning Authority indicating measures for the protection of a Ligustrum tree located in close proximity to the rear elevation of the premises. The development shall be constructed in strict accordance with the agreed details.

Reason: To afford adequate protection to a tree and to comply with policies QD14 and QD16 of the Brighton & Hove Local Plan.

BH2009/00476

Hills Radio 40-42 Station Road Portslade Brighton

Demolish rear covered yard to No 41, erect single storey extension for maintenance and repair behind Nos 40, 41 and 42 with covered waste and cycle stores. Conversion of first and second floor workshops to No 41, conversion of maisonette above No 40, new rear first floor extension to Nos 40 and 41 forming rooms in roof to No 40 all to form five self-contained flats with new rear access. Retain existing two flats above No 42 giving four additional flats in total.

Applicant: Mr Andrew Hill

Officer: Guy Everest 293334

Refused on 21/05/09 DELEGATED

1) UNI

The existing maisonette (no. 40) is unsuitable for conversion into smaller units of accommodation by virtue of a floor area of less than 115 sq metres and having only three bedrooms. The proposal is therefore contrary to policy HO9 of the Brighton & Hove Local Plan.

2) UNI

The development would create a poor mix of housing unsuitable for family occupation and provide at second floor level accommodation below the standard that the Council would reasonably expect by reason of habitable rooms of an inadequate size. The proposal is therefore contrary to policies QD27 and HO3 of the Brighton & Hove Local Plan.

3) UNI

The roofspace to the rear section of 40 Station Road is not considered suitable for conversion to living accommodation by virtue of limited headroom and floorspace. This is reflected by roof dormers of a size and scale necessary to

provide usable headroom for living accommodation. The dormers appear excessive in size and would exacerbate the already disjointed and heavily extended appearance of the property in views from the rear contrary to policy QD14 of the Brighton & Hove Local Plan and to the provision of Supplementary Planning Guidance Note 1: roof alterations and extensions.

BH2009/00680

51 Foredown Drive Portslade Brighton

Erection of a two storey rear extension.

Applicant: Mr P. Lind

Officer: Adrian Smith 01273 290478

Refused on 29/05/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan states that planning permission for extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed single storey and two storey rear extensions, by virtue of their projection, positioning, and proximity to the neighbouring boundary would result in an overbearing and un-neighbourly addition to the property to the considerable detriment of the amenity of the residents of the property at no. 53 Foredown Drive, by way of loss of daylight, sunlight and outlook. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed single storey and two storey rear extensions represent an incongruous and inappropriately bulky addition to the rear of the recipient property and would result in a cluttered, overdeveloped rear elevation. The proposed development would harm the appearance of the property and is therefore contrary to the above policy.

BH2009/00922

4 Crown Road Portslade Brighton

Certificate of Lawfulness for proposed erection of a single storey rear extension.

Applicant: Ms Bailey

Officer: Mark Thomas 292336

Approved on 29/05/09 DELEGATED

BH2009/00989

Travis Perkins Baltic Wharf Wellington Road Portslade

Application for approval of details reserved by conditions 3, 5, 19 and 20 of application BH2007/02974.

Applicant: Mr Barry Clarke

Officer: Chris Wright 292097

Approved - no conditions on 04/06/09 DELEGATED

1) UNI

Approval of the details reserved by conditions 5, 19 and 20.

STANFORD

BH2008/03894

PC World Site 274 Old Shoreham Road Hove

Erection of single storey non-food retail unit (A1).

Applicant: NUI Investments Ltd

Officer: Guy Everest 293334

Approved on 05/06/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.01

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

3) BH05.05

Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development shall commence until:

(a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'standard' BREEAM or a 'bespoke' BREEAM) and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development have been submitted to the Local Planning Authority; and

(b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

4) BH05.06

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

5) BH06.04

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

6) BH11.02

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

7) UNI

Notwithstanding the provisions of Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) none of the following goods shall be sold from the retail store except where these items relate to use or consumption by or for animals (or unless such goods are ancillary to the main retail use):-

- a) food and drink
- b) clothing, footwear, handbags, fashion accessories, or jewellery
- c) books, newspapers, magazines and stationary
- d) crockery, glassware, china and kitchenware
- e) toys
- f) sports equipment and clothing (including walking and climbing equipment)
- g) cosmetics, pharmaceuticals and toiletries
- h) videos, DVDs, CDs, audio cassettes and records

The total area devoted to goods ancillary to the main retail use shall not exceed 10% of the gross floor area.

Reason: To ensure that the unit remains suitable for the sale of bulky goods and do not harmfully compete with existing established shopping centres and to comply with policies SR2 and SR3 of the Brighton & Hove Local Plan.

8) UNI

No additional floorspace shall be created by the insertion of a mezzanine floor within the hereby approved unit without the specific grant of planning permission.

