



**Brighton & Hove
City Council**

Plans List

PLANNING COMMITTEE

2.00PM, WEDNESDAY, 24 NOVEMBER 2010

COUNCIL CHAMBER, HOVE TOWN HALL

**BRIGHTON & HOVE CITY COUNCIL
ENVIRONMENT**

**PLANS LIST
PLANNING COMMITTEE
Date: 24th November 2010**

TREES - Recommendations

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**TREES
Delegated Powers or implementation of a previous Committee Decision**

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MINOR APPLICATIONS

	Application Number	Area	Ward	Address	Proposal	Recommendation	Page
A	BH2010/03061	West	Withdean	25 Hazeldene Meads	Proposed roof extension incorporating additional rooflight to front.	Minded to Grant	9
B	BH2010/02489	East	Patcham	162 Carden Hill	Replacement rear dormer.	Refuse	16
C	BH2010/02745	East	Rottingdean Coastal	28 Marine Drive	Erection of a block of 9no flats comprising 5no two bed flats and 4no three bed flats with associated works including car parking area.	Minded to Grant	21
D	BH2010/02371	East	Patcham	2A Surrenden Close	Erection of first floor front extension incorporating roof alterations, additional dormer and increased roof ridge height.	Grant	43
E	BH2010/02883	West	Hove Park	32 Hove Park Way	Erection of two storey extensions to front and rear and alterations to garage to form habitable room. Erection of new front porch, enlarged parking area and gated entrance. External alterations to windows and doors and insertion of rooflights to North, South and East elevations.	Grant	48
F	BH2010/02794	West	Hove Park	55 Tongdean Avenue	Part excavation to form new driveway incorporating part demolition of existing front wall to form new opening and installation of new pillars and gates to	Grant	56

					match existing. (Part retrospective).		
G	BH2010/02741	West	Wish	86A Boundary Road	Erection of additional storey to create 1no. two bedroom flat and 1no. one bedroom flat.	Refuse	65

Determined Applications:

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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.

PLANS LIST 24 November 2010

BRIGHTON AND HOVE CITY COUNCIL

LIST OF APPLICATIONS DETERMINED BY THE DIRECTOR OF ENVIRONMENTAL SERVICES UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION

PRESTON PARK

Application No: BH2010/03011

44 Preston Park Avenue

1 x Lime - repollard overall including the back limbs that haven't been pollarded in the past.

Applicant: Chaffin Tree Surgery

Approved on 04 Nov 2010

Application No: BH2010/03291

8 Preston Park Avenue

Fell 1 x Prunus - no public amenity value, Fell 1 x Holly - no public amenity value, Fell 1 x Sycamore - no public amenity value, Fell 1 x Ash - no public amenity value.

Applicant: Ms Marion Prince

Approved on 04 Nov 2010

Application No: BH2010/03292

8 Preston Park Avenue

2 x Prunus - lower 1m and reshape, 1 x Bay - lower in height, 2 x multi-stemmed Sycamores - lower in height.

Applicant: Ms Marion Prince

Approved on 04 Nov 2010

REGENCY

Application No: BH2010/03254

90 Montpelier Road

2 x Limes - clean stems of light growth, reduce canopy and shape away from building.

Applicant: Mr Ward

Approved on 04 Nov 2010

Application No: BH2010/03256
36/37 Duke Street

Fell 1 x Elm. Fell 1 x Group of 6 Elms - No public amenity value, poor specimens

Applicant: Mrs Alison Green
Approved on 05 Nov 2010

Application No: BH2010/03289
Montpelier Lodge, 16 Montpelier Terrace

1 x Lime - 20% crown reduction and 10% crown thin, 2 x Elm - 20% crown reduction and 10% crown thin, 1 x Sycamore - reduce east of crown.

Applicant: Tom Fellows
Approved on 04 Nov 2010

ST. PETER'S & NORTH LAINE

Application No: BH2010/02027
32 Buckingham Place

Fell 1 x Sycamore (causing actual structural damage).

Applicant: Mr Leslie Hocking
Approved on 29 Oct 2010

WITHDEAN

Application No: BH2010/03185
1 Blackthorn Close

1 x False Acacia - shape crown over building by 30%, shape remaining crown by 20% to growth points to clear building and balance crown. 1 x False Acacia - reduce and reshape by 25%.

Applicant: Mr Richard Green
Approved on 05 Nov 2010

EAST BRIGHTON

Application No: BH2010/02961
8 Chesham Street

Fell 1 x Ceanothus - no public amenity value

Applicant: Nyall Thompson
Approved on 04 Nov 2010

Application No: BH2010/02962

8 Chesham Street

1 x Pittosporum - trim up to neaten. 1 x Olive - reduce height by 6 ft and reshape.

Applicant: Nyall Thompson
Approved on 04 Nov 2010

MOULSECOOMB & BEVENDEAN

Application No: BH2010/03191
5 Borrow King Close

1 x Sycamore - remove ivy for full visual tree assessment. 30% crown reduction.

Applicant: Mr Peter Harber
Approved on 04 Nov 2010

ROTTINGDEAN COASTAL

Application No: BH2010/02473
22 Lewes Crescent

1 x Holm Oak - reduce and reshape crown by 25% of southern aspect of the tree and marry into the top of the crown. Crown lift light growth to 5m.

Applicant: Mr Seaton
Approved on 05 Nov 2010

Application No: BH2010/03019
Homeleigh, 8 Northgate Close

1 x Sycamore - maximum 25% crown reduction winter 2010/2011 and maximum 25% crown reduction winter 2011/2012.

Applicant: Mr Harold Williams
Approved on 05 Nov 2010

Application No: BH2010/03192
11 Ainsworth Avenue

Line of Ash/Sycamore to rear of property - crown lift light growth to 5m back to boundary (overhang only). Prune back overhang by maximum 40% to suitable growth points.

Applicant: Mr Ivor Potter
Approved on 03 Nov 2010

Application No: BH2010/03257
19 Wanderdown Way

1 x Sycamore - reduce and reshape the tree's crown by 30%.

Applicant: Mr Richard Green

Approved on 05 Nov 2010

BRUNSWICK AND ADELAIDE

Application No: BH2010/03083

Hove Place Pub, 35-37 First Avenue

Fell 1 x Elm - causing actual structural damage.

Applicant: Carlos Daly

Approved on 21 Oct 2010

NORTH PORTSLADE

Application No: BH2010/02763

White Timbers, 109 Mile Oak Road, Portslade

1 x Norway Maple - reduce height by 25%, thin and reshape, 1 x Sycamore - 30% crown reduction, thin and reshape.

Applicant: Mr John Bettinson

Approved on 22 Oct 2010

Application No: BH2010/03093

8 Crest Way, Portslade

1 x Sycamore - 30% crown reduction and shape.

Applicant: Mr Richard Gridley

Approved on 04 Nov 2010

SOUTH PORTSLADE

Application No: BH2010/02912

The Vicarage, South Street, Portslade

Fell 3no Sycamores (T2,3,4 on plan) - causing actual structural damage and poor specimens, 3no small Sycamores (T6,7,8) - causing actual structural damage and poor specimens, 1no Bay nearest house (T9) - no public amenity value.

Applicant: Mr D Sutlieff

Approved on 05 Nov 2010

Application No: BH2010/02913

The Vicarage, South Street, Portslade

Bay - reduce by 50% (T1 on plan), Holm Oak (T5) - lift up to 3.5m.

Applicant: Mr D Sutlieff
Approved on 05 Nov 2010

HOVE PARK

Application No: **BH2010/02882**
3 Woodlands

1 x Cedrus Deodora - maximum 15% reduction in width, lightly thin top of crown.

Applicant: G B Tree Surgery
Approved on 04 Nov 2010

Application No: **BH2010/03209**
3 Tongdean Road

Fell 1 x Sycamore - structurally unsound, Fell 7 x Cupressus spp - limited public amenity value, Fell 1 x Cupressus spp - structurally unsound, Fell 1 x Acer platanoides - basal decay.

Applicant: Mr Glen Merchant
Approved on 05 Nov 2010

Application No: **BH2010/03268**
35 Dyke Road Avenue

1 x Twin stemmed Sycamore - reduce sub-dominant stem by 30%. 1 x Ash - remove deadwood, reduce in height by 30%, reduce 2 x primary scaffold limbs over footway/highway by 50%, clear street light and reduce back any over extended laterals into new crown profile.

Applicant: Mr Seaton
Approved on 04 Nov 2010

WESTBOURNE

Application No: BH2010/02851

39 Walsingham Road, Hove

Fell one Sycamore in rear garden - little public amenity value, structural decay

Applicant: Mr R Green

Approved on 21 Oct 2010

LIST OF MINOR APPLICATIONS

<u>No:</u>	BH2010/03061	<u>Ward:</u>	WITHDEAN
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	25 Hazeldene Meads Brighton		
<u>Proposal:</u>	Proposed roof extension incorporating additional rooflight to front.		
<u>Officer:</u>	Guy Everest, tel: 293334	<u>Valid Date:</u>	12/10/2010
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	07 December 2010
<u>Agent:</u>	N/A		
<u>Applicant:</u>	Miss Dinah Rae, 25 Hazeldene Meads, Brighton		

1 RECOMMENDATION

That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in paragraph 8 of this report and resolves it is **MINDED TO GRANT** planning permission subject to no new additional representations from members of the public and to the following Conditions and Informatives:

Conditions:

1. BH01.01 Full Planning.
2. BH03.03 Materials to match Non-Cons Area.
3. The development hereby permitted shall be carried out in accordance with the approved drawing no. 29762/1 submitted 27th September 2010 and approved drawings labelled 'Drawing 1' & 'Drawing 2' submitted 7th October 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives:

- 1) This decision to grant planning permission has been taken:-
 - i) having regard to the policies and proposals in the Brighton & Hove Local Plan set out below:
 - QD1 Design - quality of development and design statements
 - QD2 Design - key principles for neighbourhoods
 - QD14 Extensions and alterations
 - QD27 Protection of amenity

Supplementary Planning Guidance

SPGBH1 Roof alterations and extensions; and

ii) for the following reasons:-

The roof extension retains sufficient separation from the adjoining property and would not therefore lead to a harmful terracing effect in this section of Hazeldene Meads. The gable end and front rooflight would not unbalance the existing property and is appropriate in this location. The development would not result in harm to neighbouring amenity through loss of light or outlook.

2 THE SITE

The application relates to a detached bungalow on the western side of Hazeldene Meads, a residential development off Dyke Road Avenue.

3 RELEVANT HISTORY

BH2010/03062: Certificate of Lawfulness for proposed solar panels to South, East and West. Under consideration.

BH2010/02834: Certificate of Lawfulness for proposed application for front porch, side garage and crossover, rear/side dormer and side flue. Approved.

BH2010/01610: Roof extension to south end over existing garage, 2 front dormers and installation of 7 solar panels. Refused for the following reasons:-

- 1. The two dormers, by reason of their size, bulk and positioning on the roof slope, would introduce features which would be alien and incongruous in the context of the immediately surrounding street scene, furthermore the shape and form of the roof extension would imbalance and fundamentally change the appearance of the dwelling, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.*
- 2. The solar panels, by reason of their proliferation and level of projection above the ridgeline, would appear cluttered and incongruous features of the property, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.*

BH2010/00973: Installation of 7 no. solar panels to roof of existing rear dormer. Withdrawn.

BH2010/00242: Hip to gable roof extension to south end including 2 No. dormers, 1 No. rooflight and pitched roof porch extension at front elevation. Installation of 9 No. Solar Panels to rear over existing dormer. Refused for the following reasons:-

- 1. The extended rear dormer would create an excessively sized and unduly bulky structure to the roof that would dominate the rear of the property and pay little regard to the existing scale and proportions of the building at ground floor level. In addition, the solar panels, by reason of their proliferation and level of projection*

above the ridge line, would appear incongruous features of the property and the wider area. The proposal would therefore detract from the character and appearance of the site and surrounding area and be contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan, and to the provisions of the Council's adopted Supplementary Planning Guidance Note 1 'Roof alterations and extensions'.

- 2. The extended gable to the southern end of the property would result in a harmful reduction in the existing visual gap between the application site and adjoining two-storey property (No.23). This would lead to an uncharacteristic terracing effect in this section of Hazeldene Meads and would materially detract from the spatial quality, character and appearance of the site and surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.*

A subsequent appeal against this decision was dismissed in September 2010 with the Inspector noting:-

- "the difference in the shape and form of the two properties, combined with the set back of the extended pitched roof would reduce the appearance of a terracing effect arising from the reduction in the gap between the buildings.....(am) not persuaded that this element of the proposal would result in harm to the character and appearance of the area;*
- the existing [rear] dormer does not comply with the current guidance, notwithstanding that the enlargement already undertaken is permitted development.....of the opinion that any further extension of this dormer window would be harmful to the character and appearance of the host property and the surrounding area;*
- the insertion of three [front] dormer windows would fundamentally change the appearance of this bungalow, making it look much more like a two storey house and introducing features which would be alien and incongruous in the context of the immediately surrounding street scene. Added to this.....the proposed rooflight would be too deep as it would sit immediately below the ridge of the roof and its glazing would be prominent in its position above the front porch;*
- the positioning of 9 such panels across the full width of the dormer would accentuate their visibility above the ridge line and would make the roof appear cluttered.....of the view that the introduction of so many solar panels along the ridge of this bungalow would be harmful."*

The planning application was refused on the basis of 2 front dormers; the appeal was however dismissed on the basis of 3 front dormers. The Planning Inspectorate has since confirmed that the correct plan indicating 2 front dormers was not taken into account as part of the appeal and that it is not possible to amend the decision or reconsider the proposals.

4 THE APPLICATION

Planning permission is sought for a gable roof extension over an existing single-storey side garage to the southern section of the property. A rooflight is proposed to the extended front roofslope.

5 CONSULTATIONS

External

Neighbours: Representations have been received from **7, 9, 15, 18, 20, 22 & 29 Hazeldene Meads**; and **2, 4, 6, 14, 17, 19 & 21 The Beeches** objecting to the proposal for the following reasons:-

- have previously objected to the extended gable as it would further reduce the remaining gap between nos. 23 & 25 Hazeldene Meads, with an increasing blocking out effect that would materially detract from the spatial quality, character and appearance of the site and surrounding area;
- a previous appeal (*ref: BH2010/01610*) was dismissed as the roof extensions would have been harmful to the area;
- consider that the visual impact of the recently constructed rear dormer and the extended gable roof (proposed by this application) should be considered together. To do otherwise would support the enlargement of the property through a series of minor developments when taken as a whole the works detract from the appearance of the property and surrounding area;
- notwithstanding any consideration of the proposed gable roof extension the unduly bulky rear dormer should be reduced in size to conform to current guidance;
- designs of extensions at the application site are not always disclosed before building works commence. This sequence of events has denied residents the opportunity of reviewing the proposed development prior to construction.

6 PLANNING POLICIES

Brighton & Hove Local Plan:

QD1	Design - quality of development and design statements
QD2	Design - key principles for neighbourhoods
QD14	Extensions and alterations
QD27	Protection of amenity

Supplementary Planning Guidance

SPGBH1 Roof alterations and extensions

7 CONSIDERATIONS

The key issues of consideration in the determination of this application are the impact of the proposed extensions on the appearance of the building and surrounding area, and the impact of the proposed development on amenity for occupiers of adjoining properties.

Design

The existing rear dormer represents 'permitted development' and no planning permission was therefore required for its construction. This application does not propose any further extension to the existing rear dormer and on this basis it is not necessary to consider the rear dormer further.

A previous application (ref: BH2010/00242) for an extended side gable was refused as it was considered the resulting roof would appreciably and harmfully reduce the existing gap at first floor level between the site and adjoining property. The resulting separation was considered insufficient to prevent an uncharacteristic terracing effect in this section of Hazeldene Meads which would harm the spatial quality and visual amenities of the wider area.

As part of a subsequent appeal against this decision it was considered that:-

"The proposed hip to gable extension would be above and the same width as the existing garage of No 25. It would further close the gap between the two properties but there would still be a distance of approximately 3.5m between the buildings. Such a separation distance is not dissimilar to others on the estate. Furthermore.....the difference in the shape and form of the two properties, combined with the set back of the extended pitched roof would reduce the appearance of a terracing effect arising from the reduction in the gap between the buildings.....am therefore not persuaded that this element of the proposal would result in harm to the character and appearance of the area."

These findings are a material consideration in the determination of this planning application which proposes a gable roof extension the same as that considered as part of the appeal. On the basis that the extended gable was found to be acceptable by an Appeal Inspector it is considered refusal of the application on design grounds would not be warranted and could not be sustained at appeal.

A previous application for a barn-end roof extension was refused by Planning Committee on 3 November 2010 as it was considered to unbalance the property (ref: BH2010/01610). The roof extension would replicate the existing property and could not therefore be considered to unbalance or fundamentally change the existing appearance of the building.

Front rooflight

A rooflight would be inserted into the extended front roofslope. The rooflight is considered to be modestly sized in relation to lower levels of the building and would not appear highly prominent in long or short views along Hazeldene Meads. It is noted that the proposed rooflight would replicate the proportions and siting of rooflights to the existing front roofslope which were confirmed as permitted development as part of application ref:

BH2010/02834.

Impact on residential amenity

The extended roof would adjoin the side elevation of 23 Hazeldene Meads which does not feature any window openings that would be affected through loss of light. There are no other properties that would be affected through loss of light or outlook.

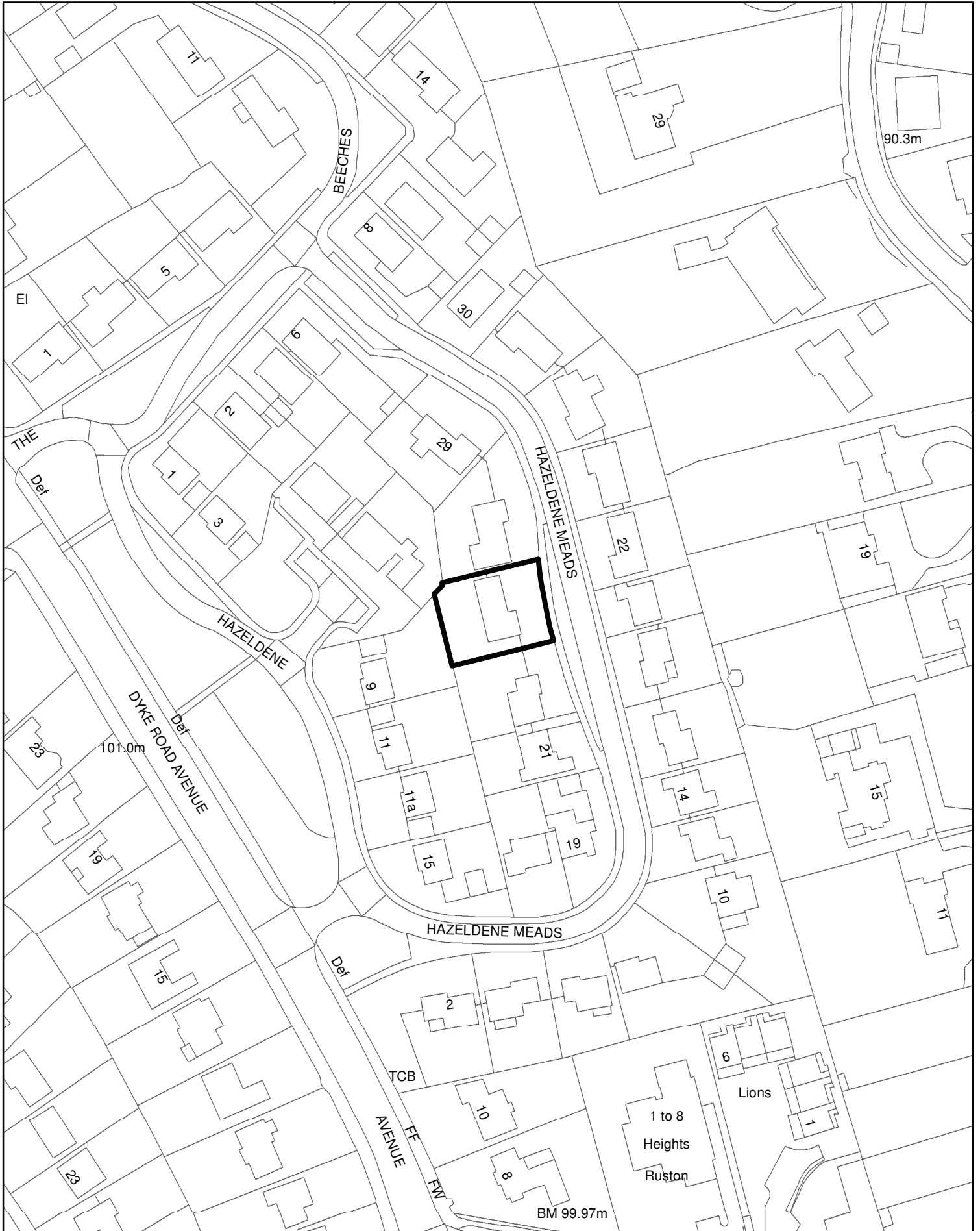
8 REASONS FOR RECOMMENDATION TO GRANT PERMISSION

The roof extension retains sufficient separation from the adjoining property and would not therefore lead to a harmful terracing effect in this section of Hazeldene Meads. The gable end and front rooflight would not unbalance the existing property and is appropriate in this location. The development would not result in harm to neighbouring amenity through loss of light or outlook.

9 EQUALITIES IMPLICATIONS

None identified.

BH2010/01610 25, Hazeldene Meads



<u>No:</u>	BH2010/02489	<u>Ward:</u>	PATCHAM
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	162 Carden Hill, Brighton		
<u>Proposal:</u>	Replacement of existing rear dormer window with new wider dormer window.		
<u>Officer:</u>	Helen Hobbs, tel: 293335	<u>Valid Date:</u>	11/08/2010
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	06 October 2010
<u>Agent:</u>	Lewis & Co Planning, Paxton Business Centre, Portland Road, Hove		
<u>Applicant:</u>	Mrs Lena Johansson, 162 Carden Hill, Brighton		

This application was deferred at the last meeting on 3/11/10 for a Planning Committee site visit and the report has been updated to include additional letters of support.

1 RECOMMENDATION

That the Committee has taken into consideration and agrees with the reasons for the recommendation and resolves to **REFUSE** planning permission for the following reason:

1. The proposed rear dormer, by reason of its size, bulk and design, is considered to form an unacceptable alteration to the rear roof slope, and would be of detriment to the character and appearance of the existing building and surrounding area. As such, the proposal is contrary to policies QD2 & QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

Informative:

1. This decision is based on drawing nos. 026-PL-01, 026-PL-02, 026-PL-03 & 026-PL-04 submitted on 9th August 2010.

2 THE SITE

The application relates to a detached property on the east side of Carden Hill. The properties within the immediate area of this site are set considerably higher than the street level. The existing property has full width front and rear dormers.

3 RELEVANT HISTORY

BH2008/00716: Demolition of existing house and erection of new residential unit. Refused 23/08/2008. Dismissed at appeal 10/11/2009.

4 THE APPLICATION

Replacement of existing rear dormer window with new wider dormer window.

5 CONSULTATIONS

External

Neighbours: A total of twelve letters of support have been received from residents of **No. 164 Carden Hill, 160 Carden Hill, 2 Compton Road, 21 Chelwood Close, 13 Chelwood Close, 25 Chelwood Close, 17 Chelwood Close, 11 Chelwood Close, 15 Chelwood Close, 19 Chelwood Close and 27 Chelwood Close.**

A letter of support has been received from **Councillor Brian Pidgeon**. The letter has been attached to this report.

6 PLANNING POLICIES

Brighton & Hove Local Plan:

QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD14	Extensions and alterations
QD27	Protection of Amenity

Supplementary Planning Guidance

SPGBH1 Roof Alterations and Extensions

7 CONSIDERATIONS

The main considerations in this application are whether the proposal is acceptable in terms of its design and appearance in relation to the existing building and surrounding area and whether the proposal is appropriate in terms of its impact on the amenity of nearby neighbouring properties.

Design

The adopted SPG on roof alterations and extensions gives clear guidance on design of roof alterations and extensions.

The Supplementary Planning Guidance for dormer windows states that they should be well-positioned and well-contained on the existing roof profile. The dormer should have a roof form and detail appropriate to the character of the property, and they should be smaller than the windows below with minimal cladding around the frames.

The property has existing front and rear dormers, for which there is no recent planning history. It is unclear when they were constructed. However under current policies and the adopted SPG BH1, these extensions would not comply, due to their size, positioning and large areas of cladding.

There are also a number of front and rear dormers in the road within the nearby vicinity of the site, for which there is no recent planning history.

The rear of the application site is highly visible from the adjoining neighbouring properties, and would also be visible in some views from Chelwood Close, which is at a higher level than the properties on Carden Hill.

The proposed rear dormer window would be wider and deeper than the existing dormer. It would project out two metres further from the rear roofslope than the existing dormer, dramatically increasing its bulk. Its volume would increase from approximately 20m³ to approximately 56m³. The dormer would not be contained within the roofslope, with minimal roofslope above and to either side and no roofslope at all visible below the dormer. The large amount of cladding is not appropriate and gives the dormer window a bulky and incongruous appearance. It would also have a poor relationship with the rear ground floor extension. The proposed windows do not relate well with the existing fenestration and look out of character with the existing dwelling.

The dormer represents an extremely poor design that would add significantly to the bulk of the property and result, in conjunction with other extensions and alterations, in a highly cluttered and uncoordinated overall appearance to the building.

Amenity

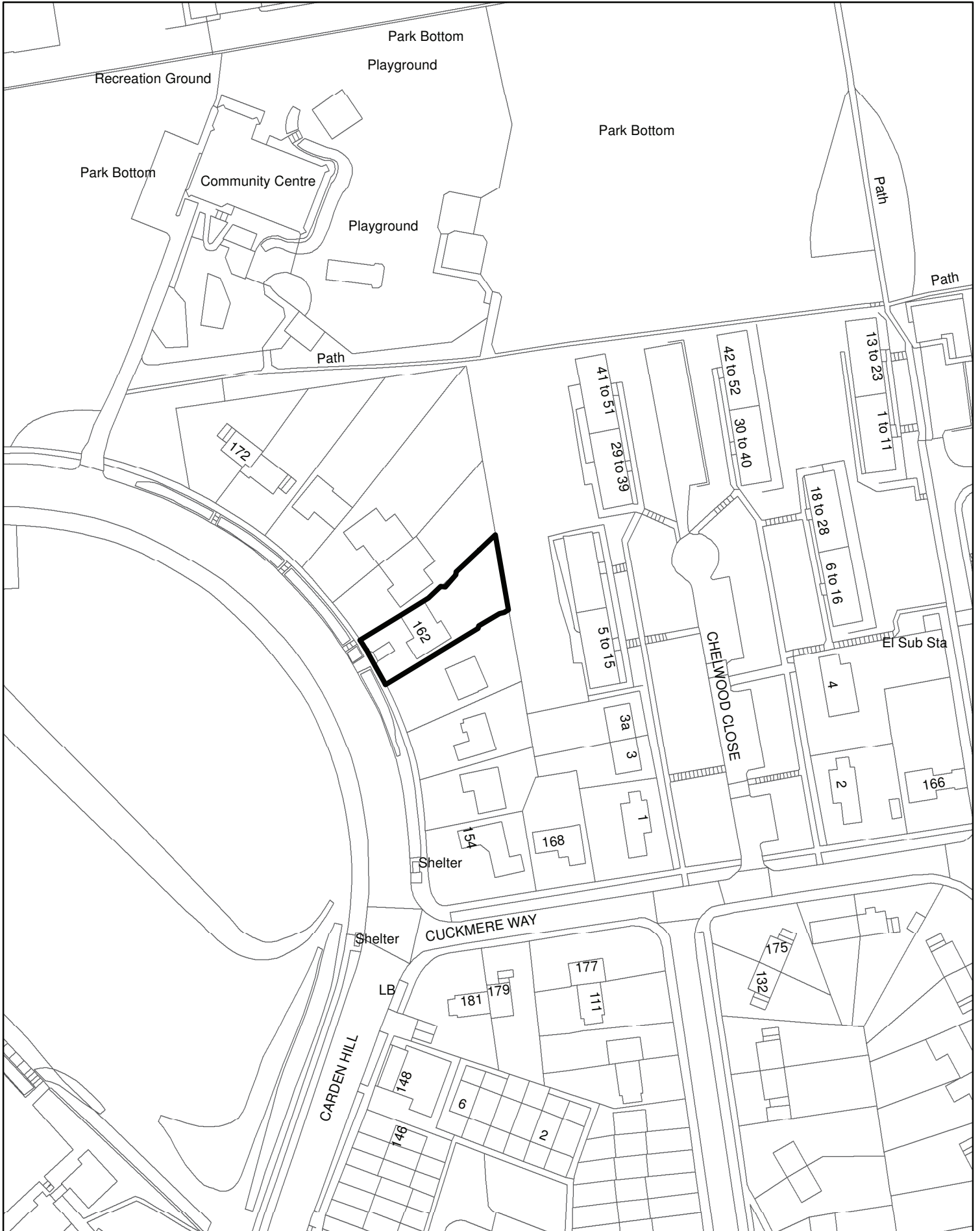
With regard to the amenity, it is not considered that the proposal would have any significant impact. The rear dormer would provide extended and elevated views to the rear but this is not considered to cause a loss of privacy to neighbouring properties.

Overall the proposed alterations are considered to have a negative impact on the character and appearance of property and the wider area which is contrary to policies in the Local Plan and contrary to Supplementary Planning Guidance. Refusal is recommended.

8 EQUALITIES IMPLICATIONS

None identified.