Reason: To enable the local planning authority to assess the impact of additional floorspace on the vitality and viability of existing centres, on existing highway and access conditions and on-site car parking availability, and to comply with policies SR2, SR3, TR1, TR7 and TR19 of the Brighton & Hove Local Plan.

9) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, and replacement planting to

compensate for the loss of existing trees on the site.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

10) UNI

The total floor space of the building as shown on approved drawing no. 0631/PL09 shall remain as a single retail unit and at no time be sub-divided into smaller units.

Reason: To ensure that the unit remains suitable for the sale of bulky goods and does not harmfully compete with existing established shopping centres and to comply with policies SR2 and SR3 of the Brighton & Hove Local Plan.

11) UNI

No loading, unloading or deliveries shall be carried out on the site before 07.00 or after 19.00 hours Monday to Saturday or at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2009/00297

182 Sackville Road Hove

Construction of additional storage area to the rear of property. (Retrospective).

Applicant: Mr John Harrop

Officer: Wayne Nee 292132

Approved on 02/06/09 DELEGATED

1) UNI

No cladding and external finishes shall be applied and no door shall be installed onto the existing timber structure until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The Development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2009/00419

10 Radinden Manor Road Hove

Erection of two storey front and side extension.

Applicant: Mr & Mrs Kendrick

Officer: Jason Hawkes 292153

Approved on 22/05/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.02

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2009/00463

2 Torrance Close Hove

Erection of single storey rear extension.

Applicant: Mrs Rosemary Bannon

Officer: Adrian Smith 01273 290478

Approved on 29/05/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2009/00732

12 Rigden Road Hove

Front, side and rear extension with integral garage and additional crossover onto the public highway.

Applicant: Dr George Kemenes

Officer: Charlotte Hughes 292321

Approved on 04/06/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2009/00736

The Squirrels 15 Dyke Road Avenue Hove

Replacement front and side boundary walls and installation of new front gates. New block paved driveway with associated landscaping.

Applicant: Mr James Tame

Officer: Wayne Nee 292132

Approved on 10/06/09 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

BH2009/00764

23 Woodlands Hove

Erection of a single storey rear extension.

Applicant: Mr Jonathan Fogden

Officer: Mark Thomas 292336

Approved on 29/05/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2009/00780

55 King George VI Drive Hove

Erection of single storey rear and side extensions.

Applicant: Mr & Mrs Williams

Officer: Mark Thomas 292336

Refused on 29/05/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to the proposed, existing and/or adjacent residents. The proposed single storey rear extension, by virtue of its bulk, projection, and positioning, forms an inappropriate addition to the property. The development would result in increased overshadowing, sense of enclosure, and loss of outlook to the property at no. 53 King George VI Drive. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/00798

37 Cranmer Avenue Hove

Erection of a single storey rear extension with roof lights.

Applicant: Mr & Mrs Livingstone

Officer: Wayne Nee 292132

Approved on 26/05/09 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2) 03.02A

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) BH02.09

Access to the flat roof over the extension hereby approved shall be for

maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/00817

Ground Floor 2 Landseer Road Hove

Erection of single storey rear extension.

Applicant: Mr Anthony Collins

Officer: Mark Thomas 292336

Refused on 03/06/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan states extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to the proposed, existing and/or adjacent residents. The proposed single storey rear extension, by virtue of its bulk, projection, and positioning, forms an inappropriate addition to the property. The development would result in increased overshadowing, sense of enclosure, and loss of outlook to the property at no. 4 Landseer Road. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

1) UNI

Policy QD14 of the Brighton & Hove Local Plan states extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to the proposed, existing and/or adjacent residents. The proposed single storey rear extension, by virtue of its bulk, projection, and positioning, forms an inappropriate addition to the property. The development would result in increased overshadowing, sense of enclosure, and loss of outlook to the property at no. 4 Landseer Road. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/00899

Maytree House Cranmer Avenue Hove

Certificate of Lawfulness for a proposed development to convert the existing garage into habitable space.

Applicant: Mr Abdul Malleck

Officer: Mark Thomas 292336

Refused on 29/05/09 DELEGATED

WESTBOURNE

BH2008/03968

Pembroke Lodge 81 Pembroke Crescent Hove

Roof extensions over existing flat roofs incorporating 1no dormer to east elevation and 1no dormer to west elevation.

Applicant: Mr & Mrs B Watkins

Officer: Wayne Nee 292132

Refused on 03/06/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to

neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed extension would be located alongside the side boundary of the rear garden of no. 12 Pembroke Gardens. By virtue of its size, positioning, and proximity to the neighbouring boundary, the proposed roof extension would form an over dominant and over bearing addition which is considered an un-neighbourly form of development for residents of no. 12 Pembroke Gardens and results in a significant impact on residential amenity space. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed east elevation dormer window faces in the direction of the neighbouring properties of nos. 12 & 14 Pembroke Gardens. It is considered that the proposed dormer would represent an overbearing addition for residents of these adjoining residents by reason of an increased sense of overlooking and loss of privacy, and would have an adverse impact on residential amenity. The proposal therefore is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/00609

Courtyard at rear of 218 to 234 Portland Road Hove

Application for approval of details reserved by Condition 5 of application BH2004/02238/OA, which states the samples of the materials to be used in the construction of external surfaces shall be submitted.