BH2010/02489 162, Carden Hill



Mrs Jeanette Walsh
Head of Development Control
City Planning
Environment Directorate
Room 302
Hove Town Hall
Hove

26th October 2010

Dear Mrs Walsh

Planning Application BH2010/02489,
162 Carden Hill
BN1 8GN

Mrs Lena Johansson has made a planning application to build a dormer window to be located at the rear of the premises 162 Carden Hill there will be no change to the character and appearance of the surrounding street scene. The vast majority of houses within the area have either full width dormer or two storey rear extensions.

I understand the planning officer is recommending that the application is not approved. Even though 12 near households are in support of the application.

In view of this I ask that the planning committee do a sight visit.

Yours sincerely



Cllr Brian Pidgeon



<u>No:</u>	BH2010/02745	<u>Ward:</u>	ROTTINGDEAN COASTAL
<u>App Type:</u>	Full Planning		
<u>Address:</u>	28 Marine Drive, Rottingdean		
<u>Proposal:</u>	Erection of a block of 9no flats comprising 5no two bed flats and 4no three bed flats with associated works including car parking area.		
<u>Officer:</u>	Anthony Foster, tel: 294495	<u>Valid Date:</u>	13/09/2010
<u>Con Area:</u>	Adjoining SSSI	<u>Expiry Date:</u>	08 November 2010
<u>Agent:</u>	Chart Plan (2004) Ltd, 65 Stoneleigh Road, Limpsfield Chart, Oxted		
<u>Applicant:</u>	Generator Group LLP, 54 Conduit Street, London		

This application was deferred at the last meeting on 03/11/10 for a Planning Committee site visit.

1 RECOMMENDATION

That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in paragraph 8 of this report and resolves it is **MINDED TO GRANT** planning permission subject to a Section 106 Agreement and to the following Conditions and Informatives:

S106

- To secure a financial contribution of £18,000 towards sustainable transport improvements.

Conditions

1. BH01.01 Full Planning Permission.
2. BH03.01 Samples of Materials Non-Cons Area (new buildings).
3. The existing west hedge boundary and east hedge boundary (adjoining the rear garden of no.36) treatment shall be retained. The hedges shall not be removed unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of nature conservation and to safeguard the existing outlook to the occupiers of adjoining properties and to comply with policies QD16, QD17 and QD27 of the Brighton & Hove Local Plan.
4. The development shall not be commenced until fences for the protection of the hedges 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 hedges which are to be retained on the site and to comply with policies QD16, QD17 and QD27 of the Brighton & Hove Local Plan.
5. The development shall not be commenced until fences for the protection of the SSSI 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. No materials shall be stored or dumped within the SSSI boundary and there should be no access (pedestrian or vehicular) to the site from within the SSSI boundary.

Reason: To prevent damaging impacts on the adjacent nature conservation features and their setting and to comply with policy NC2 of the Brighton & Hove Local Plan.

6. All new hard surfaces 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 site.

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. BH15.01 Surface water drainage.

8. Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed road[s], surface water drainage, outfall disposal and crossover to be provided, shall be submitted to the Planning Authority and be subject to its approval, in consultation with this Authority.

Reason: In the interests of highway safety and for the benefit and convenience of the public at large to comply with policy TR7 of the Brighton & Hove Local Plan

9. Notwithstanding the submitted drawings, the development hereby approved shall not be commenced until full details of the cycle parking layout have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be implemented in full prior to first occupation in strict accordance with the approved details. A minimum of 12 cycle parking spaces shall be provided.

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

10. BH04.01 Lifetime homes.

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 5 for all residential units have been submitted to the Local Planning Authority; and

- (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 5 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

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

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

13. BH02.07 Refuse and recycling storage (facilities).

14. BH15.04A Method of piling

15. Unless otherwise agreed in writing by the Local Planning Authority, a scheme detailing the measures to improve ecological biodiversity on the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the number and type of bat boxes, bird boxes and Sparrow Terraces, and details of the green wall. The development shall be carried out in strict accordance with the approved details and thereafter maintained.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy QD17 of the Brighton & Hove Local Plan.

16. Notwithstanding the submitted drawings, the development hereby approved shall not be commenced until full details of the terraces to the rear of the site (north elevation) have been submitted to and approved in writing by the Local Planning Authority, these details are to include screening, extent of usable area, and balustrade. The development shall be carried out in strict accordance with the approved details and thereafter maintained.

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.

17. The development hereby permitted shall be carried out in accordance with the approved drawing nos. AL(00)001 Rev A, 002 Rev A, 100 Rev B, 201 Rev A, 202 Rev A, 203 Rev A, 204 Rev A, 205 Rev A, 206 Rev B, , 208 Rev A, AG(00)001, 002, 003 received 8 September 2010 drawing nos. AL(00)209 Rev B, 210 Rev B, 211 Rev B received 9 September 2010, and drawing nos. AL(00)206 Rev D, 207 Rev D received 21 October 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives:

1. This decision to grant Planning Permission has been taken:
 - i. having regard to the policies and proposals in the Brighton & Hove Local Plan, set out below, including Supplementary Planning Guidance and Documents:

Brighton & Hove Local Plan:

TR1	Development and the demand for travel
TR2	Public transport accessibility and parking
TR5	Sustainable Transport Corridors and bus priority routes
TR7	Safe Development
TR14	Cycle access and parking
TR18	Parking for people with mobility related disability
TR19	Parking Standards
SU2	Efficiency of development in the use of energy, water and materials
SU3	Water resources and their quality
SU4	Surface water runoff and flood risk
SU5	Surface water and foul sewage disposal infrastructure
SU7	Development within the coastal zone
SU8	Unstable land
SU13	Minimisation and re-use of construction industry waste
SU16	Production of renewable energy
QD1	Design - quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD3	Design – efficient and effective use of sites
QD4	Design – strategic impact
QD15	Landscape design
QD16	Trees and hedgerows
QD17	Protection and integration of nature conservation features
QD25	External lighting
QD27	Protection of amenity
QD28	Planning obligations
HO3	Dwelling type and size
HO4	Dwelling densities
HO5	Provision of private amenity space in residential development
HO7	Car free housing
HO13	Accessible housing and lifetime homes
NC2	Sites of national importance for nature conservation
NC4	Sites of Nature Conservation Importance (SNCIs) and Regionally Important Geological Sites (RIGS)
HE6	Development within or affecting the setting of conservation areas

Supplementary Planning Guidance Documents

SPGBH4	Parking Standards
SPD03	Construction and Demolition Waste
SPD08	Sustainable Building Design; and

- ii. for the following reasons:

The proposal complies with relevant planning policies and guidance and is considered to be of a scale, height and design in keeping with the natural and developed background. The proposal meets local plan policies and guidance with regard to sustainability measures, parking provision and accessibility and seeks to mitigate its potential impact on the natural environment.
3. The applicant is advised that the installation of a communal aerial or satellite dish would require planning permission and is preferable to the installation of more than one device.
4. The applicant is advised that advice regarding permeable and porous hardsurfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens' which can be accessed on the DCLG website (www.communities.gov.uk).
5. The applicant is advised that all British birds, their nests and eggs are protected by law under Section 1 of the Wildlife and Countryside Act, 1981 (as amended) and the Countryside and Rights of Way Act 2000. This makes it an offence to: Kill, injure or take a wild bird; Take, damage or destroy the nest of any wild bird while that nest is in use or being built; Disturb any wild bird listed in Schedule 1* while it is nest building, or at a nest containing eggs or young, or disturb the dependant young of such a bird. * For a list of species included within Schedule 1 please refer to the Wildlife and Countryside Act 1981 (as amended). If at any time nesting birds are observed during tree works, operations should cease. The bird nesting season usually covers the period from mid-February to the end of August, however, it is very dependent on the weather and certain species of birds may nest well outside this period.
6. The applicant is advised that new legislation on Site Waste Management Plans (SWMP) was introduced on 6 April 2008 in the form of Site Waste Management Plans Regulations 2008. As a result, it is now a legal requirement for all construction projects in England over £300,000 (3+ housing units (new build), 11+ housing units (conversion) or over 200sq m non-residential floorspace (new build)) to have a SWMP, with a more detailed plan required for projects over £500,000. Further details can be found on the following websites: www.netregs.gov.uk/netregs/businesses/construction/62359.aspx and www.wrap.org.uk/construction/tools_and_guidance/site_waste_2.html.
7. The applicant is advised that details of Lifetime Homes standards can be found in Planning Advice Note PAN 03 Accessible Housing & Lifetime Homes, which can be accessed on the Brighton & Hove City Council website (www.brighton-hove.gov.uk).

8. The applicant is advised that details of the Code for Sustainable Homes can be found on the Planning Portal (www.planningportal.gov.uk), on the Department for Communities and Local Government website (www.communities.gov.uk) and in Supplementary Planning Document SPD08 Sustainable Building Design, which can be accessed on the Brighton & Hove City Council website (www.brighton-hove.gov.uk).

2 THE SITE

The site is located on the south side of the A259 coast road adjacent to the cliff edge to the south, a public car park to the east, a row of detached dwellings to the north and Highcliff Court a three storey block of flats to the west. The site has been cleared with the previously existing dormer bungalow having been demolished. Access to the site is via a private drive from the A259 that provides right of way to the block of flats and the rear of the row of dwellings to the north and a single dwelling to the west.

The site is located on the south-eastern edge of the built-up area of Rottingdean. Adjacent to the application site are a number of purpose built flatted developments along the cliff face, these include St Margarets which consist of 43 units over six storeys and Highcliff Court with 38 units over 3-5 storeys, both of which are located to the west of the site.

The land slopes east down to west and north down to south with the site being visible from part of the A259. Rottingdean Conservation Area is located 150 metres to the west. The site is adjacent to a Site of Special Scientific Interest and a Regionally Important Geological Site.

3 RELEVANT HISTORY

BH2009/02228: Demolition of existing dwelling and erection of a block of six flats and two townhouses (8 units in total) together with associated parking and bin store – Refused at Planning Committee contrary to officers recommendation on 3/02/10 for the following reasons:

- 1) The proposed scheme is considered to be over development by way of the massing, size, height and scale of the building, and the density of the proposed units and, as such, the proposal is contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan;
- 2) The proposed development, by reason of its height and proximity to Highcliff Court, would cause an unacceptable loss of light and have an adverse impact on the amenities enjoyed by residents of Highcliff Court and, as such, is contrary to policy QD27 of the Brighton & Hove Local Plan;
- 3) The proposed development, by reason of its close proximity to the cliff, would be vulnerable to coastal erosion and would have an adverse impact on the Brighton to Newhaven Cliffs Site of Special Scientific Interest. The proposal is therefore contrary to policies SU7, SU8 and NC2 of the Brighton & Hove Local Plan;
- 4) The proposed development, due to its relatively inaccessible location away from the city centre, contains insufficient car parking for residents

and visitors and, as such is contrary to policy TR19 of the Brighton & Hove Local Plan and Supplementary Planning Guidance BH4-Parking Standards;

- 5) The un-adopted access road by reason of its width, is considered to be inadequate and likely to cause increased danger to vehicle users and pedestrians and the proposal is therefore contrary to policy TR7 of the Brighton & Hove Local Plan;
- 6) The proposed development does not blend into the surrounding area by reason of its design and materials and, as such, is contrary to policies QD1, QD2 and QD4 of the Brighton & Hove Local Plan.

This application is subject to an appeal to be determined by a hearing.

BH2006/01879: Demolition of existing dwelling and erection of a block of six flats and two townhouses (8 units in total) together with associated parking and bin store – approved at Committee 22/11/06.

BH2006/00413: Demolition of house and erection of block of seven 3 bedroom flats and two 3 bedroom houses, 9 units in total and associated parking and bin storage – withdrawn 4/4/06.

BH2004/01263/FP: Erection of a block of flats up to 6 storeys in height comprising 2 no.4 bed flats, 3 no.3 bed flats, 4 no.2 bed flats – 9 units in total. Associated parking (9 spaces) and bin storage – refused 30/9/04.

BH2003/02036/FP: Demolition of existing single dwelling house. Erection of an eight storey block of flats comprising 12 no.2 bedroom flats and 2 no.4 bedroom penthouses – refused 5/9/03. Appeal Decision – Dismissed 6/7/04.

86/1427F: Demolition of existing garage and erection of new garage with pitched roof – granted 7/10/80.

BN86/904F: Single storey extension on south elevation with roof terrace at first floor level – granted 5/8/06.

BN85/995F: Change of use from single dwelling house to rest home – granted 3/9/85.

BN.74.1478 (Nos. 28, 32, 34, 36): 16 Flats and 5 houses with covered parking for 22 cars – granted 12/11/74.

4 THE APPLICATION

The application proposes the erection of a block of nine flats comprising 5 no. 2 bedroom flats and 4 no. three bedroom flats, two of which are duplex units. Ten parking spaces are provided onsite in the form of undercroft parking. The proposed units will have access to either terraces or balconies and an outdoor shared garden area to the south of the proposed building.

Alterations to the proposed application when compared to the previous application include:

- The provision of 10 undercroft parking spaces, an overall increase of 5 spaces;
- A change in the design approach taken;
- An additional 2 bedroom unit; and
- The resurfacing of the existing access road.

The applicant has submitted additional information in response to the consultation responses from both Sustainable Transport and the Coastal Engineer. These are fully considered within the report.

5 CONSULTATIONS

External:

Neighbours: Occupiers of 7, 20 St Margarets Court, 1 (x2), 3, 7, 12, 16, 17, 20, 21, 22, 24, 26, 27, 28, 35 Highcliff Court, 36 Marine Drive object to the application on the following grounds:

- The scale of the development does not compliment the surrounding properties;
- The proposed lighting would cause intrusion into bedrooms;
- Insufficient width of access road and increase in traffic generated;
- Safety concerns over the proposed access for vehicles and pedestrians;
- Erosion of the already unstable cliffs;
- The development is too large in terms of scale and bulk and represents an overdevelopment of the site resulting in overlooking, overshadowing, loss of privacy, and loss of amenity.

32 copies of a standard response letter have been received from the occupiers of **32 Marine Drive, 2 (x2), 3, 5, 8, 9, 10, 11, 14, 15, 25, 28 (x2), 29, 30, 31, 32, 34 (x2), 36, 37, 38, 41 Highcliff Court and 8, 23, 24, 31, 32, 33, 36, 39 St Margarets** objecting on the following grounds:

- Unsuitable access road for use by both vehicles and pedestrians;
- Cliffs are unstable and subject to erosion;
- The scale and bulk of the development do not compliment the surrounding; properties and would appear overbearing and dominant;
- Overlooking, loss of privacy and amenity, and overshadowing.

Rottingdean Preservation Society: Objects to the application as it would be an overdevelopment of the site to the detriment of the cliff top and its open views. Pedestrian safety will be compromised by the large increase in traffic using the service road.

The stability of the cliffs may be compromised, and adjoining blocks have already suffered subsidence problems.

The scheme will cause a loss of amenities to existing residents by the way of loss of privacy, loss of light, loss of views and increased traffic movement and noise.

Rottingdean Parish Council: Object on the grounds of the impact of the proposal upon the stability of the cliff. Access to the site is very restricted and any increase in traffic should be avoided, an increase in traffic will result in safety issues for pedestrians. Access for the emergency services will be compromised. The proposal will result in the loss of light and also light intrusion to Highcliff Court. The development will result in an increase in noise and disturbance resulting from increased vehicular movements. The

development is over development of the site to the detriment of the amenities currently enjoyed by neighbouring occupiers.

Natural England: The application site is adjacent to the Brighton to Newhaven Site of Special Scientific Interest (SSSI). This reply comprises our statutory consultation response under the provisions of Article 10 of the Town and Country Planning (General Development Procedure) Order 1995 and Section 28 of the Wildlife and Countryside Act 1981 (as amended).

Natural England does not object to the proposed development, subject to the inclusion of conditions relating to protection and use of the SSSI.

Internal:

Coastal Protection Engineer: Chalk cliffs are subject to erosion; the cliff line gradually recedes inland over a period of years. The speed and rate of recession is largely unpredictable and dependent on many variables including stratigraphy, rain penetration, temperature variation, etc. To adopt a specific recession rate in terms of millimetres per year is not advisable. Our experience of these cliffs has shown that large scale collapses (thousands of tonnes) can occur without warning and are interspersed with long quiescent periods (years or decades). The location of these collapses depends on the variables mentioned above.

Ground Investigation Report:

A comprehensive and thorough report with some good recommendations that should be adopted if the development is to go ahead-

Paragraph 4.2 – the suggestion by the consultant that all loads should be taken to the foot of the cliff is a sound one and should be adopted in order that the cliff face is not subjected to any additional loads that could destabilize it.

Paragraph 4.2.1 – the type of pile suggested (CFA) should also be adopted for the same reasons.

Slope Stability Report:

Paragraph 3.4 – the consultant's calculation of cliff recession should not, in my view, be relied upon. Chalk cliff recession prediction is not, at the moment, an exact science – they could be right in their assessment or they may not be. Paragraph 4.3 – In our experience Natural England are not very willing to see areas of chalk cliff obscured by concrete or netting. The cliff stabilization works we did at the Marina had to go through a public inquiry as a result of Natural England's objections before they could go ahead.

Ownership:

Understand that the owner of a cliff top is also responsible for the cliff face. This point should be established one way or another so that in future years should there be a problem then the freeholder is aware of his responsibilities;

similarly in terms of insurance against third party injury from falling chalk and flint.

Also understand that there is a section of the cliff top in the ownership of someone who can no longer be located.

Planning Policy:

The previous application BH2009/02228 was refused at Planning Committee against officer recommendation in February 2010. The applicant is currently appealing this decision and a hearing is due to be held in the next few weeks. It is understood that this new application seeks to address and overcome the concerns raised by planning committee.

Recent changes to Government Policy

Since the determination of the last application, the Government has abolished regional housing targets and made changes to Planning Policy Statement 3: Housing (PPS3). The changes to PPS3 are; the deletion of the national indicative minimum density of 30 dwellings per hectare and; changes to the definition of previously developed land so that private residential gardens are now classified as Greenfield land. Both of these changes are material considerations in the determination of this application.

Proposed Residential Density

The adopted (saved) Local Plan policies QD3 and HO4 are relevant when assessing the appropriateness of the proposal in terms of the proposed residential density, design considerations and the character of the existing area. QD3 iterates that proposals should incorporate an intensity of development appropriate to the locality/townscape.

The site is located to the south of the A259 adjacent to the cliff edge to the south. It is understood that there is a public car park to the east, detached dwellings to the north and Highcliff Court (a block of flats) to the west. The site is also adjacent to a SSSI and a RIG site although it is understood that Natural England did not object in principle in the previous application.

In terms of surrounding residential densities, the residential dwellings to the north of the site range from approximately 16 to 25 dph. Comparatively there are a two flatted developments to west of the site, St Margaret's (a 6 storey development with 43 units) and Highcliff Court (a 3 storey development with 38 units). Both of these existing developments represent high density development, with densities of over 200dph.

The density of proposed development at 28 Marine Drive, would be approximately 53 dph (based upon a site area 0.17ha including the access road). The density of the proposal excluding the access road would equate to 75ph (based on a site of 0.12ha). In this context it is considered that the proposed density accords with policy HO4 (d).

It is considered that the proposed site has good connectivity to the Rottingdean Local Centre which offers a range of services and facilities. The site is also considered to be close to transport routes and pedestrian routes and cycle network. In this respect it is considered that policies QD3 and HO4 are satisfied.

Policy QD3 states that proposals for backland development will be rigorously examined in respect to the retention of and provision of new open space, trees, grassed areas, nature conservation features and recreational facilities. Whilst the proposal provides private amenity space in the form of private balconies for each flat, it is considered that the area of shared space is constrained by the footprint of the proposed building. In relation to policy HO5 the lack of replacement garden space is disappointing.

Sustainable Transport:

Principal of development served via an unadopted track

This latest scheme of this site is proposing to construct a shared surface access comprising of block paving for the entire length of the access road and delineating a section for pedestrians by using “a strip in a contrasting colour”. The Manual for Streets notes that pedestrians’ sharing a surface with motorist has a “self-limiting factor ... of around 100 vehicles per hour”. Traffic flows above this figure mean that pedestrians treat the general path taken by vehicles as a road to be crossed rather than a space to occupy. Table 2.1 notes traffic count data recorded on Wednesday 5th May 2010, which is defined as a neutral period for traffic surveys, therefore acceptable and should be considered as representing a robust estimate of the volume of traffic using the lane. The data showed that the access was used by 55 vehicles in total between the hours of 7am and 7pm.

The analysis of the potential increase in vehicle movements has been drafted to accord with industry standards and is considered as providing a robust estimate of the expected increase in demand. This data shows that the proposal would generate 27 additional vehicle trips over the same 12 hour period, (4.549x9x66%). Thereby this unadopted track would potentially attract 82 vehicle movements per day.

It is not possible to further consider whether the proposed shared surface scheme is satisfactory in public safety terms as the no additional information has been provided about how – for instance – traffic speeds will be managed along its length.

In the summary and conclusions section of the statement it notes that the access will be an ‘unadopted shared surface road’ and that ‘maintenance of the access in perpetuity will rest with a management company’.

Insufficient information has been provided that sets out the design and safety considerations of the proposed shared space. Additional plans and a Road Safety Audit Stage 1 and 2 should be submitted to evaluate whether the

transport demand will be provided for, and whether public safety will not be worsened or not.

I have no general objection to this proposal in principle but am duty bound to point out that this scale of the existing development served via the unadopted track is in excess of the level that would normally be acceptable. Historically, the maximum number of residential units that should be served off of a private unadopted track is no more than 5 units. This figure has been set at this level by precedents over many years. It is considered that development consisting of more than this number of units should be served via an adopted road to ensure that statutory services such as sewerage, telecom, gas, electric, and emergency vehicles can be maintained to a suitable standard in perpetuity. Manual for Streets does note that *“it is not desirable for this number [number of units served via an unadopted road] to be set too high, as this would deny residents of small infill developments the benefit of being served by an adopted street”*.

The Council’s adopted street design guidance is somewhat out of date now, being last up dated in 1995. The content of the street design section of this document is no longer relevant, but the general principles of what streets should be adopted and when is still pertinent. Page 7 of appendix 6 advises that *“it is the aim of the Highway Authority to ensure that all new estate roads serving more than five dwellings are adopted at the outset”*.

There are numerous examples around the city where development has been allowed that is served via an unadopted track that has degraded to such an extent that they are unsafe, which has lead to calls from local residents and Councillors that the Highway Authority adopt and maintain the road at public expense. It would not be appropriate – given the precedents – for the Highway Authority to offer a positive recommendation to a proposal that would clearly exceed the scale of development that would normally be served via an unadopted track.

Additional Comments if the Local Planning Authority choose to approve the Application

The above view is that of the Highway Authority, as a consultee in the planning process. If the Local Planning Authority does not agree with this position or think requiring the access track to be adopted is unreasonable it is recommended that conditions relating to the resurfacing of the track, cycle parking and vehicular parking are added to any consent if granted;

And;

The applicant enters into a legal agreement with the council to contribute £18,000 towards transport measures. This contribution will go towards upgrading pedestrian crossing and bus stop facilities with Rottingdean village high street.

Parking Provision

Brighton & Hove's development parking standards are set out in SPG4, which was originally adopted in 1997 and incorporated in the first deposit draft plan in September 2000. These standards set out the maximum level of car parking for various use classes. Use class C3 consists of residential accommodation, both flats and houses.

These parking standards require a maximum provision of 1 standard car parking space per dwelling up to 3 beds plus 1 car parking space per 2 dwellings for visitors. This means that the site should provide up to a maximum of 12 car parking spaces. The blue badge/disabled parking provision as set out in SPG4 for this type of development is a minimum of 1 space per 10 dwellings. This would suggest that one-disabled parking spaces should also be provided in addition to the 12 standard spaces noted above.

A nationally recognised source of traffic and transport impact data for various land uses is used by developers and local councils. The residential accommodation part of the database includes average transport impacts of various land uses including a section on residential flats. This section suggests that the parking demand of six sites in similar locations to this proposal would be 0.9 spaces per unit. Using this data the car parking demand of a site with 9 flats could reasonably be expected to provide standard 9 spaces.

National Planning Policy Guidance 13 (Transport) notes that when implementing policies on parking local authorities should not require developers to provide more [car parking] spaces than they themselves with, unless in exceptional circumstances, which might include significant implications for highway safety. Based on my observation on site and surrounding area it is not considered that there are any significant circumstances that would be exacerbated by this proposal. It would therefore not be reasonable or supportable at an Appeal to make a recommendation for refusal based upon the reduced level of car parking.

Section 5.4 of the Statement notes that the provision of car parking "*does not exceed the maximum levels [of car parking] set out in the CBC Planning Obligations and S106 Agreements SPD*". The Highway Authority are unclear on what this section is making reference to it is assumed that the section should be referring to Brighton & Hove's SPG4 car Parking Standards document.

Unlike car parking cycle parking standards are set as a minimum, for this type of development the cycle parking requirement is calculated on a basis of 1 space per unit plus one space per 3 units for visitors. This would require a minimum level of cycle parking of 12 spaces; the Applicant is proposing 10 spaces. It is recommended that additional cycle parking facilities are provided to comply with TR14, TR19 and SPG4.

Additional comments received 28 October 2010, in response to a letter submitted on behalf of the applicant by Ardent Consulting:

Further to the letter I have received the overall position of the Highway Authority remains the same in that we object to the proposal in principle because of the volume of development served by an unadopted access track. There is no specific requirement that I can place on land owners to offer a road for adoption that is why I have continued my comments to offer positive advice if the LPA chose to approve the Application.

Environmental Health: No comment.

Private Sector Housing: No comment.

6 PLANNING POLICIES

Brighton & Hove Local Plan:

TR1	Development and the demand for travel
TR2	Public transport accessibility and parking
TR5	Sustainable Transport Corridors and bus priority routes
TR7	Safe Development
TR14	Cycle access and parking
TR18	Parking for people with mobility related disability
TR19	Parking Standards
SU2	Efficiency of development in the use of energy, water and materials
SU3	Water resources and their quality
SU4	Surface water runoff and flood risk
SU5	Surface water and foul sewage disposal infrastructure
SU7	Development within the coastal zone
SU8	Unstable land
SU13	Minimisation and re-use of construction industry waste
SU16	Production of renewable energy
QD1	Design - quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD3	Design – efficient and effective use of sites
QD4	Design – strategic impact
QD15	Landscape design
QD16	Trees and hedgerows
QD17	Protection and integration of nature conservation features
QD25	External lighting
QD27	Protection of amenity
QD28	Planning obligations
HO3	Dwelling type and size
HO4	Dwelling densities
HO5	Provision of private amenity space in residential development
HO7	Car free housing
HO13	Accessible housing and lifetime homes
NC2	Sites of national importance for nature conservation
NC4	Sites of Nature Conservation Importance (SNCIs) and Regionally

HE6 Important Geological Sites (RIGS)
Development within or affecting the setting of conservation areas

Supplementary Planning Guidance Documents

SPGBH4 Parking Standards
SPD03 Construction and Demolition Waste
SPD08 Sustainable Building Design

7 CONSIDERATIONS

The main considerations in this case are the impact of the proposal upon the visual amenity and character of the area, the residential amenity of adjacent occupiers, sustainability, traffic and highways considerations and impact on the natural environment.

Background

The previous planning permission reference BH2006/01879 which was approved by the Planning Applications Sub-Committee, lapsed as the works were not started within the requisite time period in accordance with Section 91 of the Town and Country Planning Act 1990. The subsequent resubmission reference BH2009/02228 was refused by Planning Committee on 3 February 2010, for which an appeal has been submitted to be determined by a hearing.

This application seeks to address the Committee's concerns. It includes a new design approach, and also reports specifically addressing the previous reasons for refusal.

Principle

The proposal seeks permission to build on a site which previously housed a single dwelling. The extent of the proposal would encroach onto the previous dwellings garden area. The recent amendment to Planning Policy Statement 3 on Housing (PPS3) now excludes gardens from the definition of previously developed land. This was effective from the 9th June 2010. One of the revisions redefined gardens as greenfield land.

The change in national policy means that the Local Planning Authority can consider the specific qualities of the garden area which is proposed to be developed. Notwithstanding the change in national policy, the adopted local approach has not changed in that proposals for 'backland' development will always need to be rigorously examined in respect of the impact of the surrounding area and its impact on amenities. Special attention will be paid to the design and quality of spaces between buildings. Local plan policies remain applicable; policies QD3 and HO4 can support planning permission for backland development, including development on previously un-developed gardens providing that the proposed building responds well to the character or the area, does not harm neighbouring occupiers, and is acceptable in all other respects.

PPS3 along with Local Plan policies QD3 and HO4 seek the more effective

and efficient use of development sites. However, in seeking the more efficient use of sites, PPS3 and Local Plan policies QD2, QD3 and HO4 also seek to ensure that developments are not viewed in isolation and must be characteristic of their surroundings. Considerations of layout and design should be informed by the wider context having regard not just to any immediate neighbouring buildings but the townscape and landscape of the wider locality. Given the sites history, location and the wider context of the surrounding locality it is considered that the site is suitable for such a redevelopment.

Design

Policy QD1 of the Brighton & Hove Local Plan states that “all proposals for new buildings must demonstrate a high standard of design and make a positive contribution to the visual quality of the environment.” Policy QD2 of the Brighton & Hove Local Plan states that all new developments shall emphasise and enhance the positive qualities of the local neighbourhood, by taking into account the local characteristics, including a) the height, scale, bulk and design of existing buildings and b) topography and impact on skyline. Policy HE6 seeks to preserve the character and appearance of conservation areas.

The application has resulted in the reworking of the space and overall massing of the proposal resulting in a reduction in the massing of the development to the rear of the site. This has been coupled with a further reworking of the internal spacing to provide an additional 1 unit within the development. The scheme also provides 10 parking spaces within the site as undercroft parking which allays previous concerns of overdevelopment of the site as parking is now provided.