Applicant: Portland Glass Ltd

Officer: Guy Everest 293334

Approved on 22/05/09 DELEGATED

BH2009/00677

2-4 Sackville Road Hove

Conversion of existing nursing home into nine self-contained flats.

Applicant: Vigcare

Officer: Clare Simpson 292454

Refused on 01/06/09 DELEGATED

1) UNI

The site is currently operating as a care home for the elderly. The applicant has failed to demonstrate that the existing care home facilities do not comply with, or are realistically capable of reaching, the respective standards set out for residential care / nursing homes. The site is still registered and receiving additional residents from the city council and therefore it is still viewed as supplying a valuable resource to the city. Therefore the loss of residential care facilities is considered contrary to policy HO11 of the Brighton & Hove Local Plan.

2) UNI2

The change of use relies on a number of internal bathrooms which have no natural light and ventilation. As such the development will place unacceptable dependence on artificial light and mechanical ventilation. In addition no information has been submitted to demonstrate that the conversion of the building can meet the relevant Ecohomes standards. The development is contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning document on Sustainable Building Design SPD08.

BH2009/00836

27 Wordsworth Street Hove

Erection of single storey rear extension.

Applicant: Mr J Day

Officer: Mark Thomas 292336

Refused on 29/05/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed rear extension represents an excessive enlargement of the existing building, resulting in an over-extended appearance which would be to the detriment of the property. The development would detract from the appearance of the property, contrary to the above policies, to the detriment of the visual amenities of the area.

WISH

BH2008/03179

269 Kingsway Hove

Side and rear extension at basement and ground floor level. (part retrospective).

Applicant: Mr Vic Marchant

Officer: Charlotte Hughes 292321

Refused on 04/06/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The side and rear extension does not relate sympathetically to the host property by reason of its excessive scale, bulk and design and is considered to be overdevelopment of the site which results in an unacceptable loss of private amenity space for the host dwelling. The proposed development is therefore considered to be contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to ensure that alterations and additions to properties do not have a harmful impact upon the residential amenity of neighbouring occupiers. The side and rear extension, which has been built along the shared boundary, results in an increased sense of enclosure for the occupiers of the ground floor flat at No271 Kingsway and has an overbearing and unneighbourly impact on their existing residential amenities, in terms of loss of light, loss of privacy and loss of outlook. The proposed development is therefore considered to be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/00007

2 Wish Road Hove

Certificate of Lawfulness for the proposed erection of side roof extensions and installation of 6 no. rooflights and one solar panel and erection of a single storey rear extension.

Applicant: Mr Geoff Wright

Officer: Wayne Nee 292132

Approved on 28/05/09 DELEGATED

BH2009/00428

Flat 2 77A Boundary Road Hove

Formation of roof terrace to existing flat roof at rear of property including decking and the replacement of an existing window with french doors.

Applicant: Ms Louise McCarron

Officer: Charlotte Hughes 292321

Refused on 22/05/09 DELEGATED

1) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan seeks to ensure that alterations and additions to properties do not have a harmful impact upon the residential amenity of neighbouring occupiers. It is considered that the proposed formation of a roof terrace, with decking, on the existing flat roof to the rear of this property will adversely impact on the residential amenity of the neighbouring properties at Worcester Villas, by means of overlooking and loss of privacy. The proposal is therefore considered to contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/00649

78 Boundary Road Hove

Installation of internally illuminated fascia and projecting signs (Retrospective).

Applicant: Mr Chris Ford

Officer: Wayne Nee 292132

Approved on 02/06/09 DELEGATED

1) 10.01

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

Reason: To accord with regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2) 10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

3) 10.03

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4) 10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5) 10.05

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) 10.06

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

No advertisement shall be sited or displayed so as to-

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7) 10.07A

The illumination of the advertisement shall be non-intermittent.

Reason: To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton & Hove Local Plan.

BH2009/00650

78 Boundary Road Hove

Installation of new shopfront, fascia, sun blind, extract outlet and air conditioning condensers (Part Retrospective).

Applicant: Mr Chris Ford

Officer: Wayne Nee 292132

Approved on 02/06/09 DELEGATED

1) UNI

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan

2) UNI

The hours of use of the air conditioning condensers and extract outlets shall be restricted to 07.00hrs to 18.00hrs Monday to Saturday, and 10.00hrs to 17.00hrs Sundays and Bank Holidays.

Reason: To protect the amenity of neighbouring residents and occupiers in compliance with Policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.