Reasons for refusal 1 and 6 of the previous application related to the design, massing, size, height, materials and density. In relation to these reasons the design principle of the development has changed significantly. The proposed design provides a contemporary design with a strong horizontal emphasis whereas the previous scheme was more of a pastiche of an art deco style building. When compared to the design of the previous application the proposed design is more akin to the simple design of the adjoining Highcliff Court. It is the proposed modern elevational treatment which stands it apart from adjoining buildings.

The proposed finish to the building is white render and darker brick sections. The use of contrasting materials provides greater horizontal emphasis within the building in an attempt to break up the overall mass of the building. Buildings finished in render are visible within the local vicinity including the neighbouring developments at Highcliff Court and St Margarets.

The proposal would be predominantly seen from the existing public car park to the east as a two-storey development. The proposed elevation treatment and use of contrasting materials and fenestration aims to break up the mass

of the elevations when viewed from the east. Due to the topography of the site and the backdrop of St Maragarets and Highcliff Court it is considered that the proposed development would be acceptable in this area.

The overall design of the property is considered to be of a good standard, the proposed development is therefore considered to meet the design requirements in accordance with policies QD1, QD2, QD14 and HO4 of the Brighton & Hove Local Plan.

Amenity for residential occupiers

The proposed internal layout of each of the dwellings is considered to be acceptable. The design and access statement contends that the development will attain Lifetime Homes standards and would meet Part M of the Building Regulations.

Policy HO5 requires all new residential units to have private useable amenity space appropriate to the scale and character of the development. Each dwelling would benefit from private amenity space in the form of screened terraces which is considered to be adequate provision in accordance with policy HO5.

Policy TR14 requires all new residential developments to have secure, covered cycle storage and Policy SU2 requires the provision of adequate refuse and recycling areas. An area for adequate cycle storage has been highlighted on the submitted plans alongside refuse and recycling storage facilities. Full details of these have not been submitted however these designated areas would appear to be sufficient, in terms of size therefore a condition is requested to ensure that full details of these areas are provided in accordance with policies TR14 and SU2 of the Brighton & Hove Local Plan.

Impact on amenity of neighbouring occupiers

Reason for refusal 2 of the previous application related to the impact of the development upon the amenity of adjoining neighbours. Policy QD27 of the Local Plan will not permit development which would cause a loss of amenity to adjacent residents/occupiers.

Daylight

The BRE guidelines state that where the Vertical Sky Component (VSC) to a window is less than 27% and there would be more than a 20% reduction in levels of daylight received, the loss of light would then be noticeable to that room. The guidelines are intended to be used for adjoining properties and any existing non-domestic uses where the occupants would have a reasonable expectation of daylight. The applicant has submitted a daylight study which includes the windows along the side elevation of Highcliff Court.

The report also considers the Average Daylight Factor (ADF) which assesses the quality and distribution of light within a room serviced by a window, this takes into account the VSC value. The “No Sky” line method of assessment

has also been considered. The report concludes that all of the surveyed windows would fully comply with BRE guidelines for daylight in terms of Vertical Sky Component, “No Sky” line and Average Daylight Factor.

Given the submitted report it is considered that the proposed development would not result in a significant reduction in terms of daylight and sunlight upon the adjacent occupiers of Highcliff Court in accordance with policy QD27.

Loss of outlook/privacy

The proposal is to be sited a minimum of approximately 25m from the nearest house on Marine Drive (no.36).

The impact on amenity of houses numbers 32-36 Marine Drive are considered to arise from proposed windows and terraces on the side and rear elevations of the proposal.

To the rear (north) 13 no. windows are proposed which will serve a mixture of bedrooms, bathrooms and hallways. Of the proposed windows 6 no. are proposed to be high level windows, a further 3 no. windows serve bathrooms and will be obscurely glazed. Two of the remaining windows are to serve a communal hallway where it is not expected that people will congregate. The final 2 no. windows serve bedrooms, and would be partially shrouded by an angled flank wall.

A terrace is proposed at upper-ground floor level, this is in a sensitive location due to the surrounding single family residential properties and amenity space to the north and east. It is considered that in principle the use of a rear terrace is acceptable however, the use of the full extent of the terrace may result in greater perceived overlooking into the existing amenity space it is therefore considered that a condition is necessary to include revised details of the terrace to restrict the extent of its use.

To the east there is the potential for overlooking into the private amenity space of 36 Marine Drive. Issues relating the proposed terrace have been discussed previously. There are 7 no. windows proposed 5 no. of which would directly overlook the adjoining car park to the east, the remaining 2 no. are proposed at high level and will serve a hallway and as a secondary window to a bedroom.

To the west 5 high level letter box windows are proposed along with 4 balconies. The two balconies to the rear of the development serve bedrooms whilst the larger balconies to the centre of the development serve living rooms. The balconies are purposely screened and angled along the western elevation to ensure that no direct overlooking occurs and to direct future occupiers towards the views to the south. The proposed terraces on the south elevation that would allow some oblique overlooking towards Highcliff Court.

In terms of overlooking it is considered that there is the possibility for neighbouring occupiers to perceive an increase in overlooking given the proposal, however due to the measures proposed to protect against actual overlooking and subject to appropriate conditions it is considered that the refusal on these grounds could not be sustained.

With regard to the loss of outlook, it is considered that there would be some loss to neighbouring outlook from windows, however, it is considered that this would not be significant enough to warrant a refusal on these grounds.

Whilst it is regrettable for occupiers of Marine Drive to have their sea views compromised by the development, this is not a material planning consideration. It is considered that there is sufficient distance between the houses in Marine Drive and the proposal to mitigate any potential loss of amenity, such as overshadowing, from the development.

Traffic and Highways

Reasons for refusal 4 and 5 of the previous application related to insufficient parking and highways safety. The applicant has submitted a revised transport assessment as part of this application.

The application proposes undercroft parking within the site to provide 10 no. parking spaces. The Council's Sustainable Transport Team have assessed the application and consider that whilst there should be provision for a disabled parking space, refusal on the grounds of the level of parking provided could not be sustained at appeal. It is therefore considered that the application adheres to policy TR19 of the Local Plan.

The applicant has proposed to resurface and maintain the existing access road to the development, this is to include a shared surface for both pedestrians and vehicles. Sustainable Transport have concerns over the existing access to the site and its inability to provide two-way traffic movements. A previous application in 2003 for 14 flats was refused and dismissed at appeal with the Inspector commenting that the access was considered acceptable. Having regard to the Inspector's comments, the access for the proposal would not change from the appeal proposal and as the number of units has been reduced from the appeal scheme, it is likely to be used by a reduced number of vehicles. It is not considered that a refusal of planning permission on traffic grounds could be sustained at appeal.

Sustainability

The application must be assessed with regard to the Supplementary Planning Document on Sustainable Building Design (SPD08). The recommended standards for Greenfield development are higher than the standards for previously developed land. The standard sought is Level 5 of the Code for Sustainable Homes.

The reason why a higher level is sought for Greenfield development is that

some of the potential negative effects of Greenfield site development involve a reduction loss of amenity space and may involve the destruction of natural habitats. For these reasons the adopted SPD states that should the loss of Greenfield sites take place, then the highest level of resource efficiency must be sought to minimise the impact of development.

The proposal shows several design features that encourage sustainability including passive solar heating through orientation of windows, photovoltaic and solar water heating. The application is accompanied by a sustainability statement in which a Code for Sustainable Homes pre-assessment has been submitted which suggests that the development could achieve level 3 of the Code for Sustainable Homes.

As the site is a Greenfield site it is expected that the development should aim to meet as high a level of sustainability as possible. In line with SPD08 it is considered that Code Level 5 should be the target level and given the contemporary design of the proposal it is considered that this should be secured by condition. In the absence of justification for a lower level of the code and given the requirements of being able to achieve code level 5 flexibility within the wording of the condition is provided to allow the applicant to provide justification for a lower standard if required.

Impact on the natural environment

Reason for refusal 3 of the previous application related to cliff stability and the impact of the proposed development upon the adjacent Brighton to Newhaven Cliffs Site of Special Scientific Interest.

The applicant has submitted a slope stability report, a ground investigation, a flood risk assessment and an extended phase 1 habitat survey. The Coastal Protection Engineer has raised no objections and in general agrees with the overall findings of the report.

Natural England have no objection to the scheme subject to specific conditions restricting access to the SSSI during construction and post completion. This application provides opportunities to incorporate features into the design which are beneficial to wildlife such as the incorporation of roosting opportunities for bats, the installation of bird nest boxes or the use of native species in the landscape planting, for example. These measures can be secured by a suitably worded condition.

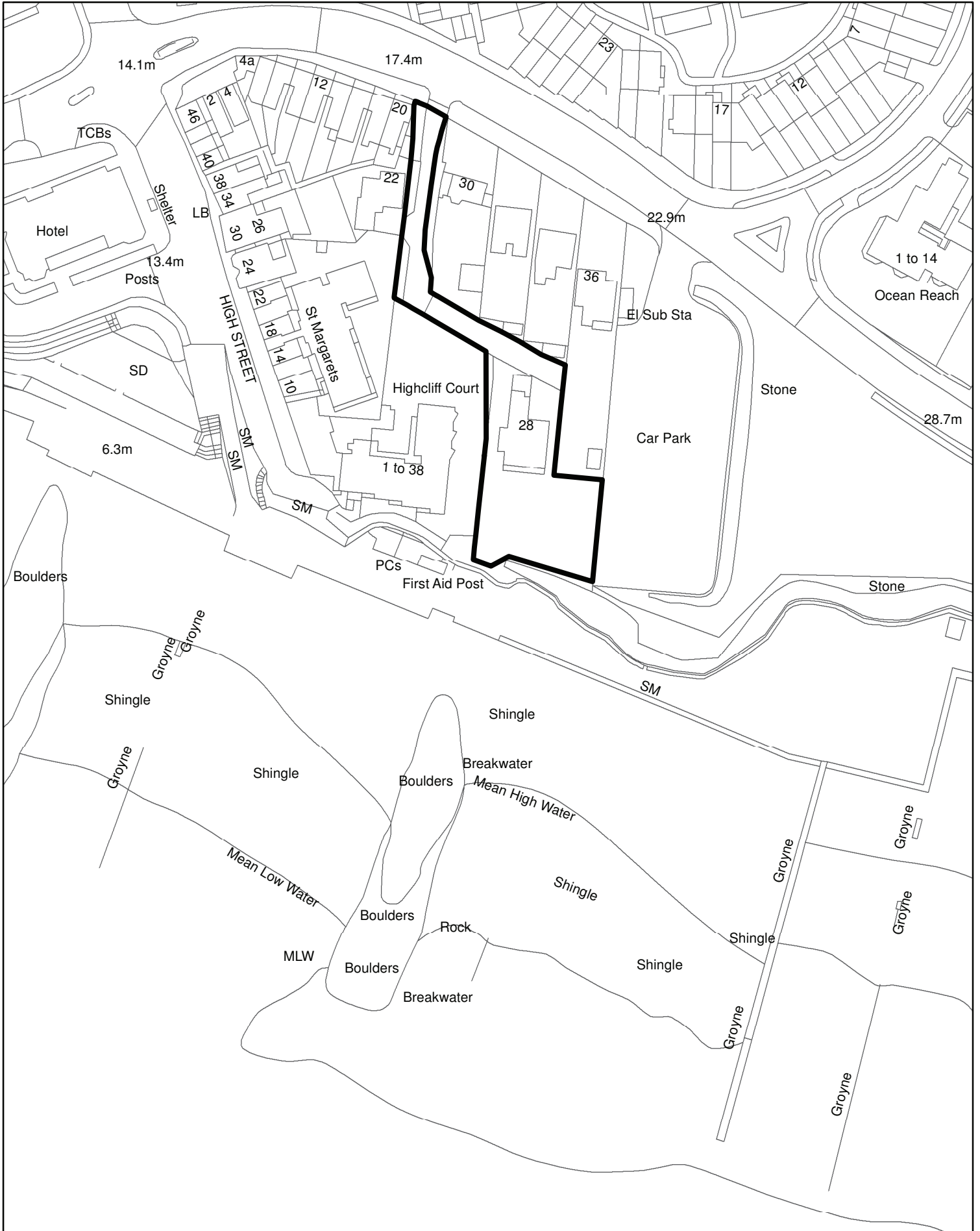
8 REASONS FOR RECOMMENDATION TO GRANT PERMISSION

The proposal meets government and local plan policies and guidance and is considered to be of a scale, height and design in keeping with the natural and developed background. The proposal meets local plan policies and guidance with regard to sustainability measures, parking provision, accessibility and attempts to mitigate potential impact on the natural environment.

9 EQUALITIES IMPLICATIONS

The plans show lifetime homes provision, internal lift provision, parking for disabled users and ramped access to the communal amenity area and viewing terrace.

BH2010/02745 28, Marine Drive



No:	BH2010/02371	Ward:	PATCHAM
App Type:	Householder Planning Consent		
Address:	2A Surrenden Close, Brighton		
Proposal:	Erection of first floor front extension incorporating roof alterations, additional dormer and increased roof ridge height.		
Officer:	Louise Kent, tel: 292198	Valid Date:	16/08/2010
Con Area:	N/A	Expiry Date:	11 October 2010
Agent:	Mr Mark Walker, Jarvis Hall, 1 Jarvis Lane, Steyning		
Applicant:	Mr Ben Woodhart, 2A Surrenden Close, Brighton		

1 RECOMMENDATION

That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in paragraph 8 of this report and resolves to **GRANT** planning permission subject to the following Conditions and Informatives.

Conditions:

1. BH01.01 Full Planning.
2. The development hereby permitted shall be carried out in accordance with the approved drawings nos. 02-04 & 06-08 received on 29 July 2010 and drawing nos. 01& 05A received on 12 August 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives:

1. This decision to grant Planning Permission has been taken:
 - (i) having regard to the policies and proposals in the Brighton & Hove Local Plan set out below, including Supplementary Planning Guidance and Supplementary Planning Documents:

Brighton & Hove Local Plan:

 - SU13 Minimisation and re-use of construction industry waste
 - QD1 Design – quality of development and design statements
 - QD2 Design – key principles for neighbourhoods
 - QD14 Extensions and alterations
 - QD27 Protection of Amenity

Supplementary Planning Guidance:

 - SPGBH1 Roof Alterations and Extensions

Supplementary Planning Documents:

 - SPD03 Construction and Demolition Waste; and
 - (ii) for the following reasons:-

The proposed front dormer would not cause any significant detrimental impact to the appearance of the building or the surrounding residential

amenity. The proposed development would cause no significant loss of light or privacy to adjacent occupiers.

2 THE SITE

The site is a detached modern house with integral garage and driveway on the eastern end of a cul-de-sac off Surrenden Road. It has black beams and white render on the upper part, in a “tudor-bethan” style. It is not in a conservation area. The ground is level, with similar gabled houses in the cul-de-sac, and two bungalows with extended roofs opposite the site.

3 RELEVANT HISTORY

BH2006/01005: Granted approval for alterations to existing chalet bungalow including hip to gable side roof extensions, insertion of front dormer and front gable extension.

4 THE APPLICATION

Planning permission is sought for the removal of an existing dormer and the construction of two smaller dormers at the front. The roof ridge height will also be raised by 0.9m.

5 CONSULTATIONS

External

Neighbours: Three (3) letters of support have been received from **143 Surrenden Road** (two individual letters) and **189 Surrenden Road**.

Five (5) letters of objection have been received from **22 Charnock, Swanley, Kent** (two individual letters), **12 Linersh Wood, Bramley, Guildford, 145 Surrenden Road, 191 Surrenden Road**

6 PLANNING POLICIES

Brighton & Hove Local Plan:

SU13	Minimisation and re-use of construction industry waste
QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD14	Extensions and alterations
QD27	Protection of Amenity

Supplementary Planning Guidance:

SPGBH1 Roof Alterations and Extensions

Supplementary Planning Documents:

SPD03 Construction & Demolition Waste

7 CONSIDERATIONS

The main considerations in the determination of this application relate to the effects of the proposal on the appearance of the property, and the effect on neighbouring residential amenity.

Planning Policy:

Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.

Design:

The existing front dormer over the garage will be removed and replaced by two smaller matching dormers. The existing dormer is 1.0m wide and 2.1m high, and the two new dormers will be 0.8m wide and the same height, 2.1m. They will have pitched roofs, the same as the existing dormer, and will be set forward by one metre from the existing dormer. The two matching dormers are evenly placed within the roof, and considered to be well placed over the garage in a similar position to the existing dormer.

The roof ridge height will be raised by 0.9m to the same height as the existing front gable. The adjacent house, 2 Surrenden Close, has a similar roof height which is approximately 0.4m higher. As the new dormers will be set forward one metre more than the existing dormer, the roof tiles under the existing dormer will be removed and replaced with black beams and white render to accommodate the roof alteration. This will match the front gable which also has black beams and white render.

Impact on Amenity:

The additional front dormer would not have caused any detrimental impact on the surrounding residential amenity, as it will not cause any more overlooking or loss of privacy than is already in existence. The front dormer is overlooking the street which is a public highway.

The raising of the roof ridge height is not considered to cause any significant detrimental harm to the adjacent residents, as it will be lower than the next house to the north, 2 Surrenden Close. Although the property directly opposite the site is an extended bungalow, with a lower roof height, it is 20 metres away to the west, and therefore it is not likely to cause any loss of light.

The design of the two dormers is considered to be appropriate for the style and design of the existing house, with a pitched roof similar to the front gable, and the same window glazing style. It is not considered that the setting forward of the front elevation under the dormers, and the change from tiles to black beams and white render, will cause any detrimental impact on the surrounding residential amenity.

Conclusion

The proposed dormers and roof alteration would not cause any significant detrimental impact to the appearance of the building or the surrounding residential amenity. The proposed development would cause no significant

loss of light or privacy to adjacent occupiers.

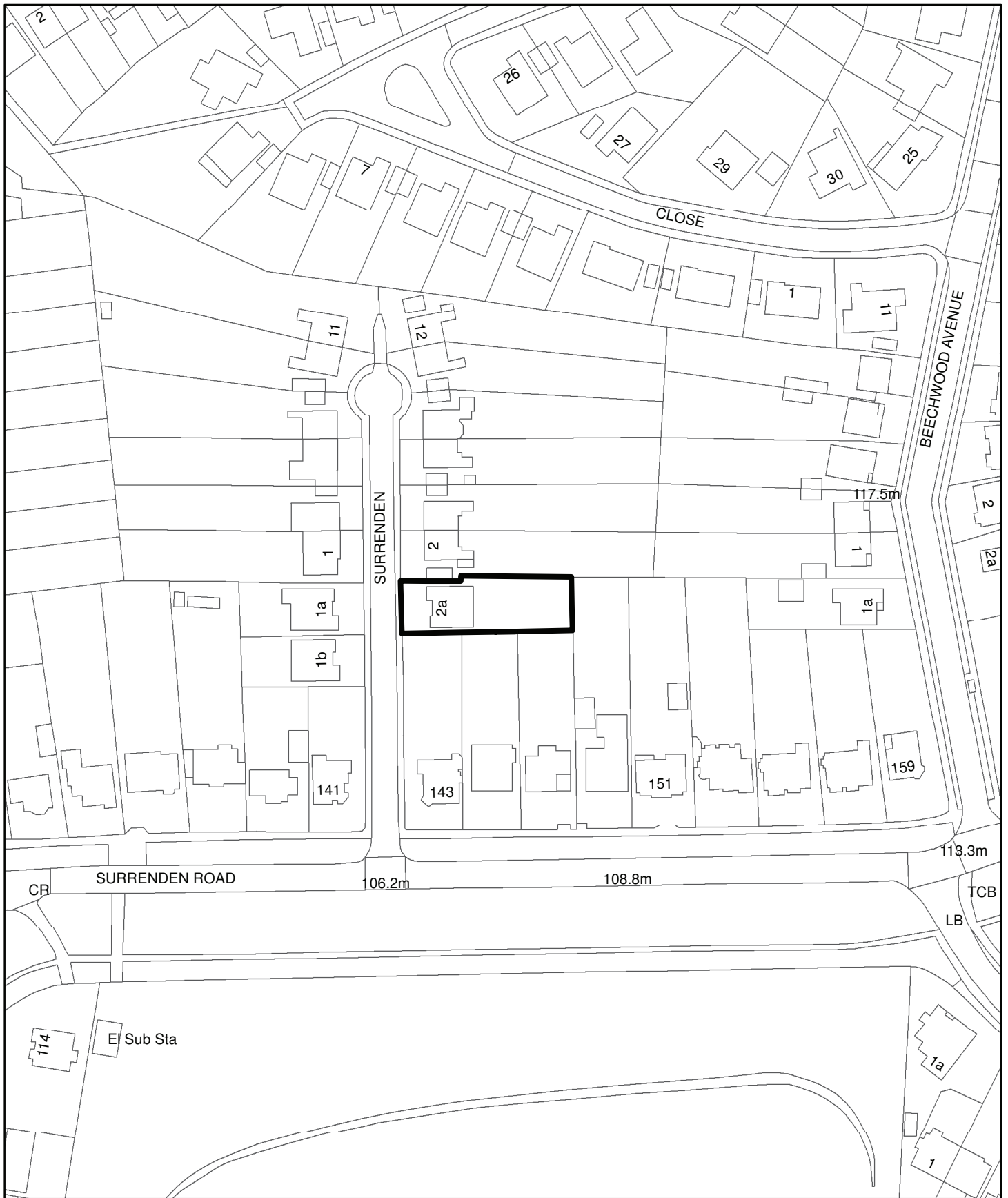
8 REASONS FOR RECOMMENDATION TO GRANT PERMISSION

The proposed development would not cause any significant detrimental impact to the appearance of the building or the surrounding residential amenity. It would not cause any significant loss of light or privacy to adjacent occupiers.

9 EQUALITIES IMPLICATIONS

None identified.

BH2010/02371, 2a, Surrenden Close



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2010/02883	<u>Ward:</u>	HOVE PARK
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	32 Hove Park Way, Hove		
<u>Proposal:</u>	Erection of two storey extensions to front and rear and alterations to garage to form habitable room. Erection of new front porch, enlarged parking area and gated entrance. External alterations to windows and doors and insertion of rooflights to North, South and East elevations.		
<u>Officer:</u>	Adrian Smith, tel: 01273 290478	<u>Valid Date:</u>	04/10/2010
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	29/11/2010
<u>Agent:</u>	Clifton Design Associates, 55 Dyke Road, Brighton		
<u>Applicant:</u>	Mr & Mrs Steven Kell, 32 Hove Park Way, Hove		

1 RECOMMENDATION

That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in paragraph 8 of this report and resolves to **GRANT** planning permission subject to the following Conditions and Informatives.

Conditions:

1. BH01.01 Full Planning.
2. The development hereby permitted shall be carried out in accordance with the site plan and approved drawing no. SKH4c received on the 9th November 2010.
Reason: For the avoidance of doubt and in the interests of proper planning.
3. The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the host 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. 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 windows shall be constructed in the north side elevation of the rear extension or the south side elevation of the front extension hereby permitted 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.

Informatives:

1. This decision to grant Planning Permission has been taken:

- (i) having regard to the policies and proposals in the Brighton & Hove Local Plan set out below, including Supplementary Planning Guidance and Supplementary Planning Documents:

Brighton & Hove Local Plan:

- SU2 Efficiency of development in the use of energy, water and materials
QD1 Design – quality of development and design statements
QD2 Design – key principles for neighbourhoods
QD14 Extension and Alterations
QD27 Protection of Amenity; and

- (ii) for the following reasons:-

The proposed extensions and alterations would result in no significant loss of light or privacy to adjacent occupiers, and would be finished in a contemporary fashion to match the re-finished host building. The proposal is considered to be in accordance with development plan policies.

2 THE SITE

The application relates to a two storey detached house located on the east side of Hove Park Way, Hove, north of the junction with Stanford Close. The property is of a mock-Tudor design and sits on higher ground to the road. The immediate properties adjacent are detached houses of a similar scale, but differing design.

3 RELEVANT HISTORY

BH2006/04103: Certificate of lawfulness for proposed single storey rear extension. Approved 25/01/2007.

4 THE APPLICATION

Planning permission is sought for the erection of two storey extensions to the front and rear elevations, the erection of a front porch, the conversion of the integral garage to living accommodation, and the excavation of the sloping front garden to create a walled and gated hardstanding.

Amendments have been received during the course of the application, altering the boundary treatment.

5 CONSULTATIONS

External

Neighbours: One (1) letter of representation has been received from the resident of **No.34 Hove Park Way** objecting to the proposed development on the following grounds:

- The proposed extension is inappropriate and much too large for the plot.
- There are many examples of single storey extensions in the area but there are no two storey examples.
- The alterations to the front of the property would be totally out of character in a road consisting largely of properties typical of Braybon and Cook-built

designs of the 1930's

- The rear extension would be overbearing and would greatly reduce light to their living room, staircase and main bedroom, and result in considerable overshadowing, overlooking and loss of privacy.
- The resident of No.34 has limited mobility and can only access the patio immediately rear of the property, an area that would be spoilt by the overwhelming extension proposed.

Councillor Bennett objects. A copy of the letter is attached.

6 **PLANNING POLICIES**

Brighton & Hove Local Plan:

SU2 Efficiency of development in the use of energy, water and materials

QD1 Design – quality of development and design statements

QD2 Design – key principles for neighbourhoods

QD14 Extension and Alterations

QD27 Protection of Amenity

7 **CONSIDERATIONS**

The main considerations in the determination of this application relate to the impact of the proposed extensions on the appearance of the building and wider street scene, and the amenities of adjacent occupiers.

Planning Policy:

Policy QD14 of the Brighton & Hove Local Plan states that planning permission for extensions or alterations to existing buildings will only be granted if the proposed development:

- a) is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area;
- b) would not result in significant noise disturbance or loss of privacy, outlook, daylight/sunlight or amenity to neighbouring properties;
- c) takes account of the existing space around buildings and the character of the area and an appropriate gap is retained between the extension and the joint boundary to prevent a terracing effect where this would be detrimental to the character of the area; and
- d) uses materials sympathetic to the parent building.

In considering whether to grant planning permission for extensions to residential properties, account will be taken of sunlight and daylight factors, together with orientation, slope, overall height relationships, existing boundary treatment and how overbearing the proposal will be.

Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.

Design

The property as existing forms a two-storey dwelling with a hipped roof and small two-storey front projection to the north side. It sits on raised ground level and is partially recessed from the building line of the adjacent dwellings. The surrounding properties in the street are of a similar scale but offer no consistency in design.

The application seeks to alter and extend the property to the front and rear. To the front, a two-storey projecting extension is to be constructed to the south side of the front elevation to match the existing which is located to the north side. This extension would sit level with the existing, and would follow the general building line of the properties adjacent. An enlarged porch is to sit in between both projecting elements. The new extension would be completed to match the existing, which is to have its front gable reduced to a hip, and the upper level tile hanging replaced with render. Elsewhere, the main body of the building is to be upgraded with new rendered elevations, aluminium windows, and slate tiles to replace the existing clay roof tiles. These alterations and extensions are considered acceptable in principle having regard the above policies. The existing properties in the street are of various design with little consistency other than their general scale, therefore the extensions to the applicant's building would not be unduly prominent or out of character in this context. Although the use of rendered elevations, aluminium windows and slate tiles is a significant departure from the more muted appearance of the surrounding properties, it is noted that these alterations to the finish of the building can be undertaken without the need for planning permission as 'permitted development'.

To the rear, a 4.8m deep and 4.6m wide two storey extension is to be built off the northern half of the rear elevation. This extension is to have a hipped roof and large glazing panels encompassing the entire rear elevation. It is noted that no other properties in the immediate vicinity of the site have two storey extensions to the rear, however, this in itself does not make the principle of such an extension on a detached dwelling unacceptable. The extension would extend as far as an existing single storey rear extension to No.34 adjacent however the first floor would be visible above. On balance, given the location of this extension discretely to the rear of the property, it is not considered that its scale or depth is so excessive as to warrant the refusal of permission on design grounds. Again, whilst the degree of rear glazing is considered excessive, its harm is limited by virtue of its surroundings. Furthermore small single storey storage extensions are proposed to the south side elevation which are not considered harmful. Similarly, no harm is identified with regard the conversion of the integral garage to additional living accommodation.

To the front, the existing sloping garden is to be reduced and levelled to create a hardstanding. A low 1m high wall and gate is to be erected fronting the highway with progressively taller white rendered walls to the side boundaries. The boundary wall has been amended during the course of the application and the new wall would sit within the existing boundary fence and

wall to the south, and inside the existing vegetation that forms the northern side boundary. Although this element of the design would not compliment the appearance of the street scene owing to the scale and finish of the side walls and the loss of the open grassed garden, it is noted that this element of the design can be undertaken under the property's 'permitted development' rights, as defined by Schedule 2, Part 1 Class A and Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended. For this reason, whilst this element of the proposal is unwelcome, any planning objection to this boundary treatment cannot reasonably be sustained.

Impact on Amenity

The proposed extensions and alterations would impact mainly on the amenities of the immediate neighbours at Nos 30 and 34. To the south, No.30 has a window in the facing side elevation that serves a bathroom and a further window that is secondary to a room. Although the front extension would reduce a degree of outlook and light to these windows, given that they do not serve principle rooms no significant concern is raised. The plans as revised detail a large side facing floor-ceiling window in the rear extension that would face the rear garden to No.30, albeit at a separation to the boundary of 7.4m and across a rear extension beyond. Although normally such an addition would be considered un-neighbourly, in this instance the potential for overlooking would be restricted by the separation to the boundary and the boundary treatment. In particular, it is noted that the patio area immediately rear of No.30 would be entirely disguised from view by their hipped roof rear extension. The remaining garden would potentially be overlooked, but to no greater degree than as existing from the applicant's first floor bay window which sits between the boundary and the proposed extension.

The main impact would be to No.34 to the north. This property has facing side windows which serve a stairwell and form secondary windows to front and rear rooms. No.34 have a large rear extension that opens onto a patio area partially sunken into the higher ground levels to the rear. The proposed extension would sit level with the extension to No.34 therefore it would not be readily apparent from within the ground floor of the property or in the property's rear outlook. Whilst the rear room to No.34 does have a facing side window that would suffer from a loss of light, this is very much secondary to the room and of a small horizontal design therefore any such loss of light is not considered sufficiently harmful as to warrant the refusal of permission. At first floor level, the outlook to a bedroom bay window would be partially impacted, however the extension would not break a 45 degree line from this window therefore the degree of lost light and outlook cannot be reasonably argued to be significant.

Conclusion

It is accepted that the rear extension is large, and that the floor to ceiling rear glazing is excessive and un-neighbourly however, given the nature of the site

and its surrounds, no significant amenity harm is identified. It is accepted that the neighbouring properties would be impacted to an extent, however, on balance, this is not considered to be to such a degree that would support a reasonable reason for refusal. On this basis the proposed development is considered acceptable having regard to policies QD14 and QD27 of the Brighton & Hove Local Plan, and the approval of permission is recommended.

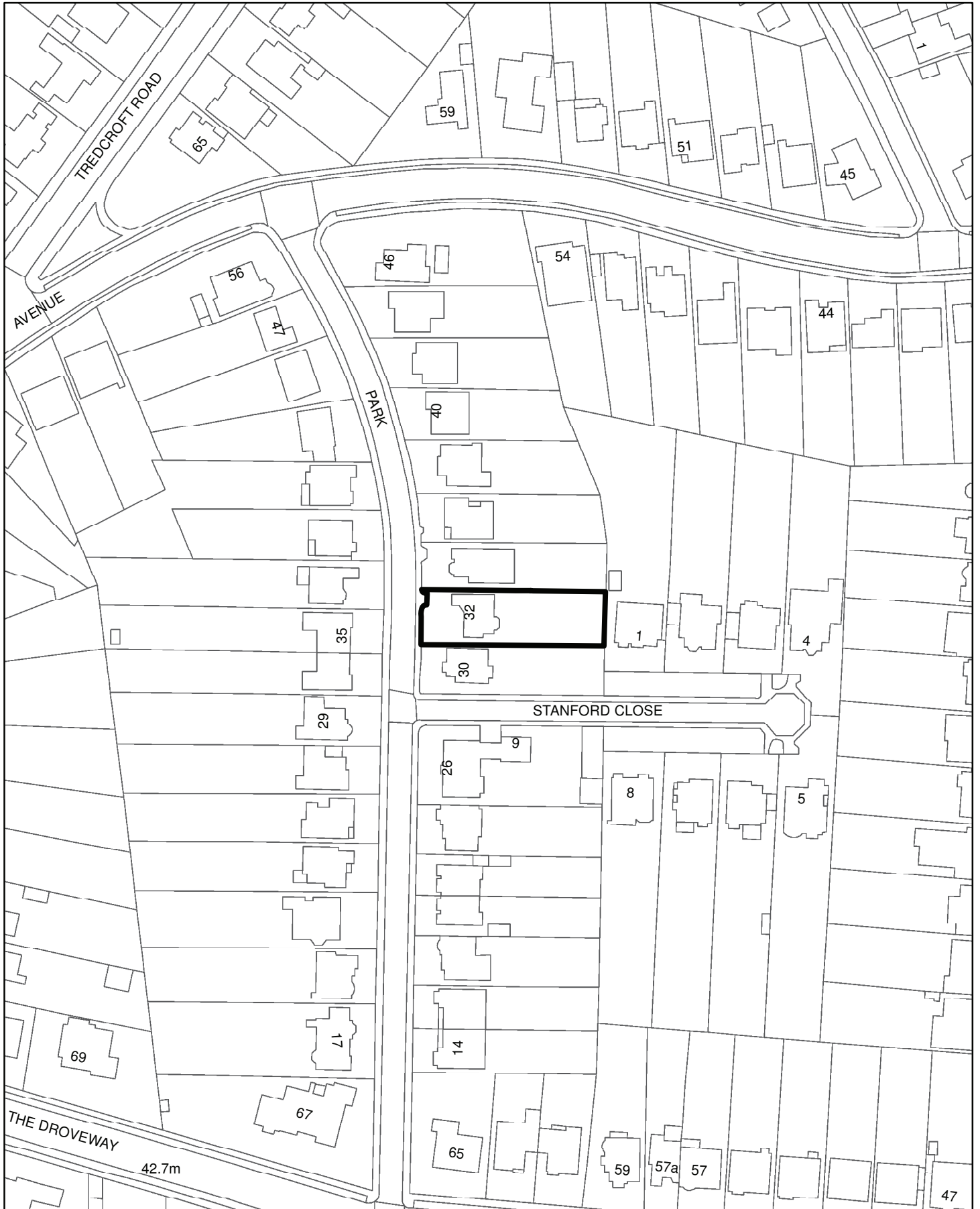
8 REASONS FOR RECOMMENDATION TO GRANT PERMISSION

The proposed extensions and alterations would result in no significant loss of light or privacy to adjacent occupiers, and would be finished in a contemporary fashion to match the re-finished host building. The proposal is considered to be in accordance with development plan policies.

9 EQUALITIES IMPLICATIONS

None identified.

BH2010/02883, 32, Hove Park Way



**Brighton & Hove
City Council**

N



Scale: 1:1,250

Joseph Smith
Administrative Assistant
Development Control - Environment
Second Floor
Hove Town Hall
Norton Road
Hove

Date: 25 October 2010
Our Ref: JB/EB
Your Ref:

Dear Mr. Smith,

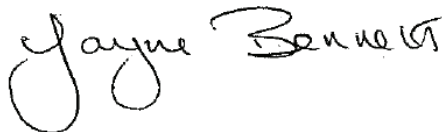
Re: BH2010/02883 - 32 Hove Park Way

As a Hove Park Ward Councillor I am writing to object to the two-storey proposed extension to the above-mentioned property. Many of the surrounding properties have single storey extensions with minimal impact on neighbouring properties.

The property is built less than one metre from the boundary and as a result the new proposed building will have an overbearing and overshadowing effect on number 34. There will be loss of light to the south facing windows, and a visit to the property is essential to see how the extension will also cause severe overshadowing to the patio area. The patio area has level access from the property, and is very well used by the occupants.

I would be grateful if this application could go before the Planning Committee for decision.

Yours sincerely



Councillor Jayne Bennett

<u>No:</u>	BH2010/02794	<u>Ward:</u>	HOVE PARK
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	55 Tongdean Avenue, Hove		
<u>Proposal:</u>	Part excavation to form new driveway incorporating part demolition of existing front wall to form new opening and installation of new pillars and gates to match existing. (Part retrospective)		
<u>Officer:</u>	Steven Lewis, Tel: 290480	<u>Valid Date:</u>	01/09/2010
<u>Con Area:</u>	Tongdean	<u>Expiry Date:</u>	27 October 2010
<u>Agent:</u>	The Alexander Partnership, 9 Middleton Avenue, Hove		
<u>Applicant:</u>	Mr Saied Abdulkhani, 55 Tongdean Avenue, Hove		

1 RECOMMENDATION

That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in paragraph 8 of this report and resolves to **GRANT** planning permission subject to the following Conditions and Informatives.

1. The development hereby permitted shall be carried out in accordance with the approved Alexander Partnership drawings no. 01/1008496, 02/1008496, 03/1008496 & 04/1008496 received on 01/09/2010.
Reason: For the avoidance of doubt and in the interests of proper planning.
2. The external finishes of the boundary walls and gates hereby permitted shall match in material, colour, style, bonding and texture those of the existing boundary wall.
Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.
3. BH05.10 Hardsurfaces.
4. Within one month of the date of this permission unless otherwise agreed in writing, a scheme for the planting of soft landscaping at the site shall be submitted to and approved in writing by the Local Planning Authority. The planting of the replacement landscaping shall be carried out in the current planting season, and any planting 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 within the next planting season with others of similar size and species.
Reason: To ensure appropriate and satisfactory replacement of trees of the amenity value in the interests of maintaining amenity and in compliance with policies QD16 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 06 (Trees and Development Sites).
5. Within one month of the date of this permission unless otherwise agreed in writing, an Arboricultural method statement outlining measures to be undertaken to ensure the protection of trees on the site has been

submitted to and approved in writing by the Local Planning Authority. The method statement shall include measures need to at least meet BS 5837 (2005) Trees on Development Sites and shall include a full construction method statement outlining the building method for the development. The works shall thereafter be carried out in strict accordance with the approved details. 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.

Informatives:

1. The applicant is advised that advice regarding permeable and porous hardsurfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens' which can be accessed on the DCLG website (www.communities.gov.uk).
2. The proposed new vehicular crossover should be constructed to accord with Council design standards (Manual for Estate Roads) and constructed under licence from the Highway Operations Manager prior to the commencement of any other development upon the site.
3. This decision to grant Planning Permission has been taken:
 - (i) having regard to the policies and proposals in the Brighton & Hove Local Plan set out below, including Supplementary Planning Guidance and Supplementary Planning Documents:

Brighton & Hove Local Plan:

TR7	Safe development
TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU13	Minimisation and re-use of construction industry waste
QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD3	Design – efficient and effective use of sites
QD4	Design – strategic impact
QD15	Landscape design
QD16	Trees and hedgerows
QD27	Protection of Amenity
HE6	Development within of affecting the setting of conservation areas

Supplementary Planning Guidance:

SPGBH4 Parking Standards

Supplementary Planning Documents:

SPD03	Construction & Demolition Waste
SPD06	Trees & Development Sites
SPD11	Nature Conservation & Development; and

(ii) for the following reasons:-

The development would have an acceptable impact upon the character and appearance of the Conservation Area, would not harm the amenities of adjacent occupiers and is in accordance with local plan policies.

2 THE SITE

The application relates to the boundary wall of a large detached property on the north east side of Tongdean Avenue in Hove. The site is wholly located within the Tongdean conservation area.

3 RELEVANT HISTORY

BH2010/01400: Erection of single storey extension to front and side. – granted 04/10/2010.

3/92/0464 (ca): Alterations to existing property to form new main entrance, extension to kitchen and other internal alterations and demolition of external stores and sheds – granted 27/11/1992.

3/92/0463 (f): Alterations to existing property to form new main entrance, extension to kitchen and other internal alterations and demolition of external stores and sheds – granted 27/11/1992

4 THE APPLICATION

Part retrospective planning permission is sought for the demolition of part of the front boundary wall and excavation of the land to form a new driveway and a new entrance including the installation of new pillars and gates to match that of the existing gates.

5 CONSULTATIONS

External

Neighbours: Eight (8) letters of representation have been received from the occupiers of **26, 34, 36, 48, 53 & 63 Tongdean Avenue 321 Dyke Road, 60 Wayland Avenue** objecting to the application on the following grounds:

- The new driveway does not provide a semi circular access to 55 Tongdean Avenue.
- The new access would provide access to the rear of the site and provide opportunity in the future to build additional housing at the rear of the property.
- The character of the area is of low density, spacious housing. Additional housing at the rear of the premises would discord to the character of the conservation area.
- The demolition has and the construction of a second set of pillars and gates will add to the visual congestion of the boundary harming the conservation area.
- The gates will not allow sufficient visibility resulting in additional risk to road users, pedestrians and cyclists.
- The proposal will result in an additional noise and disturbance.
- There is no evidence of how materials will be disposed of.
- Greater surface runoff from the new driveway will increase flood risk.
- The development has resulted in a loss of foliage.

- The development seeks to remove part of the boundary which is discordant to the conservation area character statement which seeks to retain boundary walls, fences, railings, gates and resists the formation of car hard standings.

Internal

Cllr Jayne Bennett: Objects to the application (comments attached).

Sustainable Transport: No objection, on the basis that the new cross over is constructed in accordance with the Council approved Manual for Estate Roads and under license from the highways Operations Manager.

Arboriculturist: No comments related to the front boundary works.

6 PLANNING POLICIES

Brighton & Hove Local Plan:

TR7	Safe development
TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU13	Minimisation and re-use of construction industry waste
QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD3	Design – efficient and effective use of sites
QD4	Design – strategic impact
QD15	Landscape design
QD16	Trees and hedgerows
QD27	Protection of Amenity
HE6	Development within of affecting the setting of conservation areas

Supplementary Planning Guidance:

SPGBH4 Parking Standards

Supplementary Planning Documents:

SPD03	Construction & Demolition Waste
SPD06	Trees & Development Sites
SPD11	Nature Conservation & Development

7 CONSIDERATIONS

Matters relating to the sub-division of the plot and creation of additional units is not a material consideration in this application. The creation of additional units would require a separate application. The main considerations in this case are the design of the extension and its impact upon the character and appearance of the parent property and that of the Tongdean Conservation Area; and the impact of the development upon the residential amenity of nearby residential occupiers.

Design and Conservation area impacts

The acceptability of a further opening within the front boundary turns upon the balance between the setting of such a proposal within the context of existing dual openings within the immediate street scene and the identified character and appearance of the Tongdean Conservation Area within the Conservation Area Character Statement.

The Tongdean Conservation Area Character Statement seeks to retain existing boundaries, walls, gardens and trees. From this perspective the formation of a new access would represent a development that does not strictly accord with the present character statement. However, the presence of similar developments within the locality and their impact upon the prevailing character of the area must also be considered.

There are at least four in and out driveway accesses, including cases where high walls and dual piers and gates are employed; within close proximity to the site and all within the Tongdean Conservation Area. It is considered that the number and proximity of these access arrangements to the site outweighs the loss of a small stretch of boundary in this case. It is considered the context in which the new access would be placed would not be unrepresentative of this portion of the Tongdean Conservation Area when considering the prevailing street scene.

At present the boundary wall has been partially demolished and works have ceased pending the outcome of this planning application. The former boundary treatment included a single opening which will be retained and supplemented with a further opening designed to match that of the existing opening; seeking to replicate the details and materials of the wall, piers and gates of the existing. It is considered that the detailing of the new entrance/access is acceptable and that matching materials should be secured by planning condition.

It is accepted that the position of the new access would not present a symmetrical appearance, but in view of the large scale of the property in this case it is not considered that this would warrant withholding planning permission in this case.

Residential amenity

The proposed new access and development works would not have a harmful impact upon the amenity of adjacent residential occupiers.

The new entrance and boundary treatment is sufficiently sited from neighbouring properties so as not to cause any physical impact.

The works will serve the existing dwelling and as such it is not considered that the development will increase the activity presently upon the site or generate additional travel demands. Given the spacious nature of the plot and the siting of the works it is considered that any difference in activity would have a

negligible impact upon neighbour amenity.

Highway Safety

The proposal would form a new vehicular access onto the public highway. The Transport Planning team have no objection to the formation of the new access and do not consider that the new opening would affect the safety of highway users.

The new access would require a new cross over and it is considered that the new cross over should be constructed in accordance with the Council approved manual for Estate Roads and under license from the Highway Operations Manager. These requirements are subject of separate legislation and as such should the application should be informed by an informative note to any consent granted.

Landscaping

Several trees upon the site are covered by a Tree Preservation Order (no.40) 2001. The application will not result in the loss of trees upon the site, but has required the removal of some minor soft landscaping.

Some trees within proximity of the new opening will require the use of a porous tree pit. The Arboricultural team have not expressed objections relating to these works and accordingly it is considered that the development will not have a detrimental impact upon important species upon the site. However, it is considered necessary to secure a method of protection for any trees in the vicinity of the works to ensure that species are not damaged during construction.

Information submitted with the application does not include a full schedule of replanting and it is considered necessary in the interests of a satisfactory final appearance to secure a detailed replanting schedule. This can be sought and implemented by planning conditions.

Waste minimisation and run-off

The application has not been supplemented with a waste minimisation statement. In view of the level of excavation in this case, however, given the nature of the scheme, it is not considered appropriate to secure the submission of a Waste Minimisation Statement by condition.

The application does not detail how the additional hard landscaped areas will be drained. In view of the small scale nature of the works it is considered that the use of a porous or semi-porous surfacing would mitigate the potential additional surface water in this case. This requirement can be secured by a planning condition.

8 REASONS FOR RECOMMENDATION TO GRANT PERMISSION

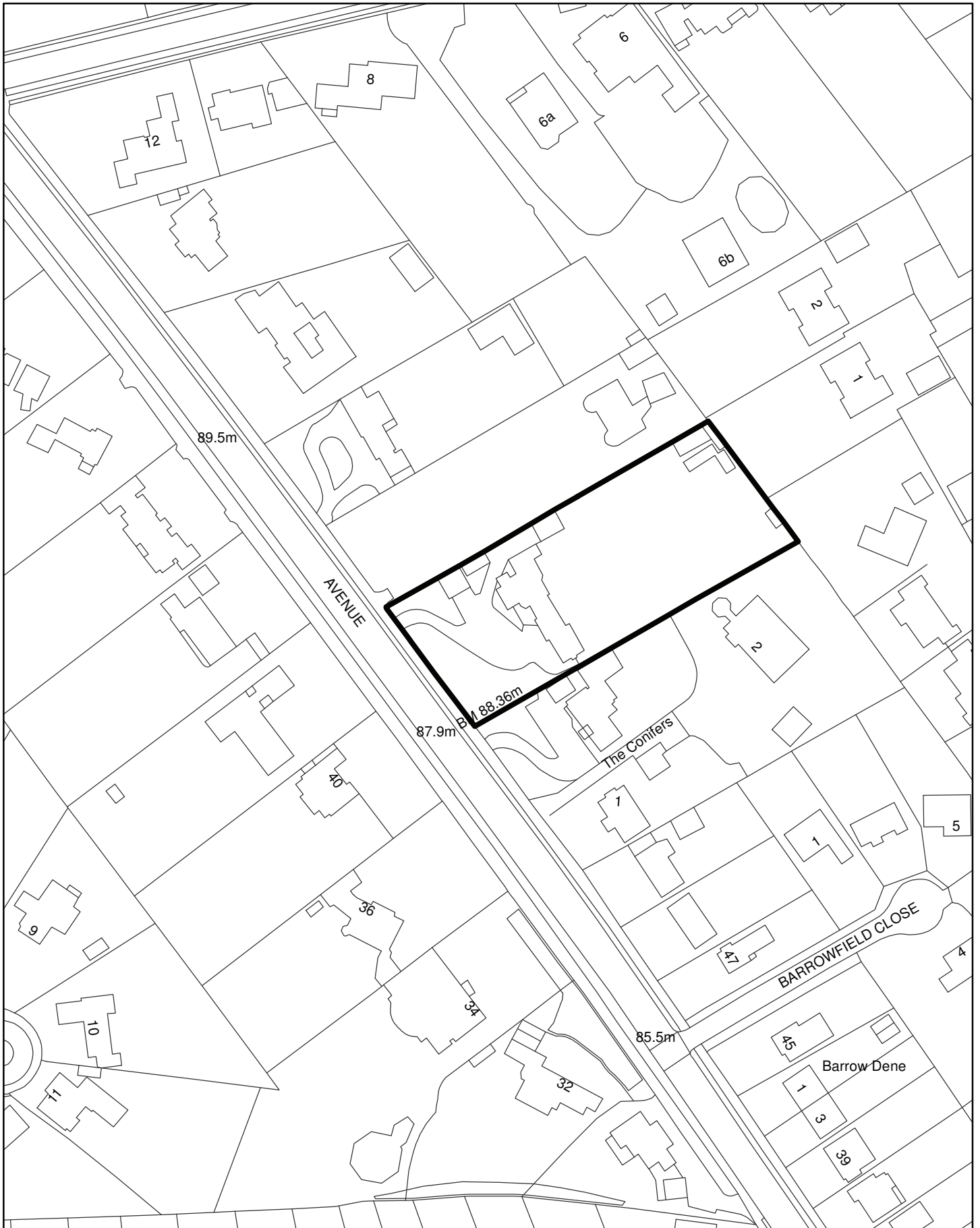
The development would have an acceptable impact upon the character and appearance of the Conservation Area, would not harm the amenities of

adjacent occupiers and is in accordance with local plan policies.

9 EQUALITIES IMPLICATIONS

None identified.

BH2010/02794 55, Tongdean Avenue



**Brighton & Hove
City Council**



Scale: 1:1,250

3rd October 2010

Dear Mr Lewis,

Re: BH2010/02793 and BH2010/02794

As a Hove Park ward councillor I wish to object to this retrospective application, as it goes against the Council's Tongdean character statement.

Tongdean Avenue is within a conservation area and the demolition of part of the front wall of number 55 and the installation of another set of gates, along with the removal of foliage breaks the really pleasant visual continuity of this section of the road.

I would be grateful for this application to go before the planning committee for decision.

Kind regards,

Jayne Bennett

<u>No:</u>	BH2010/02741	<u>Ward:</u>	WISH
<u>App Type:</u>	Full Planning		
<u>Address:</u>	86A Boundary Road, Hove		
<u>Proposal:</u>	Erection of additional storey to create 1no two bedroom flat and 1no one bedroom flat.		
<u>Officer:</u>	Charlotte Hughes tel: 292321	<u>Valid Date:</u>	03/09/2010
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	29 October 2010
<u>Agent:</u>	Chalk Architecture Ltd, 219b Preston Road, Brighton		
<u>Applicant:</u>	HR Investments, Mr Paul Hazeldine, 39 Church Road, Hove		

1 RECOMMENDATION

That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in this report and resolves to **REFUSE** planning permission for the following reasons:

1. Policies QD1, QD2 & QD14 Brighton & Hove Local Plan require new developments to be of a high standard, to make a positive contribution to the surrounding area and to emphasise and enhance the positive characteristics of the local neighbourhood. Policy QD5 also states that all new development should present an interesting and attractive frontage at street level. The additional storey and alterations to the existing shopfront, would result in visually dominant building, which by reasons of its design and bulk, would fail to make a positive contribution to the street scene. The proposal is considered to be contrary to policies QD1, QD2, QD5 and QD14 of the Brighton & Hove Local Plan.
2. Policy QD27 of the Brighton & Hove Local Plan seeks to protect the residential amenity of neighbouring properties. It is considered that as a result of the development the residents of the first floor flat within 86 Boundary Road, would experience loss of light, loss of privacy, a heightened sense of enclosure and general noise disturbance. The proposal would therefore have a detrimental impact on existing residential amenity and it would be contrary to policy QD27 of the Brighton & Hove Local Plan.

Informatives:

1. This decision is based on drawing no's A.01, A.02, A.04, A.05, A.06, D.01, D.11 and D.12 received on 26th August 2010.

2 THE SITE

The application relates to 86 Boundary Road which consists of a retail unit (Londis) located on the ground floor with two floors of residential accommodation above. To the rear, a later single storey addition to the property has been added; this part of the site fronts Portland Road and consists of a retail unit selling office furniture.

3 RELEVANT HISTORY

BH2007/04470: Retention of chiller units to rear wall of property. (Retrospective). Refused July 2008.

BH2000/03018/FP: Proposed refurbishment of existing supermarket incorporating adjoining shop unit and 2 no. new shopfronts. Approved January 2001.

BH2000/02105/AD: Internally illuminated fascia signs and window signs. Approved October 2000.

4 THE APPLICATION

Planning permission is sought for:

- The construction of an additional floor above the office furniture retail unit that fronts Portland Road, which would accommodate two additional self contained units; a one one-bed unit and a one two-bed unit.
- Materials: The existing shopfront would be refurbished with new glazing and black ceramic tiles to the existing brickwork. The elevations of the 1st floor units would be clad in black timber stained boarding, with powder coated aluminium doors/windows, a toughened glass balustrade with timber handrail and solar panels to the roof.
- Amenity space: Each unit would have a balcony terrace to the front, facing Portland Road.
- Cycle storage: The internal lobby area is being remodelled to accommodate a bike store.
- Recycling/bin storage: A new entranceway way is being installed on the Portland Road elevation, which will give access to a bin store.
- Sustainability: It is proposed that the development would achieve Code Level 3 in the Code for Sustainable Homes. Photo-voltaic panels are to be installed on the roof.

5 CONSULTATIONS

External:

Neighbours: No letters of representation.

Mike Weatherley MP supports the application on the following grounds:

- The terrace of shops opposite Portslade Station is one of the first things seen by those travelling to the Boundary Road area by train and is keen to see it improved as much as possible.
- Welcomes the extra accommodation in this site and is pleased there is no loss of light or gardens to surrounding properties.

Internal:

Sustainable Transport: No objection. Cycle parking details are to be submitted for approval. The applications would be required to enter into a legal agreement with the council to contribute £1500 towards sustainable transport measures.

Private Sector Housing: No comment.

Councillor Kemble: Supports the application, letter attached.

6 PLANNING POLICIES

Brighton & Hove Local Plan:

TR1	Development and the demand for travel
TR7	Safe development
TR14	Cycle access and parking
TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU13	Minimisation and re-use of construction industry waste
QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD3	Design – efficient and effective use of sites
QD4	Design – strategic impact
QD14	Extensions and alterations
QD27	Protection of Amenity
HO3	Dwelling type and size
HO4	Dwelling densities
HO5	Provision of private amenity space in residential development
HO7	Car free housing
HO13	Accessible housing and lifetime homes

Supplementary Planning Guidance:

SPGBH4 Parking Standards

Supplementary Planning Documents:

SPD03	Construction & Demolition Waste
SPD08	Sustainable Building Design

7 CONSIDERATIONS

The main considerations of this case are the impact on the appearance of the building and the street scene, the impact on neighbouring properties, the adequacy of living conditions provided for future occupiers, highway issues and sustainability matters.

Design:

Brighton & Hove Local Plan policies QD1, QD2 & QD14 require new developments to be of a high standard, to make a positive contribution to the surrounding area and to emphasise and enhance the positive characteristics of the local neighbourhood. Policy QD5 also states that all new development should present an interesting and attractive frontage at street level.

The ground floor of the building in question, currently presents an unattractive frontage to Portland Road. The building is a latter addition to 86 Boundary Road and it is considered to be large, uninteresting and harmful to the appearance of the street scene. Its replacement is therefore considered to be an urban design opportunity.

The proposed development intends to add an additional storey of accommodation to the existing building which would provide two self contained units; a one bed flat and a two bed flat. The proportions and appearance of the ground floor unit would remain largely unaltered as the location of the shopfront window and the proportions of the building as a whole would remain. However, the shopfront would be refurbished in black ceramic tiles which would be applied to the existing walls and new glazing would be installed into the existing shopfront opening.

The proposed first floor accommodation would have a contemporary appearance compared to the more traditional buildings to the east and west of it, and the height of the proposed development would sit between the height of the three storey buildings to the west and the two storey buildings to the east. The accommodation has been arranged so that the residential units are stepped back from the front elevation to provide balcony terraces at the front, and the units are laid out in a staggered pattern which helps to break up the bulk of the first floor elevation. The elevations would be clad in black timber stained boarding, with powder coated aluminium doors/windows, a toughened glass balustrade with timber handrail and solar panels to the roof.

As mentioned previously the re-development of the site is considered to be acceptable in principle. The existing retail unit does not make a positive contribution to the area and there are clear opportunities for its enhancement. However, while the proposed development attempts to tidy up the ground floor façade of the retail unit, it is considered that it would merely emphasise and consolidate the presence of this building within the street scene. The unit would still retain its large uninteresting shop front, which consists of a large wide pane of glass, which is off centre and which would not relate well to the first floor glazing of the proposed residential units. Furthermore there is a large bland expanse of wall to the east of the shop front, which would present a tall, overbearing and unwelcoming elevation to the street scene.

Policy QD1 does not seek to restrict creative design, provided the architectural detailing is carefully integrated so that the alterations do not appear as 'tacked on' elements. It is considered that in this case, the correct approach would be to consider the site as a whole and look at ways to improve the ground floor frontage as well providing a suitable level of accommodation to the first floor. This application therefore represents a missed opportunity to repair this part of the urban fabric. Currently the development incorporates large areas of glazing and large featureless elevations, which would not make a positive contribution to the appearance of the street scene. It is considered that the ground floor and first floor elements of the building do not successfully tie in with each other and that the development does not successfully integrate with the more traditional building either side of it.

The development is therefore considered to be inappropriate in terms of its design and bulk and would fail to make a positive contribution to the visual

quality of the street scene.

Impact on Amenity

Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.

The proposed residential units would back onto the existing flats within 86 Boundary Road and the first floor flat is most likely to be affected by the development. This property has a bedroom window and two bathroom windows facing the application site and the side elevation of unit 1 would be built 3.2m from these windows at a height of 2.9m. It is considered that this would restrict outlook and result in a sense of enclosure for the occupiers of this flat, particularly from the bedroom.

To address privacy issues, planting is proposed directly outside the bedroom/bathroom windows, and the west facing window within the new unit would be high level. Nevertheless, the occupiers of the proposed unit 2 would have to walk past this bedroom window to gain access to their flat, which would result in general noise disturbance. A planted screen is proposed to protect privacy, this is not considered to be an appropriate solution in this case. Additionally a planted screen directly outside the window would restrict the levels of light coming into the bedroom and therefore affect neighbouring amenity.

It is therefore considered that the proposed development would result in a detrimental impact on the amenity of the occupiers of the first floor flat of 86 Boundary Road, by creating a sense of enclosure, restricting outlook, loss of light and general disturbance/loss of privacy from people accessing the proposed flats.

Standard of accommodation

The two bed unit would have an internal floor area of 84m² and the one bed unit an internal floor area of approximately 47m², which is considered to be compact but adequate.

Each unit would have a fully glazed northern elevation giving access to the balcony terrace, with an outlook over Portland Road. It is considered that the future occupiers of the proposed units would experience satisfactory light conditions, have an acceptable outlook and a usable private amenity area.

The application has addressed lifetime homes criteria and this can also be secured by way of a condition in the event planning permission was granted.

Sustainable Transport:

Brighton & Hove Local Plan policy TR1 requires new development to address

the related travel demand, and policy TR7 requires that new development does not compromise highway safety. The Transport Planning team has stated that they have no objection to the application, subject to the applicant entering into an agreement to secure a contribution of £1500 towards sustainable transport infrastructure within the area of the site. However, as the proposal will provide less than 5 residential units and falls below the threshold in the Council's measures to assist the development industry, in the event the application was recommended for approval, no contribution would be sought.

The plans show the provision of a bike storage facility on the ground floor, however children's cycles have been shown and this part of the plans is therefore inaccurate. A larger bike storage facility would be required for the development, which may mean re-organising the internal space within the retail unit. However, it is considered that the provision of an acceptable secure cycle parking facility could be secured by way of a condition, in the event planning permission was granted.

Sustainability:

Policy SU2 of the Brighton & Hove Local Plan, including SDP08 'Sustainable Building Design', requires new development to demonstrate a high level of efficiency in the use of water, energy and materials.

SPD08 states that proposals for new build residential development on previously developed land should achieve Level 3 of the Code for Sustainable Homes, which the development aims to achieve and this can be secured by way of a condition, in the event planning permission was granted.

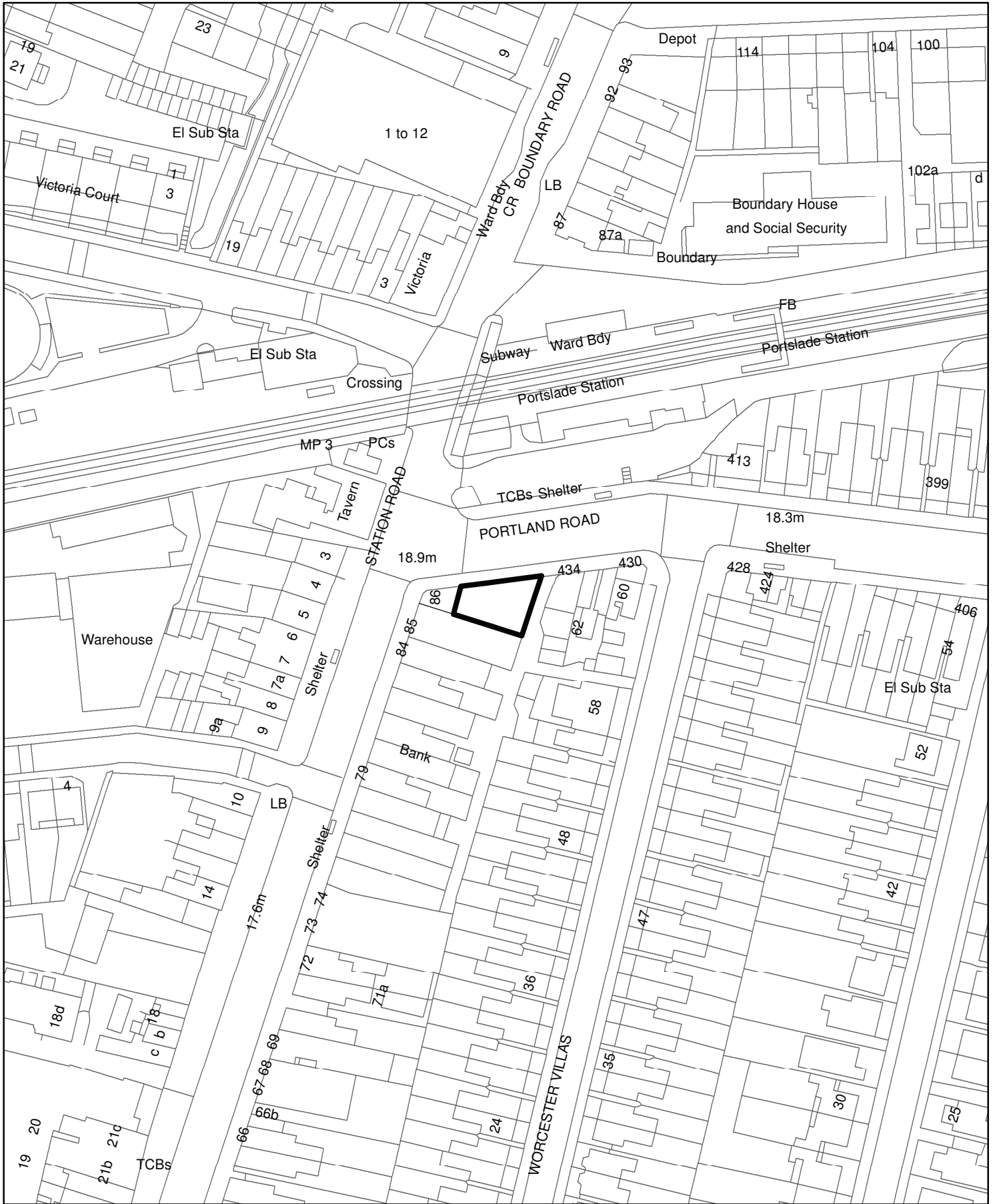
Conclusion

It is acknowledged that the existing building does not make a positive impact on the appearance of the area and while development on the site is considered to be acceptable in principle, the design and bulk of the proposed alterations would result in a visually dominant building within the street scene, which would fail to make a positive contribution to the area. Furthermore it is considered that the development would cause harm to the amenity of neighbouring occupiers located with the first floor flat.

8 EQUALITIES IMPLICATIONS

The building would have to meet Part M of the Building Regulations and be built to Lifetime Homes standards.

BH2010/02741, 86a, Boundary Road, Hove



**Brighton & Hove
City Council**

N



Scale: 1:1,250



PLANS LIST – 24 NOVEMBER 2010

COUNCILLOR REPRESENTATION

From: Ted Kemble
Sent: 26 October 2010 12:29
To: Charlotte Hughes
Cc: Jeanette Walsh
Subject: 86a Boundary rd

Charlotte

Following our telephone conversation this morning, i write in support of the application and would request that this application is referred to the planning committee for decision

Regards

Cllr Ted Kemble

Cllr Ted Kemble

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED BY THE HEAD OF PLANNING &
PUBLIC PROTECTION UNDER DELEGATED POWERS OR IN
IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION

PATCHAM

BH2010/00619

120 Mackie Avenue Brighton

Non-material amendment to BH2009/02011 remove parapet wall to extension.

Applicant: Mr David Holford

Officer: Chris Swain 292178

Approved on 29/10/10 DELEGATED

1) UNI

1. The proposed revisions to the scheme approved under application BH2009/02011 are not considered so significant that they warrant the submission of a further application for planning permission.

BH2010/01898

The Priory London Road Brighton

Construction of 4 No. additional garages.

Applicant: Anstone Properties Ltd

Officer: Sue Dubberley 293817

Refused on 22/10/10 DELEGATED

1) UNI

The proposal would result in the reduction of a valuable area of private and useable open space used by the existing residents and the loss of the space would be detrimental to the living conditions of these residents. The development is therefore contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

2) UNI2

The proposed loss of green space to erect the additional garages would be visually detrimental to the open setting of the existing buildings. Retention of this open space and is considered necessary to provide an appropriate setting in relation to the scale of the blocks. The development is therefore contrary to policies QD2 and QD3 of the Brighton & Hove Local Plan.

3) UNI3

The applicant has failed to demonstrate that two trees located on the open spaces which contribute to the visual amenity of the space, would not be affected by the development. The development is therefore contrary to policies QD3, QD16 and HO5 of the Brighton & Hove Local Plan.

BH2010/02194

55 Old Mill Close Brighton

Erection of single storey extension to rear and alterations to front roof over porch.

Applicant: Ms L Gillespie

Officer: Liz Arnold 291709

Approved on 03/11/10 DELEGATED

1) BH01.01

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

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

unimplemented permissions.

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing titled Existing Elevations and Floor Plan received on the 15th July 2010 and drawing entitled Ground Floor Rear Extension and Alterations received on the 28th September 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02238

Brighton Retail Park Carden Avenue Brighton

Variation of conditions 3 & 4 of application BH2010/01679 to allow the sale of food from unit 1 and to allow alterations to layout of car park.

Applicant: Legal & General Assurance Society Limited

Officer: Aidan Thatcher 292265

Approved on 01/11/10 DELEGATED

1) UNI

The use hereby permitted shall only be open and in use between 07.00 hours and 23.00 hours Mondays to Saturdays (including Bank Holidays) and 09.00 hours and 18.00 hours on Sundays.

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

2) UNI

No deliveries, loading or unloading shall take place to any of the units within the retail park except from within the dedicated rear service yard.

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

3) UNI

The net convenience goods floorspace within Unit 1, excluding the ancillary café, shall not exceed 1,022sqm.

Reason: As the retail impact has been justified for 1,022sqm of convenience food goods floorspace only and to comply with policies SR1 and SR2 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 09.028.00(P)101 and 106 received on 02.08.10.

5) UNI

The access and facilities for the disabled shall be maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory facilities for the disabled and to comply with policies SR1 and SR2 of the Brighton & Hove Local Plan.

6) UNI

The convenience goods floorspace within Unit 1 shall not be brought into use until a completed Staff Travel Plan has been submitted in accordance with the Staff Travel Plan Framework Report provided within the Transport Assessment and this has been approved in writing by the Local Planning Authority. The Travel Plan shall be implemented in strict accordance with the approved document.

Reason: To ensure the travel demand created is managed in a sustainable manner and ensure that M&S promote and provide for sustainable transport to

both employees and customers and to comply with Policy TR4 of the Brighton & Hove Local Plan.

7) UNI

The sale of hot food shall not take place until a scheme for the fitting of odour control equipment to the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the sale of any hot food and be retained as such thereafter while hot food is sold from the premises.

Reason: To safeguard the amenities of the occupiers of adjoining premises and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

8) UNI

The car parking spaces provided in connection with the development shall not include less than 188 spaces. The vehicular parking spaces shall be made available during the opening hours of the unit, which are between 07.00 hours and 23.00 hours Mondays to Saturdays (including Bank Holidays) and 09.00 hours and 18.00 hours on Sundays.

Reason: In the interests of highways safety and to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan.

BH2010/02274

3 Dale Avenue Brighton

Application to extend time limit for implementation of previous approval BH2007/01966 for a single storey rear garden room/kitchen extension.

Applicant: Ms Lyn Potton & Mr Darius Modiri

Officer: Liz Arnold 291709

Approved on 01/11/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawing and Kami Metal Roof Details received on the 20th July 2001.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02328

Land Adjacent to 20 Old London Road Brighton

Erection of a two storey 4no bedroom detached house with external works and landscaping to create one new vehicular access road.

Applicant: Mr Jeff Southern

Officer: Aidan Thatcher 292265

Approved on 03/11/10 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH02.03

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) BH04.01A

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling[*s*] hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

6) BH05.01B

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 5 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 5 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

7) BH05.02B

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that

each residential unit built has achieved a Code for Sustainable Homes rating of Code level 5 has been submitted to, and approved in writing by, the Local Planning Authority.

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

8) BH05.10

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

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

9) BH06.02

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.

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) 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.

12) UNI

No development shall commence until a scheme to enhance the nature conservation interest of the site and a timescale for its implementation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full prior to occupation of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby permitted and to comply with Policy QD17 of the Brighton & Hove Local Plan.

13) UNI

The development hereby approved shall not commence until the trees which are to remain on site are protected to BS 5837 (2005) as shown in the R. W. Green Limited Arboricultural Report dated May 2009 submitted as part of this application. The trees shall be protected in strict accordance with the details within the report during the course of the construction unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the trees which are to remain on 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.

14) UNI

The construction of the driveway hereby approved shall be completed in strict accordance with the details as shown in the R. W. Green Limited Arboricultural Report dated May 2009 submitted as part of this application unless otherwise agreed in writing by the Local Planning Authority.

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

15) UNI

No development shall commence until a scheme of replacement planting is submitted to and has been approved in by the Local Planning Authority. There shall be a minimum of 18 native trees included within the scheme. The scheme shall be implemented in strict accordance with the approved details and thereafter retained as such.

Reason: To mitigate the impact of the loss of the 9 trees on site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

16) UNI

Site waste management shall be implemented in strict accordance with the measures set out in the Site Waste Management Plan dated July 2010 received on 28/07/10.

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

17) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. TA 406/01, /02, /03, /04, /05, /06, /07, /08, /09, /10, /11, 01, and MJZara Associates Plan (unreferenced) submitted on 28.07.10.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02530

6 Mayfield Crescent Brighton

External alterations including erection of new front entrance porch, re-building of front steps and replacement of existing concrete driveway with block paving.

Applicant: Mr & Mrs Fairclough

Officer: Chris Swain 292178

Approved on 14/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.30/2318 received on 19 August 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02650

116 - 118 Carden Avenue Brighton

Display of 2no externally illuminated fascia signs and 1no internally illuminated hanging sign. (Retrospective)

Applicant: Mr Nadrajah Padmendran

Officer: Aidan Thatcher 292265

Approved on 29/10/10 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.

8) UNI

The advertisement shall not be illuminated later than 22.00 or after the premises are closed to the public (whichever is the earlier) and shall not be illuminated before 07.00 on any day.

Reason: To safeguard the appearance and character of the area in accordance with policy Qd12 of the Brighton & Hove Local Plan.

BH2010/02705

115 Carden Hill Brighton

Certificate of Lawfulness for a proposed single storey side extension.

Applicant: Mr & Mrs Gabriel and Marina Gutierrez

Officer: Sonia Kanwar 292359

Refused on 20/10/10 DELEGATED

BH2010/02719

66 Greenfield Crescent Brighton

Certificate of lawfulness for proposed hip to gable roof extension with rooflights to front and rear dormer.

Applicant: Mr Adam Blackburn

Officer: Jonathan Puplett 292525

Approved on 20/10/10 DELEGATED

BH2010/02827

23 Rotherfield Crescent Brighton

Conversion of garage including single storey rear extension and infill porch extension.

Applicant: Ms Sue Anderson

Officer: Chris Swain 292178

Approved on 02/11/10 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

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

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. CH371/001, CH371/002, CH371/003 CH371/004 and CH371/005 on 1 September 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02880

69 Ladies Mile Road Brighton

Erection of single storey rear extension.

Applicant: Mrs Cheryl Carter

Officer: Liz Arnold 291709

Approved on 28/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 01 and 07 received on the 9th September 2010 and drawing no.02RevB received on the 21st September 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

PRESTON PARK

BH2009/02496

47 New England Road Brighton

Change of use from Hairdressers (A1) to Laundrette and Dry Cleaners (Sui Generis). New shopfront and plant housing to rear with associated high level flue.

Applicant: Mr M Mousavi

Officer: Claire Burnett 292470

Approved on 27/10/10 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

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. The Rating Level and existing background noise levels shall be determined in accordance with the guidance provided in BS 4142:1997.

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

3) UNI

No more than one dry cleaning machine, five tumble dryers and eight washing machines shall be in use at the premises at any one time.

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

4) UNI

Prior to the commencement of the laundrette and dry cleaning use, the party floor shall be constructed in accordance with the specification as detailed in section 4.2 of the noise assessment report dated 17th September 2010.

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

5) UNI

Prior to the commencement of the laundrette and dry cleaning use, the laundrette ceiling shall be covered with a minimum of Class "C" acoustically absorptive tile, in accordance with the acoustic report dated 17th September 2010.

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

6) UNI

The development hereby permitted shall be carried out in accordance with the unnumbered approved drawing nos. received on 13.10.2009, 12.11.2009 and 17.11.2009.

Reason: For the avoidance of doubt and in the interests of proper planning.

7) UNI

The conventional flue associated with the natural gas fired storage water heaters shall be installed in accordance with the details received on 12.11.2009.

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

BH2010/02724

84 Chester Terrace Brighton

Installation of rooflight to front elevation.

Applicant: Mr Madell

Officer: Sonia Kanwar 292359

Approved on 20/10/10 DELEGATED

1) BH01.01

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

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

2) BH12.05A

The rooflight[*s*] hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the

roof.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved front elevation drawings and site location plan received on 25th August 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

REGENCY

BH2010/01392

SU5 Churchill Square Shopping Centre Brighton

Alterations to external shopfront with new cladding treatment, new shop front enclosure and access doors.

Applicant: Callison Architects

Officer: Paul Earp 292193

Approved on 27/10/10 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) BH01.06

The development hereby permitted shall be carried out in accordance with the approved drawings nos. EX/101, EX102, EX106, EX107, A/100, A/101, A/102, A/103, A/500 received 27 May 2010, and A-300 & A-300A received 23 September 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

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) UNI

The windows hereby permitted in the north elevation shall be implemented in strict accordance with drawing A-300 received 23 September 2010 and shall remain as such in perpetuity.

Reason: To prevent overlooking and protect the residential amenities of the occupiers of the adjoining residential unit, and to comply with policy QD27 of the Brighton & Hove local Plan.

BH2010/01924

Unit 5 Churchill Square Brighton

Display of 1no Internally Illuminated Neon Projecting Sign.

Applicant: URBN UK Ltd

Officer: Paul Earp 292193

Approved on 26/10/10 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 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.

BH2010/02307

3 Bartholomews Brighton

External alterations to shopfront including relocation of entrance door and installation of new entrance door to newly created internal passageway.

Applicant: Baron Homes Corporation

Officer: Jason Hawkes 292153

Approved on 20/10/10 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three

years from the date of this consent.

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

2) UNI

No development shall take place until full details of the proposal has been submitted to and approved by the local planning authority in writing including:

- (i) a 1:1 sectional profile of the new ceiling cornice,
- (ii) a 1:10 scale plan of the layout of the proposed tile paving,
- (iii) details of the treatment of the soffit including a reverse ceiling plan at scale 1:10,
- (iv) samples of the entrance recess tiles and step nosing,
- (v) notwithstanding the submitted details, revised details of the internal coving to the entrance corridor to the upper floors. The coving needs to be early 19th century style.

The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure the preservation and enhancement of the listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the submitted details, the moulding of the frame and fixing bead around the shop door's glazing should be a lambs tongue and the bottom panel of the shop door should have a fielded or raised and fielded panel, rather than a stepped panel.

Reason: To ensure the preservation and enhancement of the listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2010/02505

3 Bartholomews Brighton

External alterations to shopfront including relocation of new entrance door to newly created internal passageway.

Applicant: Baron Homes Corporation

Officer: Jason Hawkes 292153

Approved on 19/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the submitted details, the moulding of the frame and fixing bead around the shop door's glazing should be a lambs tongue and the bottom panel of the shop door should have a fielded or raised and fielded panel, rather than a stepped panel.

Reason: To ensure the preservation and enhancement of the listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.A01, A03, A05, A07, D13, D14, D15, D16, D17, D18, D19 & D20 received on 9th August and 20th September 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02542

9-12 Middle Street Brighton

Erection of additional level at 4th floor and associated works.

Applicant: Vastcom Estates Ltd

Officer: Adrian Smith 01273 290478

Refused on 21/10/10 DELEGATED

1) UNI

Policies QD1, QD2, QD14, HE1 and HE6 of the Brighton & Hove Local Plan require all proposals for new buildings to make an efficient and effective use of a site, be well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding Conservation Area, whilst making a positive contribution to the visual quality of the environment and without harming the setting of Listed Buildings. The proposed additional storey, by virtue of its scale and bulk in relation to the existing building and surrounding structures, represents a visually dominant form of extension that would be harmful to the character, appearance and roofscape of the Old Town Conservation Area, and the setting of the Grade II Listed Building adjoining the site to the west.

BH2010/02589

9-12 Middle Street Brighton

Proposed four storey office development within existing car park incorporating open plan parking area on ground floor level.

Applicant: Vastcom Estates Ltd

Officer: Adrian Smith 01273 290478

Refused on 21/10/10 DELEGATED

1) UNI

Policies QD1, QD2, QD3 and HE6 of the Brighton & Hove Local Plan require all proposals for new buildings to make an efficient and effective use of a site, demonstrating a high standard of design that makes a positive contribution to the visual quality of the environment. Policy QD27 requires development to not result in the loss of amenity to existing or adjacent occupiers. The proposed office building represents a cramped, bulky and poorly designed addition to the site that would be harmful to the character and appearance of the Old Town Conservation Area the amenities of the occupiers of the adjacent buildings, contrary to the above policies.

BH2010/02598

79 Western Road Brighton

External refurbishment incorporating cleaning of stonework, decoration of windows/doors & installation of pigeon wires to ledges and internal alterations/refurbishments.

Applicant: HSBC CRE

Officer: Christopher Wright 292097

Approved on 19/10/10 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.

BH2010/02666

Flat 4 14 Clifton Terrace Brighton

Internal renovation to maisonette.

Applicant: Mr Giles Palmer

Officer: Christopher Wright 292097

Approved on 29/10/10 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

All existing picture rails and covings 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) UNI

Where their removal is required as part of the works hereby permitted, the original floor boards shall be reinstated 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.

4) UNI

No works shall take place until full details of the three proposed fireplaces, including scale elevations and 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.

5) UNI

The skirting boards behind the shower room and built-in cupboards in the rear west bedroom 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.

BH2010/02676

17 Prince Albert Street Brighton

Internal alterations to remove existing metal frame and block up opening and reinstatement of original door including architraves.

Applicant: John McKeown & Associates

Officer: Jason Hawkes 292153

Approved on 18/10/10 DELEGATED

1) BH01.05

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

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

2) UNI

No works shall take place until further details of the proposed architraves and skirting boards, including 1:20 scale sample elevations and 1:1 scale sample 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 sufficient 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.

BH2010/02699

11 Imperial Arcade Brighton

Display of 2no internally-illuminated fascia signs.

Applicant: Panasonic UK Ltd

Officer: Jason Hawkes 292153

Approved on 01/11/10 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.

BH2010/02718

45 East Street Brighton

Installation of plant equipment on roof at fourth floor including condensing units and associated pipework.

Applicant: H & M Hennes & Mauritz UK Ltd

Officer: Adrian Smith 01273 290478

Approved on 20/10/10 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

All noise associated with the plant units hereby permitted 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. The rating Level and existing background noise levels are to be determined in accordance with 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.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved design and access statement and plant noise assessment submitted on the 6th September 2010, the site plan and photographs submitted on the 25th August 2010, and drawing nos. 102A and 103A submitted on the 1st September 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02766

8 Hampton Street Brighton

Application for Approval of Details Reserved by Condition 2 and 3 of application BH2008/02432.

Applicant: Mr Ross Williams

Officer: Christopher Wright 292097

Approved on 21/10/10 DELEGATED

BH2010/02795

41 Western Road Brighton

Display of 1no internally illuminated fascia sign.

Applicant: Sportswift T/A Card Factory

Officer: Mark Thomas 292336

Approved on 25/10/10 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) BH10.04

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) UNI

7. The development hereby permitted shall be carried out in accordance with the approved drawing no. 26082010 received on 1st September 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02800

8 Ship Street Gardens Brighton

Alterations to roof to East incorporating increased ridge height and dormer to South. Alterations to existing South window at first floor level and installation of solar panels to main roof.

Applicant: Mr Hugh Salter

Officer: Christopher Wright 292097

Approved on 27/10/10 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) 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) BH12.03

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

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

5) UNI

No development shall take place until the precise details, to include a section drawing and the method of fitting and attachment to the roof of the building, of the solar panel installation hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 20103/01 and 20103/02 received on 1 September 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02822

5 Clifton Place Brighton

Application for approval of details reserved by conditions 1-11 of application BH2010/01229.

Applicant: Mr Tim Shortfall

Officer: Adrian Smith 01273 290478

Approved on 27/10/10 DELEGATED

BH2010/02869

37 Duke Street Brighton

Demolition of existing retail unit and erection of new replacement unit with storage area and installation of gates.

Applicant: Stiles Harold Williams

Officer: Christopher Wright 292097

Refused on 27/10/10 DELEGATED

1) UNI

The proposed development would, by reason of the design, style and materials of the new shopfront and inadequate pediment and cornice details to the façade, have a discordant and incongruous visual impact which would not respect the context of its setting or preserve or enhance the historic character and appearance of the conservation area. As such the application is contrary to the requirements of policies QD10 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD02: Shopfronts.

BH2010/02870

37 Duke Street Brighton

Demolition of existing retail unit, storage area and removal of gates.

Applicant: Stiles Harold Williams

Officer: Christopher Wright 292097

Refused on 28/10/10 DELEGATED

1) UNI

Policy HE8 of the Brighton & Hove Local Plan states that the demolition of a building within a Conservation Area, which makes a positive contribution to the character or appearance of the Conservation Area will only be permitted providing a) supporting evidence is submitted with the application which demonstrates that the building is beyond economic repair; b) viable alternative uses cannot be found for the building; and c) the redevelopment both preserves the character of the Conservation Area and would produce substantial benefits that would outweigh the building's loss. The existing building is not of merit, however to allow demolition where no acceptable replacement scheme has been identified would have a negative impact on the character and appearance of the Old Town Conservation Area. The proposal is considered contrary to policy HE8 of the Brighton & Hove Local Plan.

BH2010/03180

26 Hampton Place Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2010/01904.

Applicant: Mrs Mercedes Cano

Officer: Paul Earp 292193

Approved on 29/10/10 DELEGATED

ST. PETER'S & NORTH LAINE

BH2010/01459

Cafe Delice 40 Kensington Gardens Brighton

Installation of extraction unit and external flue.

Applicant: SXF Limited

Officer: Jonathan Puplett 292525

Approved on 29/10/10 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 extraction system hereby approved shall operate in accordance with the 'Acoustic Associates Sussex Limited' report 'Measurement of Existing Noise levels & Assessment of New Plant Machinery Noise' submitted on the 19th of August 2010.

Reason: For the avoidance of doubt, to protect the amenity of neighbouring residents and to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with site plan submitted on the 23rd of July 2010, two drawings numbered CS-CD-01 submitted on the 29th of June 2010, supporting information submitted on the 27th of July, the 28th of July and the 19th of August 2010, drawing no. 214/P04 submitted on the 14th of October 2010, and odour control system specification

submitted on the 21st of October 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

4) UNI

The extraction system hereby approved shall only operate between the hours of 08.30 and 18.00.

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

BH2010/01498

33-35 Prestonville Road Brighton

Change of Use of 3 no. Retail Units (A1) to form 2 no. two Bedroom Flats and 1 no. one Bed Flat incorporating demolition of existing rear extension and erection of new rear extension. Remodelling of existing road frontage.

Applicant: 1st For Fittings

Officer: Sue Dubberley 293817

Approved on 03/11/10 DELEGATED

1) BH01.01

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

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

2) BH02.08

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

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

3) BH03.03

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) BH05.03B

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 (or an equivalent or successor assessment tool) and a Design Stage Assessment Report showing that the development will achieve an Ecohomes Refurbishment 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 Refurbishment 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.

5) BH05.04B

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 (or certificate from equivalent or successor assessment tool)

and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes Refurbishment 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 policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

6) 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.

7) BH08.01

The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:

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

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

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

Reason: To safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

8) BH16.01

No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy QD17 of the Brighton &

Hove Local Plan.

9) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. nos, 3261.EXG.01, EXG.02, EXG.03, EXG.04, PL.10, PL.12, PL.13, PL.15, submitted on 19 May 2010 and 3261.PL.11A and 14A submitted on 15 September 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

10) UNI

The waste minimisation measures shall be implemented in strict accordance with the Waste Minimisation Statement dated May 2010 received on 19/05/10.

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

BH2010/01827

45-47 Cheapside Brighton

Application for Approval of Details Reserved by Conditions 3,5,6,7,8 and 10 of application BH2008/03093.

Applicant: Westfield Investments

Officer: Sue Dubberley 293817

Approved on 02/11/10 DELEGATED

BH2010/01865

Theatre Royal 35 Bond Street Brighton

Removal and replacement of existing fire escape routes incorporating external associated fire precaution works.

Applicant: Brighton Theatre Royal

Officer: Helen Hobbs 293335

Approved on 18/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The replacement metal stairs, platforms and handrails hereby approved shall be painted black within one month of the date of installation and shall be maintained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. PE/00, PE/01, PE/02, PE/04, PP/01, PP/02 and PP/03 received on 18th August 2010 and drawing no. PE/PP/04 received on 12th October 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

4) UNI

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

- i) An elevation at 1:20 scale and joinery sections at 1:1 scale of the proposed new timber sash window.
- ii) A written specification of the works for the repair and restoration of the roof gutter and parapet and for the replacement glazing to the existing timber sash

window.

The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.

BH2010/02300

75 Lewes Road Brighton

Change of Use from retail (A1) to café/snack bar and hot food take-away (A3/A5).

Applicant: Ali Merat Investments

Officer: Jonathan Puplett 292525

Refused on 20/10/10 DELEGATED

1) UNI

The proposed change of use would result in the loss of an active retail use and the resulting proportion of retail (Class A1) units in the centre being below 50%. The proposal would therefore undermine the primary shopping function and the vitality and viability of the Lewes Road shopping centre, contrary to policy SR5 of the Brighton & Hove Local Plan.

BH2010/02308

Top Floor Flat 47 Buckingham Road Brighton

Loft conversion incorporating rear dormer and rooflights.

Applicant: Miss Suzanne Roberts

Officer: Helen Hobbs 293335

Refused on 25/10/10 DELEGATED

1) UNI

The proposed rooflights, by reason of their inappropriate design, size, and positioning, would form incongruous and acceptable alterations that would be severely detrimental to the character and appearance of the listed building. The development is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

2) UNI2

The proposed dormer is overly large and would form incongruous and acceptable alterations that would be severely detrimental to the character and appearance of the listed building. The development is therefore contrary to policy HE1 of the Brighton & Hove Local Plan

BH2010/02309

Top Floor Flat 47 Buckingham Road Brighton

Loft Conversion incorporating rear dormer and rooflights, and alterations to layout.

Applicant: Miss Suzanne Roberts

Officer: Helen Hobbs 293335

Refused on 15/10/10 DELEGATED

1) UNI

The proposed rooflights, by reason of their inappropriate design, size, and positioning, would form incongruous and acceptable alterations that would be severely detrimental to the character and appearance of the listed building. The development is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

2) UNI2

The proposed dormer is overly large and would form incongruous and acceptable alterations that would be severely detrimental to the character and appearance of the listed building. The development is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

3) UNI3

Insufficient information has been provided with the application with regards to the design of the proposed staircase, to demonstrate that the works would ensure the satisfactory preservation of this listed building. The proposal therefore fails to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2010/02344

The Royal Pavilion 4 - 5 Pavilion Buildings Brighton

Temporary ice rink on the Royal Pavilion Eastern lawns. Structure to include ancillary buildings for a restaurant, crèche, café, toilet facilities and skate hire. Proposed dates are 26th October 2010 to 23rd January 2011 including set up and break down, with resurfacing to be completed by 23rd February 2011.

Applicant: Brighton & Hove City Council

Officer: Sonia Kanwar 292359

Approved on 03/11/10 PLANNING COMMITTEE

1) UNI

The use hereby permitted shall be discontinued and the ice rink and associated buildings/structures hereby permitted removed from the site on or before 23 January 2011. The land shall be restored to its condition immediately prior to the buildings being situated on the land within two months of 23 January 2011 in accordance with a scheme of work to be submitted and approved in writing by the Local Planning Authority.

Reason: The use and buildings hereby approved are not considered suitable as a permanent form of development, to safeguard the setting of the Royal Pavilion and its Estate, to protect the character and appearance of the Valley Gardens conservation area and to comply with policies HE3, HE6 and HE11 of the Brighton & Hove Local Plan.

2) UNI

The ice rink hereby permitted shall not be open to customers except between the hours of 10.00 and 22.30.

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

3) UNI

The café hereby permitted shall not be open to customers except between the hours of 09.00 and 24.00 each day.

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

4) UNI

The total number of people on the ice rink at any one time shall not exceed 200.

Reason: To ensure provision of an appropriate amount of ancillary facilities, and to protect the amenity of its users and neighbouring residents in compliance with policies TR14, SU9 and QD27 of the Brighton & Hove Local Plan.

5) UNI

The main floodlighting illuminating the rink hereby permitted, referred to in the Exterior Lighting Specification document received on the 1st September 2010, shall be switched off between the hours of 23.00 and 09.00 the following day.

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

6) UNI

Prior to the ice rink being brought into use, picket-type boundary fencing shall be erected in accordance with drawing no NL100248 D entitled "plan showing picket fencing" submitted on 12th October 2010. The fencing shall be retained until cessation of the ice rink use.

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.

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be open to customers until the measures proposed to protect the steps leading to the eastern elevation of the Royal Pavillion (specified in the Method Statement and the Photo of the De Boer barriers received on the 29th July 2010) have been fully implemented. The steps shall thereafter be protected at all times for the duration of the development including during removal of the ice rink and buildings from the site.

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

8) UNI

The development hereby permitted shall not be brought into use 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 staff and visitors and shall be removed from the site on or before 23rd January 2011 following the cessation of the ice rink use.

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) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. NL100248D Sheets 4 and 6 and the Method Statement for protecting the stone steps leading up to the Pavillion submitted on 30 July 2010, Plant Area Blockplan, Plant Area 2 and the 'Trees, shrubbery and herbaceous borders protection measures and pruning works' document submitted on 10 August 2010 and VW001 submitted on 1 September 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

10) UNI

No development shall commence until fencing to BS5837 (2005) standard for the protection of trees during construction has been erected in accordance with drawing PLANT-AREA-BLOCKPLAN submitted on 29TH September 2010. The fencing shall be retained until completion of the construction period. The fencing shall be re-erected in accordance with drawing PLANT-AREA-BLOCKPLAN submitted on 29th September 2010 prior to the commencement of dismantling of the ice rink and shall be retained for the duration of those works.

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.

11) 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 neighbouring properties and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2010/02657

26 Queens Gardens Brighton

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr Nicholas Ebdon

Officer: Louise Kent 292198

Approved on 26/10/10 DELEGATED

BH2010/02696

16 Circus Street Brighton

Conversion of store on ground floor level to create one bedroom flat incorporating revised entrance and associated alterations.

Applicant: Mr H Ahmed

Officer: Aidan Thatcher 292265

Refused on 03/11/10 DELEGATED

1) UNI

The development would result in the loss of a small storage unit (Use Class 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

The proposed development, by virtue of the fenestration alterations, fails to integrate effectively with the host building and as such would be contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development would result in a poor level of amenity for the proposed occupiers by virtue of inadequate light and ventilation and noise and disturbance from adjoining commercial premises. Therefore the application would be contrary to policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

4) UNI4

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

5) UNI5

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

6) UNI6

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

7) UNI7

The proposal fails to demonstrate adequate facilities for the storage of cycles and as such would be contrary to policy TR14 of the Brighton & Hove Local Plan.

BH2010/02698

118-119 London Road Brighton

Display of 1no. fascia panel with internally illuminated logo to Northern elevation
1 no. fascia panel with internally illuminated logo to Western elevation and 1no. internally illuminated high level fascia panel and 1no. internally illuminated projecting sign to Western elevation.

Applicant: Alliance/Boots

Officer: Chris Swain 292178

Split Decision on 28/10/10 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.

8) UNI

GRANT advertisement consent for the display of 1no. fascia panel with internally illuminated logo to Northern elevation, 1 no. fascia panel with internally illuminated logo to Western elevation and 1no. internally illuminated high level fascia panel to Western elevation subject to the following conditions and informatives:

1) UNI

REFUSE advertisement consent for the 1no. internally illuminated projecting sign to the Western elevation for the following reason:

The proposed projecting signage, by reason of its colour, illumination and positioning in the sight line of traffic lights is considered to result in an increased danger to users of the public highway. It is considered that confusion could arise between the signage and the traffic lights. Furthermore it could prejudice the safety of the pedestrian link. As such fails to comply with Local Plan policies TR7 and TR8.

BH2010/02712

18A Bond Street Brighton

Alterations to existing shop front including inward opening windows. Alterations to existing rear fire escape.

Applicant: Inn Brighton

Officer: Liz Arnold 291709

Approved on 20/10/10 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 surface mounted cable trunking on the exterior of the building shall be removed within 2 months of the date of this consent 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.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 01, 02 and 03 received on the 25th August 2010 and drawing no. 04A received on the 4th October 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02713

18A Bond Street Brighton

Alterations to existing shop front including inward opening windows. Alterations to existing rear fire escape.

Applicant: Inn Brighton

Officer: Liz Arnold 291709

Approved on 20/10/10 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 surface mounted cable trunking on the exterior of the building shall be removed within 2 months of the date of this consent 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.

BH2010/02725

26A West Hill Road Brighton

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

Applicant: Mr Gordon Thew

Officer: Jonathan Puplett 292525

Refused on 29/10/10 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 three floors, and the substandard living accommodation particularly at second floor level, 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 QD1, QD2, 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 dwellings are poorly proportioned and detailed, and the submitted drawings include errors and inconsistencies. The scheme is therefore contrary to policies HE6, QD1 and QD2 of the Brighton & Hove Local Plan.

5) UNI5

The proposed development would provide an unsatisfactory standard of residential accommodation for the future occupiers due to 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 policies QD27 and HO5 of the Brighton & Hove Local Plan.

6) UNI6

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.

7) UNI7

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.

BH2010/02811

7 Winchester Street Brighton

Erection of single storey rear extension.

Applicant: Mr Giedrius Ceginskas

Officer: Liz Arnold 291709

Approved on 27/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any 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 within the northern elevation of the extension 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) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. HPGC01 received on 25th October 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02833

46 Park Crescent Terrace Brighton

Erection of two storey rear extension with extension to roof to replace existing single storey rear extension.

Applicant: Jeffery Gorbeck

Officer: Aidan Thatcher 292265

Approved on 01/11/10 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

Should the Norway Maple tree within the garden of no. 47 Park Crescent terrace require pruning to facilitate the development, this shall be carried out to BS 3998 (1989) Tree Pruning Operations.

Reason: To protect the trees in the vicinity of the site in the interests of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. site location plan (unreferenced) and 02D received on 06/09/10.

Reason: For the avoidance of doubt and in the interests of proper planning.

WITHDEAN

BH2009/02847

85 Tivoli Crescent North Brighton

Single storey side extensions to north and south elevations and swimming pool and enclosure extension to rear.

Applicant: Mr & Mrs M Mousavizadeh

Officer: Steven Lewis 290480

Approved on 20/10/10 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) 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 full details of existing and proposed ground levels within the site and on land adjoining the site to OS Datum, by means of spot heights and cross-sections, proposed siting and finished floor levels of the swimming pool and enclosure building, have been submitted to and approved by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved level details.

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

4) UNI

No development shall take place until details of the proposed machinery and equipment including their location and a scheme for the suitable treatment of all machinery and equipment against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority and shall be retained as such thereafter. The use of the machinery and equipment shall not commence until all specified works have been carried out to the satisfaction of the Local Planning Authority.

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

5) UNI

This decision is based on unnumbered Tim Cording existing plans received on 19/11/2009 and proposed plans submitted on 23/09/2010.

BH2010/00584

227 Preston Road Brighton

Change of Use of car showroom / workshop (SG04) to 2 No. Retail Units (A1) incorporating installation of external condenser unit, air conditioning units and an ATM Cash Machine.

Applicant: Sainsburys Supermarkets Ltd/Caffyns Plc

Officer: Adrian Smith 01273 290478

Refused on 20/10/10 PLANNING COMMITTEE

1) UNI

Policies TR1, TR7 and SR2 of the Brighton & Hove Local Plan require all new development proposals to provide for the demand for travel they create, without increasing the danger to users of adjacent pavements, cycle routes and roads. Where there are no acceptable solutions to problems that arise from development proposals, planning permission will be refused. The proposed loading/unloading bay, by virtue of its location directly on the main A23 Preston Road across a cycle lane and in front of a bus lane at a point where the dual carriageway narrows to a single lane, would significantly increase danger to vehicular, cycle and pedestrian traffic at this point. The proposed development would therefore result in a significant increase in highway safety risk, contrary to the above policies.

2) UNI2

Policies TR1 and SR2 of the Brighton & Hove Local Plan require all new development proposals to provide for the demand for travel they create, without resulting in highway danger, unacceptable traffic congestion or environmental disturbance. Policy TR19 and Supplementary Planning Guidance 04 'Parking Standards' provides maximum parking levels for development within the City whilst Policy QD27 seeks to protect the amenity of residents from, amongst others, speed, volume and type of traffic nuisance. The proposed development would significantly increase traffic movements in and around the site which, by virtue of its shortfall in onsite parking provision, would increase vehicular movements and parking levels in the surrounding streets, to the detriment of the residents of these streets and the overall character of the Preston Park Conservation Area. The proposal is therefore contrary to the above policies.

BH2010/02025

8 Cornwall Gardens Brighton

Conversion of existing garage into habitable room, including replacing garage doors with new sash window (retrospective).

Applicant: Mr Richard Spenner

Officer: Wayne Nee 292132

Approved on 20/10/10 DELEGATED

BH2010/02343

59 Bramble Rise Brighton

Demolition of existing garage and erection of a two storey side extension and creation of lower ground floor to rear. Erection of new rear terrace with steps to garden.

Applicant: Mr & Mrs Love

Officer: Charlotte Hughes 292321

Approved on 15/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The west facing first floor bedroom window shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no's P01, P02, P03/B, P04/B received on 26th July 2010 and drawing no. P05/A received on 11th August 2010.

BH2010/02507

29 Tivoli Road Brighton

Erection of enclosed porch to front entrance, and side/rear single storey extension.

Applicant: Dr M Austin

Officer: Mark Thomas 292336

Approved on 27/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 2259/02 received on 13th September 2010.

Reason: For the avoidance of doubt and in the interest of proper planning.

BH2010/02612

7 Whitethorn Drive Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2010/01125.

Applicant: Mr N Law

Officer: Charlotte Hughes 292321

Approved on 20/10/10 DELEGATED

BH2010/02755

52 Bates Road Brighton

Certificate of Lawfulness for proposed loft conversion incorporating rooflights to front and dormer to rear.

Applicant: Mr Tom Atkins & Mrs Rebecca Moberly

Officer: Wayne Nee 292132

Approved on 20/10/10 DELEGATED

BH2010/02860

7 Whitethorn Drive Brighton

Certificate of lawfulness for a proposed roof conversion incorporating rear dormers.

Applicant: Mr Nick Law

Officer: Charlotte Hughes 292321

Approved on 29/10/10 DELEGATED

BH2010/02906

391 Ditchling Road Brighton

Demolition of existing garage and conservatory and erection of new rear conservatory and side extension.

Applicant: Mr Secrett

Officer: Steven Lewis 290480

Approved on 03/11/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any 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 in the walls or roof of the extension hereby permitted without first obtaining planning permission 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) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 417/01 & 471/02 received on 10/09/2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02971

97 Tivoli Crescent North Brighton

Demolition of existing garage and erection of two storey side and single storey rear extensions including rooflights. Erection of front porch.

Applicant: Mr Malcolm Leeming

Officer: Adrian Smith 01273 290478

Approved on 03/11/10 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

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 the character of the area and adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. V2/OS/01, V2/02, V2/03 & V2/04 received on the 16th September 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

EAST BRIGHTON

BH2010/02348

5 Portland Place Brighton

External alterations to front elevation including reinstatement of ornate capitals to the Corinthian pilasters and new cornice details. Internal alterations associated with change of use from language school (D1) to residential dwelling (C3).

Applicant: House of English

Officer: Anthony Foster 294495

Approved on 01/11/10 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) BH13.03

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

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

3) 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.

4) 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.

5) BH13.12

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

writing by the Local Planning Authority prior to any works commencing.

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

6) UNI

No works shall take place until full details of the proposed replacement corning and capitals including 1:20 scale sample elevations and 1:1 scale profiles to precisely match those existing on the West side of Portland Place 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.

BH2010/02443

City College Brighton & Hove Wilson Avenue Brighton

Construction of a single storey motor vehicle workshop and a linking canopy between new build and existing building. Construction of a new ramp and staircase to permit disabled access.

Applicant: City College Brighton & Hove

Officer: Kate Brocklebank 292175

Approved on 26/10/10 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) BH05.09A

The development hereby permitted shall not be commenced until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with Supplementary Planning Document SPD08 Sustainable Building Design. The development shall be carried out in strict accordance with the approved details.

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

4) UNI

The use hereby permitted shall not operate except between the hours of 08.00 to 21.00 on Mondays to Fridays and not at anytime on Saturdays, Sundays, Bank or Public Holidays.

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

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. P001 Revision C received on 19th August 2010, P002 Revision B received 5th August 2010, P005 Revision C, P010 Revision D, P011 Revision L, P013 Revision C, P020 Revision C, P021 Revision C received 12th October 2010, Tree root protection zone plan P902, Tree Survey Plan BH01, Tree constraints plans BH02, levels plan P010 Revision E submitted on 20th October 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

7) UNI

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a full Arboricultural method statement regarding protection of trees 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 in accordance with BS 5837 (2005) Trees in Relation to Construction.

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.

BH2010/02491

14 Chichester Place Brighton

Installation of UPVC windows to replace existing wooden windows and new UPVC rear door to replace existing wooden door.

Applicant: Mr R Anderson

Officer: Chris Swain 292178

Approved on 27/10/10 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 development hereby permitted shall be carried out in accordance with the approved drawing no.A794.10 and an unnumbered drawing showing the proposed window design received on 9 August 2010, an unnumbered drawing showing the proposed door design received on 23 August and a drawing showing the proposed side window design received on 1 September 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02519

Flat 4 157 Marine Parade Brighton

Internal alterations to layout of flat and relocation of external boiler flue. (Part retrospective)

Applicant: Mr Anthony Cox

Officer: Jonathan Puplett 292525

Approved on 20/10/10 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 development hereby permitted shall be carried out in accordance with the approved drawing no. BH/001 submitted on the 6th of August 2010, and an unnumbered drawing submitted on the 25th of August 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02520

Flat 4 157 Marine Parade Brighton

Internal alterations to layout of flat and relocation of external boiler flue. (Part retrospective)

Applicant: Mr Anthony Cox

Officer: Jonathan Puplett 292525

Approved on 20/10/10 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.

BH2010/02728

3 St Marys Square Brighton

Installation of photovoltaic solar tiles to South elevation.

Applicant: Mr Gareth Ashley

Officer: Chris Swain 292178

Approved on 20/10/10 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 development hereby permitted shall be carried out in accordance with the approved unnumbered drawing submitted on 25 August 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

3) UNI

No works shall take place until samples of the proposed photovoltaic solar slates to be used in the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure the satisfactory preservation of East Cliff conservation area and to comply with policy HE6 of the Brighton & Hove Local Plan.

HANOVER & ELM GROVE

BH2008/02546

Sainsbury's Supermarket 93 Lewes Road Brighton

Application to vary condition 2 (delivery hours) of planning permission 92/0916/FP dated 15 July 1993, to allow deliveries from between 7am to 10pm Monday to Saturday, and increase delivery vehicles to 4 daily, on Sundays and

Bank Holidays with delivery hours remaining as existing.

Applicant: Mr Jaime Powell

Officer: Kathryn Boggiano 292138

Refused on 03/11/10 PLANNING COMMITTEE

1) UNI

The increased vehicle deliveries during the hours proposed by the application would result in additional noise nuisance to the detriment of the amenity of nearby residents contrary to policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan 2005.

BH2010/02646

12 Whippingham Street Brighton

Replacement of existing lean-to rear conservatory with single storey rear extension.

Applicant: Ms E Whittingham

Officer: Sonia Kanwar 292359

Approved on 18/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 979.10.01 and 979.10.02 received on 19th August 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02740

109 Whippingham Road Brighton

Erection of a single storey rear extension and alterations to raise the roof of the existing two storey extension.

Applicant: Mr Rupert Bryant

Officer: Sonia Kanwar 292359

Approved on 21/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The bathroom window to the southern elevation shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 918/01, 02, 03, and 04 received on 26th August 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02809

14 Howard Road Brighton

Erection of a single storey rear extension.

Applicant: Mr Matt Gould

Officer: Helen Hobbs 293335

Approved on 27/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. HR784 and site plans received on 1st September 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02849

124 Elm Grove Brighton

Change of use from mixed use retail (A1) and residential unit (C3) to 2no self-contained flats with associated elevational alterations.

Applicant: Richard Payne

Officer: Aidan Thatcher 292265

Refused on 03/11/10 DELEGATED

1) UNI

There is insufficient evidence to demonstrate that the application site is no longer economically viable as an A1 (retail) use within the parade contrary to policy SR8 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by virtue of the fenestration alterations to the front elevation and the positioning of rooflights, fails to integrate effectively with the host building and as such would be contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2010/02864

2 Hanover Crescent Brighton

Internal alterations to layout of lower ground floor.

Applicant: Mr Phil Ryan

Officer: Sonia Kanwar 292359

Approved on 03/11/10 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

All existing doors are to be retained, except where indicated on the drawings hereby approved. Any new doors shall be traditionally constructed four panel painted timber doors to match exactly the joinery details and architrave of the existing doors. Any fireproofing to doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

HOLLINGDEAN & STANMER

BH2008/02070

15 Crespin Way Brighton

Construction of 2 new flats and conversion of existing house to 2 flats.

Applicant: Mr Anthony Pratt

Officer: Liz Arnold 291709

Approved on 27/10/10 DELEGATED

1) BH01.01

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

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

2) BH02.08

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

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

3) BH03.01

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

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

4) BH04.01A

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling[*s*] hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

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) 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.

7) 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.

8) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new build residential development shall not commence until:

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the new build development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the new build development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

9) UNI

Notwithstanding the drawing titled Elevation Proposed & Existing, the ridge height of the proposed building hereby approved shall be the same as the existing ridge height of nos. 15 and 17 Crespin Way.

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

10) UNI

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

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

11) UNI

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

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

12) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 15th March 2010 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 WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

13) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings Sheet 2 received on 17 June 2008, Sheet 1 Rev A received on 26 March 2009 and Elevation Proposed & Existing received on 13 May 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

14) UNI

No development shall take place until details of the subdivision of the rear garden areas to provide private amenity space for each residential unit has been submitted to and approved in writing by the Local Planning Authority. The amenity areas shall be implemented in full before the occupation of any of the units hereby approved and shall thereafter be retained in accordance with the approved details.

Reason: As insufficient information has been submitted, to ensure that adequate private amenity space for the created units will be provided and to comply with policy H05 of the Brighton & Hove Local Plan.

15) UNI

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

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

BH2010/00498

Former Esso Petrol Filling Station Hollingdean Road Brighton

Redevelopment of the site providing for the erection of a part 2, 3, 4 and 5 storey building comprising 24no residential units and associated external amenity space.

Applicant: Southern Primary Housing Ltd

Officer: Aidan Thatcher 292265

Approved after Section 106 signed on 27/10/10 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH02.06

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) BH04.01A

Unless otherwise agreed in writing by the Local Planning Authority, the new dwellings hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

4) BH05.01B

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 4 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 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.

5) BH05.02B

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each 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.

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) 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.

8) BH07.11

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

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

9) BH11.01

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

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

10) BH11.02

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

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

11) UNI

Prior to the commencement of development, full details of the proposed passive ventilation system shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the approved details and retained as such thereafter and the passive ventilation shall be fully operational prior to the first occupation of any of the flats hereby approved.

Reason: To ensure the occupants of the units do not suffer from adverse air quality and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.

12) UNI

The north facing windows to the ground floor unit, fronting onto Hollingdean Road, shall be fixed shut and non-opening and shall be retained as such thereafter.

Reason: To ensure the occupants of the units do not suffer from adverse air quality and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.

13) UNI

The first, second and third floor east facing windows (with the exception of the square living room windows) shall not be glazed otherwise than with obscured glass and non-opening, unless the parts of the windows which can be opened are

more than 1.7m above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

14) UNI

The projecting balconies to the first and second floors, closest to the eastern boundary of the site shall be fitted with an obscure glazed screen to the eastern elevation to a minimum height of 2.1m and thereafter permanently retained as such.

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

15) UNI

The existing crossovers and dropped kerb lines shall be reinstated in strict accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority.

Reason: In order to improve the quality of the public realm, to create a safe pedestrian environment and to comply with policies QD1 and TR7 of the Brighton & Hove Local Plan.

16) UNI

The development shall be completed in strict accordance with the recommendations of the Noise Assessment prepared by Environmental Assessment Services Ltd, dated January 2007 (Revised January 2010) submitted on 22.02.10, that is acoustic double glazing on the north and west elevations, thermal double glazing on the south and east elevations, and acoustic ventilators for all habitable rooms (including balconies which incorporate full glazed enclosures) facing onto the north and west facades. The development shall be implemented in strict accordance with the approved details and retained as such thereafter.

Reason: To safeguard the health of future residents or occupiers of the site and to comply with policies SU9 and SU10 of the Brighton & Hove Local Plan.

17) UNI

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

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

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

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

Reason: To safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

18) UNI

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been

demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in strict accordance with any such approved details.

Reason: In the interests of the protection of controlled waters (groundwater) as the site overlies a principal aquifer and is located within a Source Protection Zone 1 area and to ensure compliance with policies SU11 and SU3 of the Brighton & Hove Local Plan.

19) UNI

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason: In the interests of the protection of controlled waters (groundwater) as the site overlies a principal aquifer and is located within a Source Protection Zone 1 area and to ensure compliance with policies SU11 and SU3 of the Brighton & Hove Local Plan.

20) UNI

Prior to occupation of any part of the development hereby approved, a verification report demonstrating completion of the works set out in the current planning application regarding contaminated land shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the current planning application to demonstrate that the site is fit for use.

Reason: In the interests of the protection of controlled waters (groundwater) as the site overlies a principal aquifer and is located within a Source Protection Zone 1 area and to ensure compliance with policies SU11 and SU3 of the Brighton & Hove Local Plan.

21) UNI

Prior to the occupation of the development, a sample of the sustainable transport pack to be distributed to occupiers shall be provided to the Local Planning Authority for written approval. The packs shall then be distributed in strict accordance with the pack as agreed.

Reason: To ensure the information provided to future occupiers is sufficient and represents up-to-date information and to comply with policy TR1 of the Brighton & Hove Local Plan.

22) 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 area in accordance with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

23) UNI

Notwithstanding the details provided on drawing no. 3218.PL.100A approved as part of this application, revised details of the cycle storage facility shall be submitted to and approved in writing by the Local Planning Authority. The revised facilities shall show a minimum of 32 accessible spaces. These facilities shall be fully implemented and made available for use in strict accordance with the approved details 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.

24) UNI

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash, paving) 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.

25) UNI

The development hereby approved shall not be occupied until the refuse and recycling 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.

26) UNI

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: In the interests of the protection of controlled waters (groundwater) as the site overlies a principal aquifer and is located within a Source Protection Zone 1 area and to ensure compliance with policies SU11 and SU3 of the Brighton & Hove Local Plan.

BH2010/01497

14a Upper Hollingdean Road Brighton

Erection of a 3 bedroom dwelling (Retrospective).

Applicant: Arci-Build Ltd

Officer: Kate Brocklebank 292175

Refused on 29/10/10 DELEGATED

1) UNI

The development is of an unacceptable standard of design and appearance by reason of the poor quality of the build finish, siting and location of the rooflights and flue pipes on the western lower roof slope and the overall roof covering combined with the height visible above the boundary which negatively impacts on neighbouring amenity by way of loss of outlook. It is therefore contrary to policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The applicant has failed to demonstrate that the development will accord to Lifetime Homes Standards contrary to policy HO13 of the Brighton & Hove Local Plan and Planning Advice Note 03 Accessible Housing and Lifetime Homes.

3) UNI3

The applicant has failed to demonstrate that the development will achieve Code Level 3 of the Code for Sustainable Homes contrary to policy SU2 of the Brighton & Hove Local Plan and SPD08 'Sustainable Building Design'.

4) UNI4

Notwithstanding the above reasons for refusal, there are a number of inaccuracies contained with the plans submitted which inhibited making a complete assessment of the development and the potential impact contrary to policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

BH2010/01925

Home Farm House Stanmer Village Stanmer Brighton

Installation of conservation style rooflight into rear facing roofslope.

Applicant: Brighton & Hove Estates Conservation Trust

Officer: Chris Swain 292178

Approved on 15/10/10 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) BH13.10A

The rooflight[*s*] hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

BH2010/02001

Hollingbury Park Playgroup Pavilion Ditchling Road Brighton

Application for Approval of Details Reserved by Conditions 1-12 inclusive of application BH2010/00331.

Applicant: Brighton & Hove City Council

Officer: Liz Arnold 291709

Split Decision on 01/11/10 DELEGATED

1) UNI

approval of the details reserved by conditions 3, 4 and 7 of approved application BH2010/00331, subject to compliance with the submitted details.

1) UNI

Refuse approval of the details reserved by condition 9, 10, 11 and 12 on the grounds of insufficient information.

BH2010/02415

1 Hollingbury Place Brighton

Reinstatement of original corner entrance.

Applicant: Hollingbury Wines

Officer: Sonia Kanwar 292359

Approved on 18/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 10/04/02 received on the 2nd August 2010, drawings nos. 10/04/03 and drawings entitled 'Existing' and 'Ground Floor Plan' received on the 23rd August 2010, and drawing no. 10/04/01 received on the 11th October 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02486

12 Wigmore Close Brighton

Erection of single storey extension to front elevation and two storey/ one storey extension at rear elevation.

Applicant: Mr David Power

Officer: Sonia Kanwar 292359

Approved on 29/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be constructed to the side elevations of the extensions hereby approved 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) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 06/0710a, b, c, d, e, g received on the 9th August 2010, and drawing no. 06/0710p received on 3rd September 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02616

The Park Village Park Village Road Falmer Brighton

Installation of railed access ramp, external vents and alterations to existing ground floor windows. (Part retrospective)

Applicant: University of Sussex

Officer: Helen Hobbs 293335

Approved on 26/10/10 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 development hereby permitted shall be carried out in accordance with the approved drawings no.009, 010 and 011 received on 18th August 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02632

36 Ashburnham Drive Brighton

Application to extend the time limit for implementation of previous approval BH2007/02438 for erection of a two storey side extension and rear dormer. Demolition of single storey side extension.

Applicant: Mr Barry Waight

Officer: Sonia Kanwar 292359

Approved on 15/10/10 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) 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.

4) UNI

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

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings received on 18th August 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

6) UNI

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

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

MOULSECOOMB & BEVENDEAN

BH2010/01793

St Albans Church Coombe Road Brighton

Demolition of existing church and erection of 9no new dwellings comprising 1no four bed house, 3no 3 bed houses, 1no two bed flat and 4no one bed flats.

Applicant: Mr Scott Ralph

Officer: Liz Arnold 291709

Approved after Section 106 signed on 28/10/10 DELEGATED

1) 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.

2) BH02.08

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

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

3) BH03.01

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

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

4) BH04.01A

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling[*s*] hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

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) BH06.02

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) 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.

8) 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.

9) UNI

No development shall take place until full details of site levels of the proposed development relative to surrounding properties have been submitted to and approved in writing by the Local Planning Authority. All levels shall be in metric units and related to Ordnance Survey Datum. The development shall be constructed in accordance with the agreed details.

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

10) UNI

a) Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (i) layout;
- (ii) scale;
- (iii) appearance;
- (iv) access; and
- (v) landscaping.

b) The reserved matters shall be carried out as approved.

c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

11) UNI

No development shall commence until a Construction Environmental

Management Plan (CEMP) has been submitted to and approved by the Local Planning Authority. The CEMP shall include details of:-

- a) routing of construction vehicles so as to avoid the Air Quality Management Area set out in the Brighton & Hove City Council Air Quality Management Area Order 2008,
- b) hours and method of construction, dust and noise monitoring and mitigation, drainage and run-off mitigation, oil spillage mitigation, materials to be transported by sea, road/footpath closures.

The development shall be carried out in compliance with the approved CEMP unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that appropriate environmental protection is in place to safeguard neighbouring amenity and ensure the satisfactory transport of large quantities of infill material to the site, in compliance with policies TR1, TR7, SU2, SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

12) 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 an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

13) UNI

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

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

14) UNI

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

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

15) UNI

Any clearance of shrubs and trees on the site shall not take place during the bird nesting season (1st March - 31st July).

Reason: In the interest of nature conservation and to comply with policy QD17 of the Brighton & Hove Local Plan.

16) UNI

The buildings within the reserved matters submission shall not exceed 2 storeys in height, excluding the roof height, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development integrates effectively with its surroundings and to comply with policy QD2 of the Brighton & Hove Local Plan.

17) UNI

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition 2 below, whichever is the later.

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

QUEEN'S PARK

BH2010/01713

St Lukes Infant School Queens Park Rise Brighton

Internal alterations to layout of classrooms.

Applicant: Brighton & Hove City Council

Officer: Sonia Kanwar 292359

Approved on 15/10/10 GOVERNMENT OFFICE FOR THE WEST MIDLANDS

1) UNI

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.

2) UNI

The works to which this Consent relates shall be begun not later than 3 years from the date of this letter.

BH2010/01833

St Marys Hall Eastern Road Brighton

Change of use from class D1 education to class B1 office use with residential accommodation and retention of swimming pool and tennis courts.

Applicant: Brighton & Sussex University Hospitals NHS Trust

Officer: Mick Anson 292354

Approved after Section 106 signed on 18/10/10 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) BH01.06

The development hereby permitted shall be carried out in accordance with the approved drawings no.s SITE-LOC-01; SITE-BLK-01; 2010/SMH/PLO1; X-910-GF; X-910-01; X-920-GF; X-920-01; X-930-GF; X-930-01; X-940-GF; X-940-01; X-950-LG; X-950-GF; X-950-01; X-950-02; X-960-GF; X-970-LG; X-970-GF; X-970-01; X-970-02; X-980-GF; X-980-01; X-980-02; submitted on 30th June 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

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) UNI

No overflow parking shall be permitted on the existing tennis courts nor on any other areas of open space within the site.

Reason: In order to retain and protect existing areas of outdoor open space and recreational facilities and to comply with Policies QD20 and SR20 of the Brighton & Hove Local Plan.

5) UNI

The residential accommodation hereby approved in Venn House and Elliot House as indicated on Drawing no. SITE-BLK-01 shall only be occupied by employees of the applicants Brighton and Sussex University Hospitals Trust and their visitors.

Reason: The residential accommodation is not suitable as permanent residential accommodation and it would not comply with the Council's standards for provision of private amenity space or parking spaces set out in policies TR19 and HO5 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall not be commenced until details of the entry barriers indicated on the approved Decant Parking and Access Plan (Figure No.9 Transport Statement) to be installed on site shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure satisfactory management of the shared access and parking arrangements for the proposed use and the adjoining junior school and to comply with policies TR1, TR2 and TR19 of the Brighton & Hove Local Plan.

7) UNI

None of the parking spaces hereby approved on the site shall operate on a pay and display basis.

Reason: To prevent speculative vehicular trips into and out of the site and to minimise congestion at the site access and egress points and to comply with policy TR1 of the Brighton & Hove Local Plan.

8) UNI

Prior to occupation of the buildings details of the sustainability measures to be taken shall be submitted in writing to the Local Planning Authority for approval. Details shall include details of new low energy lighting fittings and controls, voltage optimisation and sub-metering, zoning of circulation systems and thermostatic radiator valves, upgrading of roof insulation and water efficiency measures. The approved measures shall be fully implemented prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: In order to minimise the use of energy, water and materials and to comply with Policy SU2 of the Brighton & Hove Local Plan.

9) UNI

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for 50 cycles 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.

10) UNI

The parking spaces shown on the approved plans shall be marked out and retained for use only by the occupants of the site or their visitors.

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

BH2010/01937

13 Albion Street Brighton

Proposed roof conversion to form 2no new dwelling units comprising of 1no two bed unit and 1no three bed unit.

Applicant: Albion Street Developments

Officer: Sue Dubberley 293817

Approved on 20/10/10 DELEGATED

1) BH01.01

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

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

2) BH02.08

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

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

3) BH03.03

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

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

4) BH04.01A

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling[*s*] hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

5) BH05.03B

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 (or an equivalent or successor assessment tool) and a Design Stage Assessment Report showing that the development will achieve an Ecohomes Refurbishment 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 Refurbishment rating for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.
Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

6) BH05.04B

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 (or certificate from equivalent or successor assessment tool) and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes Refurbishment 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 policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

7) UNI

The waste minimisation measures shall be implemented in strict accordance with the Waste Minimisation Statement received on 24/06/10.

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

Prior to occupation of the flats the etched glass screens around the two roof terraces hereby approved shall be implemented and retained in perpetuity.

Reason: To protect the privacy of occupiers of adjoining properties to comply with policy QD27 of the Brighton & Hove Local Plan.

9) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 0914/P/001, 105, 106, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 301, 302 and 0719/P/101, 102, 103, 104, received on 24 June 2010.

Reason: For the avoidance of doubt and in the interests of proper planning

BH2010/02320

58 - 67 Grand Parade Brighton

Erection of two storey seminar, exhibition and research building on South-East corner of site with timber deck walkway to entrance.

Applicant: University of Brighton Estates & Facilities Management

Officer: Sue Dubberley 293817

Approved on 19/10/10 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 development hereby permitted shall be carried out in accordance with the approved drawings nos. A-001, A200, A201 received on 27 July 2010 .

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02527

9 West Drive Brighton

Loft conversion incorporating rooflights to front side and rear, rear extension with orangery, double doors to rear, and alterations to fenestration to side elevation.

Applicant: Mr Crispin Mair

Officer: Sonia Kanwar 292359

Approved on 27/10/10 DELEGATED

1) BH01.01

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

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

2) BH12.05A

The rooflights hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

3) UNI

The windows in the northern elevation of the orangery 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.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 2948/A/100, A/200, A/300, A/PA4/200, A/PA4/240, A/PA4/300, A/PA4/340, A/PA4/400, A/PA4/440 submitted on 25th August 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02574

28 Canning Street Brighton

Installation of 2no rooflights to front elevation.

Applicant: Mr John Morrison

Officer: Sonia Kanwar 292359

Approved on 21/10/10 DELEGATED

1) BH01.01

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

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

2) BH12.05A

The rooflights hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved front elevation drawings and site location plan received on 27th August 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02614

1-3 The Colonnade Madeira Drive Brighton

Application for variation of condition 2 of application BH2010/01446 to allow the premises to open Monday - Thursday 10.00am - 6.30am the following morning, Friday from 10.00am continuing through until 6.30am Monday morning.

Applicant: Mr J Papanicola

Officer: Liz Arnold 291709

Approved on 14/10/10 DELEGATED

1) UNI

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

Reason: To safeguard the amenities of the locality against potential noise disturbance and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

2) UNI

The premises shall not be open or in use except between the following hours:- Monday - Thursday 10.00am - 6.30am the following morning, Friday from 10.00am continuing through until 6.30am the following Monday morning.

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

BH2010/02620

119 St James's Street Brighton

Conversion of first, second and third floors and loft to form 2no bedsit/studio flat and 1no two bedroom maisonette. Installation of rooflights to front and rear, removal of external fire escape and replacement doors and windows to rear.

Applicant: Mr K Miah

Officer: Anthony Foster 294495

Refused on 26/10/10 DELEGATED

1) UNI

Due to the small size and layout of the proposed units the scheme is judged to provide an inappropriate and poor standard of accommodation and also a cramped and confined internal environment contrary to lifetime homes standards that would provide inadequate living conditions for future occupiers. The proposal is therefore contrary to policy QD27 and HO13 of the Brighton & Hove Local Plan.

BH2010/02648

Flat 1 100 St Georges Road Brighton

Replacement of existing front window with double doors to create access to flat roof incorporating installation of screening to form roof terrace at first floor level (retrospective).

Applicant: Mr Mark Burnard-Epstien

Officer: Helen Hobbs 293335

Refused on 15/10/10 DELEGATED

1) UNI

The proposed terrace and screening, by reason of their inappropriate design and positioning, together with the removal of the window, would form incongruous additions, detrimental to the character and appearance of the existing property, street scene and surrounding East Cliff Conservation Area. The development is therefore contrary to policies QD 1, QD 2, QD 14 & HE 6 of the Brighton & Hove Local Plan.

BH2010/02674

24 St James's Street Brighton

Alterations to ground floor façades including installation of new shopfront. (Part retrospective).

Applicant: Paydens Limited

Officer: Jonathan Puplett 292525

Approved on 29/10/10 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 ventilation extract and louvered door to the northern elevation of the building hereby approved shall be finished in a colour to match the painted rendered walls of the building.

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

3) UNI

The climate control and ventilation system hereby approved shall operate in accordance with the Lawton Environmental Services Ltd Sound Criteria Statement submitted on the 12th of October 2010.

Reason: For the avoidance of doubt, to protect the amenity of neighbouring residents and to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. SP/1237/08E, 13E,14B, 19C, 20A and 26 received on the 13th of October 2010, no. 09A received on the 14th of October 2010, and the Lawton Environmental Services Ltd Sound Criteria Statement submitted on the 12th of October 2010

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02686

5-12 Olivier Close Brighton

Replacement of existing windows and doors with doubled glazed UPVC including fanlights in replacement windows.

Applicant: Affinity Sutton

Officer: Helen Hobbs 293335

Approved on 18/10/10 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 development hereby permitted shall be carried out in accordance with the approved un-numbered drawings received on 23rd August 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02687

Rear of Units 1-3 at 1-6 Grand Parade Brighton

Change of use from retail (A1) to hot food take away (A5) including new shop front and installation of extract duct.

Applicant: Regalrose Services Ltd

Officer: Sue Dubberley 293817

Approved on 01/11/10 DELEGATED

1) BH01.01

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

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

2) BH07.03

No development shall commence until a scheme for the fitting of odour control equipment to the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

3) BH07.04

No development shall commence until a scheme for the sound insulation of the odour control equipment referred to in the condition set out above has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

4) UNI

The use hereby permitted shall not be open to customers except between the hours of 1000 and midnight on Mondays to Saturdays, and 1000 and 2330 Sundays.

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 002 and 004, received on 24 August 2010 and 001A and 003 received on 3 September 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02689

Units 6a & 6b Lower Promenade Madeira Drive

Change of Use from Artists Studios (B1) to Swimming Club Changing Facilities (D202).

Applicant: Brighton Swimming Club

Officer: Liz Arnold 291709

Approved on 01/11/10 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 development hereby permitted shall be carried out in accordance with the

approved drawings no. 0103.PL.01 received on the 24th August 2010.
Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02805

1 Richmond Parade & 1 Albion Street Brighton

Replacement of windows and doors with UPVC units.

Applicant: Mrs Linda Beresford

Officer: Sonia Kanwar 292359

Approved on 03/11/10 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 development hereby permitted shall be carried out in accordance with the approved unnumbered drawings, Glasstec quotation ref SJW/1008004 and the site location plans received on the 1st September 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02840

16 - 17 Montague Place Brighton

Application for approval of details reserved by conditions 3, 8, 9, 10 and 12 of application BH2010/01109.

Applicant: First Call Property Ltd

Officer: Kate Brocklebank 292175

Approved on 26/10/10 DELEGATED

BH2010/02843

12 Freshfield Street Brighton

Certificate of lawfulness for a proposed loft conversion with rear dormer and front rooflight and single storey rear extension.

Applicant: Mr Clive Williams

Officer: Helen Hobbs 293335

Approved on 26/10/10 DELEGATED

BH2010/02886

Flats 1 & 2 48 Egremont Place Brighton

Removal of existing ground floor conservatory and erection of three storey rear extension.

Applicant: Mr Graham Thorn

Officer: Kate Brocklebank 292175

Refused on 03/11/10 DELEGATED

1) UNI

The proposed full width and full height rear extension will cause harm to the historic urban grain of this area of the conservation area and interrupt the common roof line causing harm to the character and appearance of the Queens Park Conservation Area. These factors will also cause harm to setting of the adjacent listed buildings to the north. Contrary to policies HE3 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The extension by reason of its excessive height, scale, bulk and siting abutting the side boundaries constitutes an unneighbourly and overbearing form of development. Without evidence to the contrary, the additional bulk and scale is also likely to result in a demonstrable reduction in the levels of natural

daylight/sunlight to the neighbouring second storey window of number 47 Egremont Place, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed living conditions of each unit are negatively impacted upon due to the limited levels of natural daylight to the second bedroom on the ground floor and the lack of amenity space for the maisonette. The development has therefore failed to meet the needs of and provide adequate living conditions for future occupiers, contrary to policies QD14, QD27 and HO5 of the Brighton & Hove Local Plan.

ROTTINGDEAN COASTAL

BH2010/01695

Ketts Ridge Ovingdean Road Brighton

Alterations to an existing dwelling house incorporating a redesigned first floor and roof.

Applicant: Mr & Mrs K Christie

Officer: Jonathan Puplett 292525

Approved on 02/11/10 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 development hereby permitted shall be carried out in accordance with the approved drawings nos. A-10, 11, 12, 13, 14, 15, and 16 submitted on the 25th of May 2010, nos. A-1A, 19A, 22A, 26A, 27A, 55, 56, 61, 65, and 66 submitted on the 4th of August 2010, nos. A-20B, 60A, 70A, 71, 75 and 76 submitted on the 13th of September 2010, and nos. A21-D, 23E, 24D and perforated panel specification submitted on the 4th of October 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the front balcony hereby approved shall not be brought into use until the 'Vision 32' perforated metal screen shown on drawing no. A-24D and detailed in a specification submitted on the 4th of October 2010 is in situ. This screen shall be retained as such thereafter.

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.

BH2010/02135

46 Wivelsfield Road Brighton

Erection of extension to rear ground and lower ground level, with formation of decking above.

Applicant: Mr Oliver Armfield

Officer: Sonia Kanwar 292359

Approved on 15/10/10 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

Access to the flat roofs over the extensions hereby approved shall be used for maintenance or emergency purposes only and the flat roofs shall not be used as a roof garden, patio or similar amenity area, except for the area named "deck" enclosed by balustrade/privacy screen outlined on approved drawing no. 15 received on the 13th October 2010.

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

5) UNI

The studio hereby approved shall be occupied solely for purposes incidental to the occupation and enjoyment of 46 Wivelsfield Road as a dwelling and shall not be used as a separate planning unit.

Reason: The establishment of an additional independent planning unit in this form would give rise to an over-intensive use of the site and would lead to harm to the amenity of neighbouring occupiers contrary to policies QD3 and QD27 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 423/02A received on the 12th July 2010, drawing no. 1 and 2 received on the 12th August 2010, drawing no. 3A received on the 3rd September 2010, drawings nos. 11, 12 and 14 received on the 24th September 2010, and drawing no. 15 received on the 13th October 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

7) UNI

The window and door to the north eastern elevation shall not be glazed otherwise than with obscure glass and thereafter permanently retained as such.

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

BH2010/02249

Land to the rear of 11 Longhill Road Brighton

Application for Approval of Details Reserved by Conditions 5,7 and 13 of application BH2009/02158.

Applicant: Ms Helen Sywak

Officer: Anthony Foster 294495

Approved on 03/11/10 DELEGATED

BH2010/02408

68 - 70 High Street Rottingdean Brighton

Application to extend time limit for implementation of previous approval BH2007/00617 for redevelopment of site to provide 9 three-bedroom town houses with integral garages, built in 2 blocks, with accommodation on four floors. Provision of 4 visitor parking spaces.

Applicant: Denes Motors

Officer: Liz Arnold 291709

Approved on 02/11/10 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) BH04.01A

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling[*s*] hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

5) 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.

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) BH08.01

The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:

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

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

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

Reason: To safeguard the health of future residents or occupiers of the site and to comply with policy SU11 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) BH12.01

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

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

11) 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.

12) 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 an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and

(b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

13) UNI

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

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

14) UNI

Prior to commencement of development, details of boundary treatment shall be submitted to, and approved in writing by, the Local Planning Authority. These details shall incorporate retention of the existing boundary flint wall and maintenance repairs to this wall as necessary. Development shall proceed in

accordance with the approved details, and the boundary treatment shall be retained as such thereafter.

Reason: To ensure adequate containment of the site in the interests of security and to ensure an appropriate appearance in the interests of the visual amenities of the area, in accordance with Brighton & Hove Local Plan policies QD1, QD2, QD7 HE3 and HE6.

15) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered plan of existing floor layout, unnumbered site plan and southern terrace layout and elevation plan, and block plan and northern terrace layout and elevation and Design and Access Statement received on 14 February 2007 and Sustainability Checklist and Waste Management Statement received on 5 April 2007.

Reason: For the avoidance of doubt and in the interests of proper planning.

16) UNI

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

Reason: To safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, and due inconsistencies within the plans hereby approved, and to comply with policies QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/02449

6 The Waterfront Brighton Marina Brighton

Display of 2no internally illuminated fascia signs, 1no internally illuminated projecting sign, 1no internally illuminated window menu, and window manifestation signage. (Retrospective).

Applicant: Ask Restaurants

Officer: Sonia Kanwar 292359

Approved on 18/10/10 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.

BH2010/02528

7 Waterfront Brighton Marina Brighton

Display of internally illuminated fascia signs, projecting sign, free standing menu box, externally illuminated pole sign and non-illuminated windbreaks.

Applicant: Ask Restaurants

Officer: Sonia Kanwar 292359

Approved on 03/11/10 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.

BH2010/02529

7 Waterfront Brighton Marina Brighton

Installation of windbreaks to railings.

Applicant: Ask Restaurants

Officer: Sonia Kanwar 292359

Approved on 03/11/10 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 development hereby permitted shall be carried out in accordance with the approved drawings nos. 165142-02A, 04A, 05A and ZBNL020810 received on the 25th August, and 165142-06 received on the 8th September.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02532

16 Ashdown Avenue Saltdean Brighton

Application for Approval of Details Reserved by Condition 4d of BH2007/01316 Appeal Decision.

Applicant: Mr N Ajim

Officer: Sue Dubberley 293817

Approved on 21/10/10 DELEGATED

BH2010/02539

Flat 3 43 Sussex Square Brighton

Internal alterations to layout of flat.

Applicant: Mr Andrew Lansdown

Officer: Sonia Kanwar 292359

Approved on 28/10/10 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.

BH2010/02563

McDonalds Restaurants Ltd Brighton Marina Village Brighton

Display of 4no internally illuminated roof mounted fascia signs, 1no internally illuminated totem sign, 1no internally illuminated height restriction totem sign, 2no single triple-display rotating signs, 2no double triple-display rotating signs and 1no customer order display unit.

Applicant: McDonalds Restaurants

Officer: Chris Swain 292178

Approved on 03/11/10 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.

BH2010/02564

McDonalds Restaurants Ltd Brighton Marina Village Brighton

Refurbishment of restaurant including removal of signage, removal of booth and replace with green aluminium cladding, replacement of existing soffits and fascias, removal of booth canopy's and alterations to layout of patio area and associated works.

Applicant: McDonalds's Restaurant Ltd

Officer: Chris Swain 292178

Approved on 28/10/10 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 development hereby permitted shall be carried out in accordance with the approved drawings no. 0912-0611-01A, 0912-0611-02A, 0912-0611-03A, 0912-0611-07B, 0912-0611-09A, 0912-0611-15A and 0912-0000-05B submitted on 12 August 2010 and 0912-0611-04C submitted on 15 September 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02568

17 The Vale Brighton

Excavation of raised garden area and erection of garage with flat roof.

Applicant: Mr Steve Honeysett

Officer: Helen Hobbs 293335

Refused on 22/10/10 DELEGATED

1) UNI

The proposed garage would be constructed in close proximity to an apple tree protected by an Area Tree Preservation Order. The development would result in an adverse alteration to the soil level surrounding the tree to the detriment of the tree's future health. This would be contrary to policy QD16 of the Brighton & Hove Local Plan which seeks to protect preserved trees.

BH2010/02584

46 Wivelsfield Road Brighton

Erection of garden wall on South and East boundary and landscaping to level garden (part-retrospective).

Applicant: Mr Oliver Armfield

Officer: Sonia Kanwar 292359

Approved on 15/10/10 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 development hereby permitted shall be carried out in accordance with the approved drawings nos. 1 and 2 received on 12th August 2010, drawing no. 9 received on 20th August 2010, drawing 3A received on the 3rd September and drawings nos. 4, 5, 6, 7 and 8 received on the 24th September 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

3) UNI

The development hereby permitted shall be completed within three months of the date of this permission unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the visual amenities of adjoining properties given the current state of the site and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/02667

21 Saltdean Drive Saltdean Brighton

Alterations to front garden to form additional parking space.

Applicant: Mr Barry Mather

Officer: Helen Hobbs 293335

Approved on 21/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) BH05.10

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.001-1, 001-2 and 001-4 received on 20th August 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02757

Haus Allistone Vicarage Lane Rottingdean Brighton

Removal of iron railings at front (retrospective).

Applicant: Mr & Mrs Michael Bennett

Officer: Helen Hobbs 293335

Approved on 28/10/10 DELEGATED

1) UNI

Within 2 months of the date of this decision documentary evidence should be produced to the Local Planning Authority to show that contracts have been entered into by the developer to ensure that the replacement wall shown on drawing no. 10-03/103B is erected within 6 months of this consent.

Reason: to preserve the character and appearance of the conservation area and to comply with policy HE8 of the Brighton & Hove Local Plan.

BH2010/02803

6 Arlington Gardens Brighton

Creation of raised deck in area to front.

Applicant: Mr Michael Milburn

Officer: Chris Swain 292178

Refused on 26/10/10 DELEGATED

1) UNI

The proposed terrace, by reason of its height, positioning, design and materials would relate poorly to the existing property, detracting from the appearance and character of the property and the Arlington Gardens street scene, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2010/02804

1 & 2 Northgate Cottages Falmer Road Rottingdean Brighton

Application for approval of details reserved by conditions 5 and 8 of application BH2008/03707.

Applicant: Mr Kim Strasman

Officer: Kate Brocklebank 292175

Split Decision on 03/11/10 DELEGATED

1) UNI

The sample panel has not been constructed on site. As such the terms of the condition cannot be met.

BH2010/02806

11 Ainsworth Avenue Brighton

Erection of two storey side extension incorporating dormers.

Applicant: Mr & Mrs D Plant

Officer: Liz Arnold 291709

Refused on 27/10/10 DELEGATED

1) UNI

The proposed two storey extension, by virtue of its design, massing and siting on the shared common boundary with no. 9 Ainsworth Avenue, will significantly reduce the visual gap between the two neighbouring properties which will be of detriment to the visual amenities of Ainsworth Avenue street scene. The development is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

2) UNI2

The proposed two storey extension, in conjunction with the front and rear dormer window, by virtue of its design, including a large flat roof section, and massing would result in a visually intrusive and bulky addition to the side of the property

which is unsympathetic to the design of the existing dwelling and the visual amenities of Ainsworth Avenue. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2010/02841

Wayfaring Down 9 Longhill Road Ovingdean

Application for approval of details reserved by conditions 2 of appeal reference no. APP/Q1445/D/09/2115379.

Applicant: Mrs Louise Phillips

Officer: Anthony Foster 294495

Approved on 27/10/10 DELEGATED

BH2010/02901

1 & 2 Northgate Cottages Falmer Road Rottingdean Brighton

Application for approval of details reserved by condition 3 of application BH2008/03708.

Applicant: Mr Kim Strasman

Officer: Kate Brocklebank 292175

Refused on 03/11/10 DELEGATED

1) UNI

The sample panel has not been constructed on site. As such the terms of the condition cannot be met.

BH2010/03110

49 Roedean Crescent Brighton

Non Material Amendment to BH2009/03150 to omit proposed loft conversion, use of front extension as kitchen and alterations to windows.

Applicant: Dr M Gholami

Officer: Sonia Kanwar 292359

Approved on 27/10/10 DELEGATED

WOODINGDEAN

BH2010/02050

19 Warren Way Brighton

Change of Use from (A1) retail sales to (A5) hot food takeaway incorporating new shop front and installation of extract duct.

Applicant: Domino's Pizza Group Ltd

Officer: Liz Arnold 291709

Refused on 29/10/10 DELEGATED

1) UNI

The change of use of 19 Warren Way from class A1 retail use to A5 Takeaway will have an adverse effect on the vitality and vibrancy of the Warren Way local centre and will undermine its retail function, contrary to policy SR6 of the Brighton & Hove Local Plan.

2) UNI2

The applicant has failed to demonstrate that the proposal would not result in unacceptable levels of increased parking demand within the vicinity of the site, contrary to policies TR1 and TR2 of the Brighton & Hove Local Plan.

3) UNI3

The proposal fails to provide a suitable level of accessible covered secure cycle parking and therefore fails to provide for the travel demands that it creates, contrary to policies TR1 and TR14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Parking Standards (SPGBH4).

4) UNI4

The proposed shopfront, by virtue of its design, window proportioning and sub-divided appearance, would have an adverse impact upon the visual amenities of the host property, the related terrace, the Warren Way Local Shopping Centre and the wider area. The proposal is therefore contrary to policy QD10 of the Brighton & Hove Local Plan and Supplementary Planning Document on Shop Front Design (SPD02).

BH2010/02370

52 Downland Road Brighton

Certificate of lawfulness for proposed hip to gable loft extension with rear dormer and rooflights to front elevation.

Applicant: Mr Mark Bean

Officer: Liz Arnold 291709

Refused on 21/10/10 DELEGATED

BH2010/02642

21 Chalkland Rise Brighton

Certificate of Lawfulness for a proposed loft conversion incorporating 3no dormers and associated Velux windows.

Applicant: Mr Tom Garner

Officer: Chris Swain 292178

Refused on 26/10/10 DELEGATED

1) UNI

The development is not permitted under Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995 as amended due to the proposed roof alterations exceeding the 50m³ volume allowance for the property.

2) UNI2

The applicant has provided insufficient information to accurately determine the volume of all the roof alterations and such the development is not considered permitted under Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995 as amended.

BH2010/02791

52 Downland Road Brighton

Hip to gable loft extension with front and rear dormers and rooflights to front elevation (Part-Retrospective)

Applicant: Mr Mark Bean

Officer: Liz Arnold 291709

Refused on 21/10/10 DELEGATED

1) UNI

The proposed front dormer window is out of character with the street scene, does not relate to the existing fenestration at ground level and includes large areas of cladding either side of the window and as a result is of detriment of the parent dwelling, the Downland Road street scene and contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on roof alterations and extensions (SPGBH1).

2) UNI2

The proposed rooflights, in conjunction with the proposed front dormer window and existing front projecting hipped roof form, result in clutter to the front roofslope of the property. In addition the eastern sited rooflight will be sited in close proximity to the proposed dormer window. The proposal will be of detriment to the character and appearance of the host property, the Downland Road street scene and the wider area, contrary to policy QD14 of the Brighton & Hove Local

Plan and Supplementary Planning Guidance on roof alterations and extensions (SPGBH1).

3) UNI3

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

BRUNSWICK AND ADELAIDE

BH2009/02751

64 Brunswick Street West Hove

Display of non-illuminated fascia sign and non-illuminated hanging sign. (part -retrospective).

Applicant: No 7 Ltd

Officer: Clare Simpson 292454

Refused on 21/10/10 DELEGATED

1) UNI

The fascia sign by virtue of its size, design, colour and material is considered to dominate the front of the building and would detract from the historic character of the listed building and wider Brunswick Town Conservation Area. There is insufficient information to assess the other signs detailed in the application. The signs are contrary to policies TR7, QD12, QD27, HE1 and HE6 of the Brighton & Hove Local Plan.

BH2010/01782

39 Salisbury Road Hove

Application for removal and variation of conditions of application BH2009/00696. Variation of condition 2 to allow unrestricted D1 use of ground floor. Removal of condition 11 to allow rear access doors to be open or in use within unrestricted hours. Removal of condition 12 to allow occupation of the ground floor without submitting details of the management of the rear outdoor space.

Applicant: Brightwell Homes

Officer: Guy Everest 293334

Approved on 20/10/10 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) BH04.01

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

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

3) BH05.02

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

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

4) 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.

5) UNI

The boundary screening shall be completed in accordance with the details approved under condition 7 prior to occupation of the ground floor community facility and be retained as such thereafter.

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

6) UNI

The lower sections of windows to the rear elevation at first, second and third floor levels, as indicated on approved drawing no. BRX 201 02, shall not be glazed otherwise than with fixed shut obscured glass and shall thereafter permanently retained as such.

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

7) UNI

Access to the flat roof areas at first, second and third floor levels to the rear of the building 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 policy QD27 of the Brighton & Hove Local Plan.

8) UNI

The rear outdoor space and rear access doors shall not be open or in use except between the hours of 09.00 and 18.00 Monday to Friday, 10.00 and 16.00 on Saturdays and at no times on Sunday's or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

9) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. BRX/100/02, BRX/200/02, BRX/201/02, BRX/202/03, BRX/203/05, BRX/204/01, BRX/205/01 & BRX/207/02 submitted 10th June 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

10) UNI

Within three months of the date of this permission, unless otherwise agreed in writing, a scheme for the soundproofing of the building shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

11) UNI

Within three months of the date of this permission, unless otherwise agreed in writing, details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

12) UNI

Unless otherwise agreed in writing by the Local Planning Authority, within three months of the date of this permission:

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 for all residential units shall be submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units shall be 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.

13) UNI

Within three months of the date of this permission, unless otherwise agreed in writing, full details of existing and proposed ground levels within the site and on land adjoining the site to OS Datum, by means of spot heights and cross-sections, proposed siting and finished floor levels of all buildings and structures, shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved level details.

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

14) UNI

Within three months of the date of this permission, unless otherwise agreed in writing, details of the ground floor community facility details of boundary screening along the eastern (rear) boundary of the site shall be submitted to and agreed in writing by the Local Planning Authority.

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

15) UNI

Within three months of the date of this permission, unless otherwise agreed in writing, a scheme for landscaping shall be submitted to and approved in writing, 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.

16) UNI

Within three months of the date of this permission, unless otherwise agreed in writing, 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 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.

17) UNI

Within three months of the date of this permission, unless otherwise agreed in writing, the applicant must secure 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.

18) UNI

Excluding use as a children's day nursery or crèche and excluding the communal cycle, refuse, recycling stores and access to upper floor levels, the ground floor of the building shall only be used for uses falling within Class D1 of the Schedule to the Town and Country (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 prior written consent is obtained from the Local Planning Authority for any community uses falling outside this Class.

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the retention of a community facility within the area to serve the local community and to safeguard the amenities of the occupiers of adjoining properties and to comply with policies HO20, SO10 and QD27 of the Brighton & Hove Local Plan.

BH2010/01973

28 - 29 Western Road Hove

Application for Approval of Details Reserved by Conditions 3,4,8,9 and 10 of application BH2006/04058.

Applicant: H R Investments (South East) LLP

Officer: Paul Earp 292193

Approved on 29/10/10 DELEGATED

BH2010/02108

10 Wilbury Road Hove

Demolition of 8no garage units at rear of 10 Wilbury Road and erection of 2no one bedroom single storey dwelling units.

Applicant: HR Investments

Officer: Charlotte Hughes 292321

Refused on 27/10/10 DELEGATED

1) UNI

The proposal would result in an unacceptable intensification in the residential use of the site and would consolidate development within the rear garden, which would fail to respect the local context and be out of keeping with the urban grain of this locality. This would be contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan which seek to ensure all new developments comply with good design standards. It would further be detrimental to the historic

character of The Willett Estate conservation area, contrary to policy HE6 of the Local Plan.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan seeks to protect the residential amenity of future occupiers of new development, together with existing and adjacent users. It is considered that the proposal would fail to provide a suitable form of accommodation for future residents, who would experience limited outlook from the internal accommodation and the terrace, overshadowing and loss of sunlight from surrounding trees, and a lack of privacy due to the close proximity of the car park and rear elevations of surrounding residential properties. The proposal is therefore contrary to policy QD27 of the Local Plan.

BH2010/02396

Site Adjoining 72 Farm Road Hove

Change of use from ancillary storage for retail to self-contained retail unit (A1) with erection of additional storey with pitched roof with ancillary storage and office area.

Applicant: Rog-man Butchers

Officer: Christopher Wright 292097

Refused on 19/10/10 DELEGATED

1) UNI

The proposed development is not acceptable in principle because the application does not demonstrate that there is a need for the development and that no suitable site can be identified within the existing shopping centre to justify the creation of a new retail unit on its edge. As well as setting a potentially harmful precedent, the proposal would cause detriment to the vitality or viability of the existing established shopping centre in Western Road, Hove. As such the application is contrary to the aims of policy SR1 of the Brighton & Hove Local Plan, which are to ensure that new retail development supports and enhances existing shopping centres.

2) UNI2

The location and characteristics of the application site, particularly the absence of a public footway in front of the proposed development site, mean it is not well located with convenient, attractive and safe pedestrian linkages to existing shopping frontages. As such the application is contrary to policies TR7 and SR1 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development provides inadequate refuse and recycling facilities and would result in the loss of existing, covered refuse storage facilities utilised by the retail business undertaken at 72 Farm Road. As such refuse and recycling receptacles would not be kept clear of highway views and would impair the character and appearance of the Brunswick Town Conservation Area, to the detriment of visual amenity and contrary to policies QD27 and HE6 of the Brighton & Hove Local Plan.

BH2010/02427

Flat 4 52 Brunswick Square Hove

Internal alterations to layout of flat.

Applicant: Miss Susan Sinclair

Officer: Jason Hawkes 292153

Approved on 19/10/10 DELEGATED

1) BH01.05

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

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

2) BH13.11

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

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

BH2010/02668

Flat 1 Crescent Court 28-29 Adelaide Crescent Hove

Internal and external alterations to rear garages including new rooflights, windows and doors and roller shutters to create home office.

Applicant: Ms Denise Pritchard

Officer: Charlotte Hughes 292321

Approved on 27/10/10 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.

BH2010/02669

Flat 1 Crescent Court 28-29 Adelaide Crescent Hove

Internal and external alterations to rear garages including new rooflights, windows and doors and roller shutters to create home office.

Applicant: Ms Denise Pritchard

Officer: Charlotte Hughes 292321

Approved on 27/10/10 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 development hereby permitted shall be carried out in accordance with the approved drawings no. 915/01 & 915/02 received on 20th August 2010 and 915/05 received on 18th October 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02700

34 Brunswick Place Hove

Removal of cement mortar to front entrance steps and landing and installation of black and white tiling and white marble nosings.

Applicant: 34 Brunswick Place (Hove) Ltd

Officer: Adrian Smith 01273 290478

Approved on 18/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the details submitted, the layout, material, colour and texture of the surfacing tiles and nosing hereby permitted shall match exactly that of the

existing steps at No.32 Brunswick Place, including the detail around the railing fixings in the treads, the grout width and surface level.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. PH1111/1 & PH1111/2 submitted on the 23rd August 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02701

34 Brunswick Place Hove

Removal of cement mortar to front entrance steps and landing and installation of black and white tiling and white marble nosings.

Applicant: 34 Brunswick Place (Hove) Ltd

Officer: Adrian Smith 01273 290478

Approved on 18/10/10 DELEGATED

1) BH01.05

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

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

2) UNI

Notwithstanding the details submitted, the layout, material, colour and texture of the surfacing tiles and nosing hereby permitted shall match exactly that of the existing steps at No.32 Brunswick Place, including the detail around the railing fixings in the treads, the grout width and surface level.

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

BH2010/02753

12 - 13 Brunswick Terrace Hove

Replacement of existing roof covering to front pitched roof with Welsh slate (Retrospective)

Applicant: Hannah House Freehold Ltd

Officer: Paul Earp 292193

Approved on 15/10/10 DELEGATED

CENTRAL HOVE

BH2010/02203

Flat 3 Windsor Lodge 26 - 28 Third Avenue Hove

Replacement of ground floor timber framed windows with white UPVC windows.

Applicant: Mrs Claire Turner

Officer: Charlotte Hughes 292321

Approved on 28/10/10 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 development hereby permitted shall be carried out in accordance with the photographic schedule and window specifications received on 16th July 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02405

183 - 185 Church Road Hove

Conversion of first floor office and store room and second floor flat into 2no two bedroom flats, 2no one bedroom flats and 2no self contained office suites, with dormers to rear roof slope.

Applicant: L Maechlar & Collette & John Marenko

Officer: Clare Simpson 292454

Approved on 26/10/10 DELEGATED

1) BH01.01

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

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

2) BH02.08

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

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

3) BH04.01A

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling[*s*] hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

4) BH05.03B

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 (or an equivalent or successor assessment tool) and a Design Stage Assessment Report showing that the development will achieve an Ecohomes Refurbishment 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 Refurbishment 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.

5) BH05.04B

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 (or certificate from equivalent or successor assessment tool) and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes Refurbishment 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 policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

6) BH06.02

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

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

7) 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.

8) BH12.05A

The rooflight[*s*] hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

9) UNI

No development shall 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) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no11,447 received on 21st October as amended on the 25th October 2010 and sustainability checklist received on the 31st August 2010 .

Reason For the avoidance of doubt and in the interests of proper planning

11) UNI

Prior to occupation of the first floor flats, the existing air conditioning units and associated servicing on the front elevation of the building shall be permanently removed from the building and the elevations made good.

Reason: To ensure the removal of the redundant plant and preserve the character and appearance of the building and wider street scene in accordance with policy HE6 of the Brighton & Hove Local Plan.

BH2010/02512

Tesco Store Church Road Hove

Display of 35 no Non-Illuminated fascia signs and 17 no post or pole mounted signs incorporating Internally Illuminated panel signs.

Applicant: Tesco Stores Ltd

Officer: Adrian Smith 01273 290478

Split Decision on 27/10/10 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.

1) UNI

Policies QD12 and HE9 of the Brighton & Hove Local Plan state that advertisements and signs should be sensitively designed and located, kept to a minimum, and carefully designed so that they do not have an adverse impact on the appearance of the building or the historic character or setting of a conservation area. The proposed thirteen vinyl signs to the Church Road and east side return frontage would, by reason of their number, scale and appearance, form unnecessary visual clutter that would be detrimental to the

appearance of the building and the character and setting of the adjacent Old Hove Conservation Area, contrary to local plan policies HE9, QD12 and SPD07 'Advertisements'.

2) UNI2

Policies QD12 and HE9 of the Brighton & Hove Local Plan state that advertisements and signs should be sensitively designed and located, kept to a minimum, and carefully designed so that they do not have an adverse impact on the appearance of the building or the historic character or setting of a conservation area or listed building. The proposed three banner signs to be located adjacent to the east side boundary wall would, by reason of their number, scale and appearance, form unnecessary visual clutter that would be detrimental to the character and setting of the adjacent Grade II listed Church and the Old Hove Conservation Area, contrary to local plan policies HE9, QD12 and SPD07 'Advertisements'.

BH2010/02548

Flat 2 Victoria Court 16 Grand Avenue Hove

Replacement of aluminium windows to East and South elevations (Retrospective).

Applicant: Mrs Diane Overs

Officer: Wayne Nee 292132

Approved - no conditions on 26/10/10 DELEGATED

BH2010/02660

Flat 21 Victoria Court 16 Grand Avenue Hove

Installation of replacement windows.

Applicant: Miss S Bryen

Officer: Wayne Nee 292132

Approved on 25/10/10 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 development hereby permitted shall be carried out in accordance with the supporting documents and unnumbered drawings received on 20 August 2010 and 02 September 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02703

Flat 24 Benham Court Kings Esplanade Hove

Replacement of existing door with UPVC door.

Applicant: Mr J Price

Officer: Mark Thomas 292336

Approved on 20/10/10 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 development hereby permitted shall be carried out in accordance with the approved drawing nos. #:4330/2 received on 3rd September 2010 and #:4330/4 received on 9th September 2010.

Reason: For the avoidance of doubt and in the interest of proper planning.

BH2010/02856

20-21 Connaught Road Hove

Non Material Amendment to BH2009/03035 to reinstate slate roof as per no.20.

Applicant: Mr Patrick Goubel

Officer: Guy Everest 293334

Refused on 15/10/10 DELEGATED

BH2010/03032

11 The Drive Hove

Application for Approval of Details Reserved by Condition 2 of application BH2010/01120.

Applicant: 11 The Drive (Hove) Limited

Officer: Christopher Wright 292097

Approved on 20/10/10 DELEGATED

GOLDSMID

BH2010/01895

Sussex County Cricket Club Eaton Road Hove

Application for Approval of Details Reserved by Conditions 2,3,4,6,7,8,10,11,12,13 and 18 of application BH2009/02276.

Applicant: Sussex County Cricket Club

Officer: Paul Earp 292193

Approved on 19/10/10 DELEGATED

BH2010/02011

Sussex County Cricket Club Eaton Road

Erection of new South West stand incorporating approximately 1700 seats, a club reception and shop, bar and food facilities, public WCs, plant and store rooms.

Applicant: Sussex County Cricket Club

Officer: Paul Earp 292193

Approved on 29/10/10 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) BH05.05A

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 'BREEAM Buildings' scheme 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'

- 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' 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) BH05.06A

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) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. AD- 02a, 27, 28, 29, 30, 31 received on 1 July 2010.

6) UNI

Notwithstanding details shown of the plans hereby approved, no adverts are to be permitted on the outer face of the stand (southwest) above ground floor level. Adverts at upper level would be visible from the street and adversely impact on the character and appearance of the adjacent Willett Estate Conservation Area.

Reason: To protect the character and appearance of the adjacent Willett Estate Conservation Area and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2010/02400

2 Montefiore Road Hove

Change of use of office building (B1) to Clinical Diagnostic and Treatment Centre with overnight patient accommodation (C2).

Applicant: BOSIC

Officer: Jason Hawkes 292153

Approved on 15/10/10 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH02.08

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

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

3) BH06.02

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

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

4) UNI

Prior to the occupation of the building, an additional Travel Plan which includes clear and unambiguous objectives and modal split targets, together with a time-bound programme of implementation, monitoring and regular review and improvement, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

Reason: To ensure that the scheme provides sustainable modes of transport for its staff and patients and to comply with policy TR1 of the Brighton & Hove Local Plan.

5) UNI

The number of overnight patients at any one time shall not exceed 25 patients.

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

6) UNI

The premises shall not be open to visiting members of the public and there shall be no clinical assessment of patients or admissions of day patients except between the hours of 0700 and 2100 daily.

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

7) UNI

At no time shall the proposed use include accident or emergency admissions.

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

8) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.PL/100/001(P2), 102(P1), 103(P1), 104(P1), 105(P1), 106(P1), 107(P1), 108(P1), 109(P1), 110(P1), 111(P1), 112(P1), 113(P1) & 114(P1) received on the 2nd August 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

9) UNI

The premises shall only be used as a clinical diagnostic and treatment centre with overnight patient accommodation and for no other purpose (including any other purpose in Class C2) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities enjoyed by neighbouring properties in accordance with policy QD27 of the Brighton & Hove Local Plan.

BH2010/02475

Blue Willow 7 Lansdowne Road Hove

Conversion of roof space to form 3no 1 bedroom flats. External alterations including two storey rear and side infill extension and roof alterations including raising of ridge height, removal of central chimney, new dormers to East, North and West elevations and roof lights to South elevation. Alterations and additions

to windows and doors on all elevations.

Applicant: Brunswick Property Ltd

Officer: Charlotte Hughes 292321

Approved on 27/10/10 DELEGATED

1) BH01.01

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

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

2) BH02.08

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

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

3) BH03.02

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) BH04.01A

Unless otherwise agreed in writing by the Local Planning Authority, the new dwellings hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

5) BH05.03B

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 (or an equivalent or successor assessment tool) and a Design Stage Assessment Report showing that the development will achieve an Ecohomes Refurbishment 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 Refurbishment rating for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

6) BH05.04B

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 (or certificate from equivalent or successor assessment tool) and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes

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

7) BH06.02

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

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

8) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no's 10 (Existing Elevations 1 & 2, Front Elevation Option 3), 11 (Proposed Elevations 2, Proposed Roof Plans), 8 (Proposed Floor Plans 2), 5 (Proposed Elevations 3), S2 (Section) received on 13th October 2010, drawing no's 1.02A and 1.02G received on 30th September 2010, drawing no. 1 (Existing Floor Plans) and 12 (Block Plan) received on 12th August 2010 and drawing no's 10 (Proposed Floor Plans 2) and 5 (Existing Elevations 1) received on 6th August 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

9) UNI

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

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

10) UNI

The height of the development hereby approved in relation to the adjoining property, Wavertree House, shall be constructed in strict compliance with contextual drawing no.102/G received on the 30th September 2010 and the ridge height of the development shall not exceed 10m.

Reason: For the avoidance of doubt and to ensure a satisfactory appearance to the development in relation to the adjoining property and to comply with policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

11) UNI

The windows of the development hereby permitted shall be white painted timber and shall be maintained in this colour and composition unless any variation has been agreed in writing by 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 Local Plan.

BH2010/02608

St Michaels Lodge Lansdowne Road Hove

Certificate of Lawfulness for existing use as a residential dwelling.

Applicant: Poor Servant of the Mother of God

Officer: Steven Lewis 290480

Approved on 28/10/10 DELEGATED

BH2010/02711

91 Goldstone Villas Hove

Certificate Of Lawfulness Proposed to change the use of existing HMO (C4) at first floor to a residential self contained flat (C3).

Applicant: Westlake Residential LLP

Officer: Adrian Smith 01273 290478

Approved on 20/10/10 DELEGATED

BH2010/02872

40 Wilbury Avenue Hove

Certificate of lawfulness for proposed single storey rear extension to replace existing.

Applicant: Lauren Gregory

Officer: Mark Thomas 292336

Approved on 25/10/10 DELEGATED

BH2010/02970

Ground Floor Flat 22 Newtown Road Hove

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

Applicant: Sheila Turley

Officer: Mark Thomas 292336

Approved on 02/11/10 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 development hereby permitted shall be carried out in accordance with the approved drawing nos. N56PW/HP/02, 03, 04, 05, 06, 17, window specification document and photographs received on 16th September 2010.

Reason: For the avoidance of doubt and in the interest of proper planning.

HANGLETON & KNOLL

BH2010/02837

27 Hangleton Close Hove

Erection of single storey rear extension.

Applicant: Mr R Standen

Officer: Wayne Nee 292132

Approved on 15/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 01/047 received on 03 September 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02838

1 West Way Hove

Alterations and extension of existing extract duct. (Retrospective)

Applicant: Mr Moon Tong Lee

Officer: Christopher Wright 292097

Approved on 27/10/10 DELEGATED

1) UNI

Noise associated with plant and machinery (specifically the extraction system itself and any associated odour control equipment) 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(A) below the existing LA90 background noise level. The Rating Level and existing background noise levels shall be determined in accordance with the guidance provided in BS 4142:1997.

Reason: In order to safeguard adjoining occupiers' amenity and comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

NORTH PORTSLADE

BH2010/02716

9 Southon Close Portslade

Application for approval of details reserved by condition 2 of BH2008/03981 appeal decision.

Applicant: Mrs D Metcalfe

Officer: Mark Thomas 292336

Refused on 27/10/10 DELEGATED

1) UNI

Insufficient information has been submitted to approve the details reserved by the planning condition.

Informatives:

1. This decision is based on unnumbered drawing received on 24th August 2010.

BH2010/02807

91 Wickhurst Rise Portslade

Certificate of Lawfulness for a proposed single storey rear extension, addition of an entrance porch and parking.

Applicant: Mr Philip Paine

Officer: Wayne Nee 292132

Approved on 27/10/10 DELEGATED

BH2010/02812

29 Stanley Avenue Portslade Brighton

Erection of garage with roof garden to front of property.

Applicant: Mr & Mrs Hobden

Officer: Charlotte Hughes 292321

Approved on 03/11/10 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 development hereby permitted shall be carried out in accordance with the approved location and block plan received on 3rd September 2010 and drawing 1 received on 2nd September 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02873

15 Graham Crescent Portslade Brighton

Erection of single storey rear extension.

Applicant: Mr & Mrs G Jackson

Officer: Steven Lewis 290480

Approved on 25/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any 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 in the walls or roof of the extension hereby permitted without first obtaining planning permission 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) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 961/1 & 961/2A submitted on 08/09/2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03099

10 Oakdene Avenue Portslade

Non Material Amendment to BH2008/02658 for the reuse of existing window in elevation facing neighbour and glazed to make obscured.

Applicant: Mr A Strong

Officer: Wayne Nee 292132

Approved on 27/10/10 DELEGATED

Report from: 14/10/2010 to: 03/11/2010

SOUTH PORTSLADE

BH2010/02877

First Floor Flat 32 St Andrews Road Portslade

Loft conversion incorporating Velux windows to front elevation and dormers at rear elevation.

Applicant: Mr Matthew Lovell

Officer: Mark Thomas 292336

Approved on 29/10/10 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

1. The development hereby permitted shall be carried out in accordance with the approved drawing no. LO/01 and unnumbered drawing received on 8th September 2010.

Reason: For the avoidance of doubt and in the interest of proper planning.

HOVE PARK

BH2010/02005

30 Hove Park Road Hove

Installation of part pitched and part flat roof to rear extension with ridge skylights, rooflight to rear elevation and alterations to patio doors and windows. Installation of raised deck.

Applicant: Mr & Mrs Murray

Officer: Guy Everest 293334

Approved on 19/10/10 PLANNING COMMITTEE

1) BH03.03

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

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

2) UNI

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 to the eastern elevation of the building 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 development hereby permitted shall be carried out in accordance with the approved drawings no. ADC 349/, ADC 349/05 A, ADC 349/06 A & ADC 349/07 submitted 30th June 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

4) UNI

Access to the flat roof over the single-storey rear extension 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.

BH2010/02174

106 Woodland Drive Hove

Construction of rear dormer.

Applicant: Mr Phil Moore

Officer: Charlotte Hughes 292321

Refused on 18/10/10 DELEGATED

1) UNI

The dormer window, by virtue of its excessive size and inappropriate design, results in a bulky and incongruous addition to the roof which causes harm to appearance of the host property and the surrounding area, including the Woodland Drive conservation area. The development is therefore considered to be contrary to the aims and objective of the policies QD1 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1: Roof Extensions and Alterations.

BH2010/02593

Ground Floor Flat 13 Leighton Road Hove

Erection of single storey rear extension to ground floor flat with lean-to roof and rooflights.

Applicant: Ms Helen Dewhurst

Officer: Steven Lewis 290480

Approved on 29/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any 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 in the walls or roof of the extension hereby permitted without first obtaining planning permission 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) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 102, 103, 104, 200, 300, 301, 302, 400, 500 and proposed windows and door details received on 16/08/2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02621

20a The Drove Way Hove

Erection of enclosed swimming pool at ground level. Creation of new terrace and solarium to existing flat roof, incorporating extension of existing stair tower to East and construction of new stair tower to North.

Applicant: Mrs Atar

Officer: Christopher Wright 292097

Approved on 15/10/10 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) 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.

4) UNI

No development shall commence until a Method Statement to ensure the retention of the tree adjacent to the northwest curved elevation of the swimming pool extension and adjacent to the common boundary with 22a The Drove Way, has been submitted to and approved by the Local Planning Authority. Details should include method of root protection and pile and beam foundations, and, if required, extent of lopping.

Reason: To protect the tree which is to be retained, in the interests 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 permitted shall be carried out in accordance with the approved waste management and minimisation statement and drawing nos. DW.01, DW.03, DW.05, DW.12, DW.13, DW.14, DW.15, DW.16, DW.17, DW.18, DW.19 and DW.20 received on 18 August 2010. For the avoidance of doubt and in the interests of proper planning.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02709

287 Dyke Road Hove

Erection of single storey detached building to West.

Applicant: Care Management Group

Officer: Charlotte Hughes 292321

Approved on 03/11/10 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 development hereby permitted shall be carried out in accordance with the approved drawings no.10/012/01/A received on 9th September 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02770

87 Woodland Avenue Hove

Installation of Velux Cabrio rooflight to South elevation.

Applicant: Mr Nick Attrell

Officer: Mark Thomas 292336

Approved on 20/10/10 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 development hereby permitted shall be carried out in accordance with the approved drawing no. 477/04 Rev A received on 27th August 2010.

Reason: For the avoidance of doubt and in the interest of proper planning.

BH2010/02801

2 Bishops Road Hove

Erection of single storey rear extension at ground floor level and single storey rear extension at first floor level. Alterations to existing rear dormer and new dormer to front.

Applicant: Mr Phillip Drake

Officer: Christopher Wright 292097

Refused on 29/10/10 DELEGATED

1) UNI

The proposed extensions to the rear elevation would, by reason of their design, form, bulk and siting, detract from the character of the existing dwelling and give the rear elevation a discordant and poorly composed appearance which would be detrimental to visual amenity. As such the development is contrary to the design guidance given in SPGBH1: Roof alterations and extensions, and policies QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed dormer roof extension to the front roof slope would, by reason of the proportions, design and siting, occupy a large proportion of the roof slope and have a cramped appearance as well as being unduly dominant over the ground floor below. The development would, as a consequence, give rise to visual harm and a poorly composed façade that would be detrimental to the street scene. As such the proposal is contrary to the design guidance given in SPGBH1: Roof alterations and extensions, and policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2010/02857

142 Old Shoreham Road Hove

Erection of second floor extension above existing commercial use at ground & first floor levels to create a 1no two bed flat incorporating front and rear facing terraces, separate access stairwell and new glazed entrance canopy. New glazed canopy for existing office entrance.

Applicant: Mr Lawrence Giles

Officer: Adrian Smith 01273 290478

Approved on 03/11/10 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 development hereby permitted shall not be occupied until the existing building has been painted to match the finish of the approved extension, and thereafter shall be maintained as such.

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

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until the sustainability measures detailed within the submitted Sustainability Checklist have been fully implemented, and such measures shall thereafter be retained as such.

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

4) UNI

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

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

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to its first occupation and shall be retained as such thereafter.

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

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. TA523/01, TA523/10A & TA523/11B received on the 8th September 2010; and amended drawing nos. TA523/12D, TA523/13C, TA523/14C & TA523/15D received on the 3rd November 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

7) UNI

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

by the occupants of, and visitors to, the development at all times.

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

BH2010/02977

25 The Drove Way Hove

Creation of new second floor and associated works.

Applicant: Mr A Standing

Officer: Adrian Smith 01273 290478

Approved on 03/11/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 1 rev A, 2 rev C, 3 rev B, 4 rev C and 5 rev B received on the 20th September 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03176

57 Dyke Road Avenue Hove

Application for Approval of Details Reserved by Condition 2 of application BH2010/02052.

Applicant: Mr & Mrs D Whitehouse

Officer: Paul Earp 292193

Approved on 03/11/10 DELEGATED

WESTBOURNE

BH2010/02424

35 New Church Road Hove

Extension of existing car park to provide 13no additional spaces.

Applicant: Sussex Partnership NHS Foundation Trust

Officer: Guy Everest 293334

Approved on 29/10/10 DELEGATED

1) BH01.01

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

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

2) BH05.10

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

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

3) BH06.03

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

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

4) UNI

The construction works within the root protection areas shall be in accordance with BS 5837 (2005) and comprise a porous surface and incorporate a no-dig method of construction that incorporates a load suspension layer as outlined in the hereby approved Quaife Woodlands Arboricultural Report (dated 1st October 2010) and accompanying 'Appendix F'.

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 and Supplementary Planning Document 06 Trees and Development Sites.

5) UNI

No development shall take place until the existing trees along the eastern boundary of the site shall be protected to BS 5837 (2005) Trees in Relation to Construction as outlined in the hereby approved Quaife Woodlands Arboricultural Report (dated 1st October 2010) and accompanying 'Figure 2'. The protection measures shall be retained throughout construction works in accordance with the approved details.

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 and Supplementary Planning Document 06 Trees and Development Sites.

6) UNI

The laying of all underground cables shall be carried out in accordance with the hereby approved Quaife Woodlands Arboricultural Report (dated 1st October 2010).

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 and Supplementary Planning Document 06 Trees and Development Sites.

7) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. JHB/10/241 submitted on 8th August 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02717

12 - 18 Richardson Road Hove

Installation of new external doors to front of shop.

Applicant: Miss Elaine Davids

Officer: Guy Everest 293334

Approved on 25/10/10 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 development hereby permitted shall be carried out in accordance with the approved drawings no. 001 submitted on 13th September 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02734

19 - 20 Westbourne Villas Hove

Loft conversion with front and rear dormers and erection of second floor rear extension to create additional 3no self-contained flats. Removal of existing fire escape and balconies replaced with metal railings.

Applicant: Baron Homes Corporation Ltd

Officer: Jason Hawkes 292153

Refused on 01/11/10 DELEGATED

1) UNI

The proposed front dormers, by virtue of their size and design, would form incongruous and unsightly features, detrimental to the appearance of the building and are out of character with appearance of the street scene of Westbourne Villas. Additionally, the proposed rear tile hung extension, by virtue of its excessive size, inappropriate design and materials, would also form an incongruous and unsympathetic feature poorly related to the appearance of the host building and would also be detrimental to the visual amenity of the surrounding area. The proposal would not preserve or enhance the character and appearance of the conservation area and would be contrary to the objectives of development plan policies QD1, QD2, QD14 & HE6 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note 1: Roof Alterations and Extensions.

2) UNI2

Due to the position and bulk of the second floor rear extension, the proposal would result in a significant loss of outlook, light and a heightened sense of enclosure to a first floor bedsitting room at 20 Westbourne Villas which relies on a rear facing window as its main source of light and outlook. The proposal would therefore lead to a loss of amenity and would be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2010/02751

11 Westbourne Street Hove

Conversion of existing house incorporating loft conversion with rooflights to form 2no one bedroom flats and 1no two bedroom maisonette.

Applicant: Miss Joe French

Officer: Mark Thomas 292336

Approved on 01/11/10 DELEGATED

1) BH01.01

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

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

2) BH04.01A

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling[*s*] hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

3) UNI

Notwithstanding the submitted drawings no development shall take place until full details of the proposed refuse and recycling facilities, including elevational drawings, have 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: As insufficient information has been submitted and 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) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawing received 8th September 2010 and Sustainability Checklist received on 10th September 2010.

BH2010/02773

36 Sackville Gardens Hove

Certificate of lawfulness for proposed loft conversion incorporating replacement and additional rear rooflights, front and side rooflights and relocation of soil vent pipe from front to rear.

Applicant: Mr Steven Carter

Officer: Mark Thomas 292336

Approved on 25/10/10 DELEGATED

BH2010/02813

Flat 3 104 Montgomery Street Hove

Erection of single storey rear extension.

Applicant: Ms Amanda Godfrey

Officer: Christopher Wright 292097

Approved on 27/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 3033.01 and 3033.02 received on 1 September 2010 and drawing no. 3033.03 Revision A received on 13 October 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

WISH

BH2010/01887

Rear of 60-62 Boundary Road Hove

Application for Approval of Details Reserved by Conditions 3,4,5,6 and 7 of application BH2008/03884.

Applicant: Mr Ali Merat

Officer: Guy Everest 293334

Approved on 01/11/10 DELEGATED

BH2010/02691

17-19 Worcester Villas Hove

Application for approval of details reserved by condition 2 of application BH2009/02879.

Applicant: A Mahatme

Officer: Jason Hawkes 292153

Approved on 21/10/10 DELEGATED

BH2010/02979

Land Rear of 8 - 16 St Leonards Road Hove

Non Material Amendment to BH2009/01365 to alter internal layout of plot no.2 so as to match floor plan of plots 1 and 3, and change the proposed windows from timber to white UPVC.

Applicant: Rosemar Developments Ltd

Officer: Jason Hawkes 292153

Approved on 25/10/10 DELEGATED

