

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED

PATCHAM

BH2008/02695

86 Larkfield Way Brighton

Single storey side extension.

Applicant: Mr J Panteli

Officer: Chris Swain 292178

Approved on 14/04/09 DELEGATED

1) BH02.01

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

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

2) BH03.03

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

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

BH2009/00079

15 Warmdene Road Brighton

Certificate of Lawfulness for proposed loft conversion with hip to gable roof extension, front rooflight and rear dormer with Juliet balcony.

Applicant: Mr Steve Chambers

Officer: Helen Hobbs 293335

Approved on 22/04/09 DECISION ON APPEAL

BH2009/00227

4 Old Court Close Brighton

Erection of a first floor extension to rear.

Applicant: Mr Len Wooller

Officer: Chris Swain 292178

Approved on 16/04/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that

Order with or without modification), no window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed without planning permission obtained from the Local Planning Authority.

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

3) BH03.03

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

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

BH2009/00233

Patcham Nursing Home Eastwick Barn Eastwick Close Brighton

Two-storey rear extension to convert existing twin room into 2no single rooms and provide office space.

Applicant: Mr Chris Dauncey

Officer: Aidan Thatcher 292265

Approved on 09/04/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) BH05.09

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

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

4) UNI

No development shall commence on site until full details, including the species, size and location of a tree to replace the protected hawthorn and timescales for the planting of the tree, have been submitted to and approved in writing by the Local Planning authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: To ensure a replacement tree is provided and to confirm to policy QD16 of the Brighton & Hove Local Plan.

BH2009/00285

54 Woodbourne Avenue Brighton

Loft conversion incorporating side gable and rear dormer. (Retrospective).

Applicant: Mr Jason Carroll

Officer: Sonia Kanwar 292359

Refused on 20/04/09 DELEGATED

1) UNI

The rear dormer, by virtue of its size, positioning and inappropriate design, forms an incongruous and unsightly bulky feature, detrimental to the appearance of the building and the surrounding area. The development is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

BH2009/00325

10 Greenfield Crescent Brighton

Certificate of lawfulness for a proposed development of hip to gable roof extension incorporating dormer to rear and 1 no. velux window to front roof slope.

Applicant: Mr Colin Head

Officer: Louise Kent 292198

Approved on 22/04/09 DELEGATED

BH2009/00448

22 Rotherfield Crescent Brighton

Two storey side extension.

Applicant: Ms Sharon Wood

Officer: Anthony Foster 294495

Approved on 20/04/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) BH03.03

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

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

4) UNI

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

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

BH2009/00460

35 Hartfield Avenue Brighton

Certificate of Lawfulness for proposed development of a hip to gable loft conversion with a rear facing dormer and 2 no. rooflights to front.

Applicant: Mr Connaghan & Ms Wadleigh

Officer: Sonia Kanwar 292359

Approved on 09/04/09 DELEGATED

BH2009/00466

26 Ladies Mile Road Brighton

Single storey rear extension.

Applicant: Mr S Ormiston

Officer: Sonia Kanwar 292359

Approved on 14/04/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) BH03.03

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

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

4) UNI

The proposed windows to the eastern 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.

PRESTON PARK

BH2007/02525

Caffyns plc 200 Dyke Road Brighton

Alterations to relocate showroom & workshop and improve on site parking (amendment to BH2005/01834/FP) (Retrospective).

Applicant: Caffyns plc

Officer: Liz Holt 291709

Approved on 14/04/09 DELEGATED

1) UNI

The doors and windows to the workshop car wash and valeting areas shall be kept closed while these areas are in use for cleaning cars.

Reason: In order to protect the amenities of surrounding units and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

2) UNI

The workshop, car valeting and car wash areas shall not be used except between the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 to 12:30 Saturdays and not at anytime on Sundays, Bank or Public Holidays.

Reason: In order to protect the amenities of surrounding units and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

With the exception of loading and unloading, no industrial activity or process of any kind including car valeting and car washing shall take place outside the building without the prior written permission of the Local Planning Authority.

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

5) UNI

Deliveries shall only take place between the hours of 07:00 and 19:00 Mondays to Fridays, 08:00 to 18:00 Saturdays and at no time on Sundays or Bank or Public Holidays.

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

6) UNI

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

Reason: In order to protect the amenities of surrounding units and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2009/00200

146 Havelock Road Brighton

Loft conversion incorporating rear dormer and rooflight to front roof slope.

Applicant: Mr C. Smart

Officer: Sonia Kanwar 292359

Approved on 16/04/09 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) BH12.05

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

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

4) UNI

Notwithstanding the plans submitted as part of the application, the dormer window shall be painted softwood, double hung vertical sliding sash with concealed trickle vents and shall be retained as such.

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

BH2009/00314

261 Ditchling Road Brighton

Replacement shop front and creation of new entrance door to flat.

Applicant: Gloucester Holdings Brighton Ltd

Officer: Chris Swain 292178

Refused on 23/04/09 DELEGATED

1) UNI

The proposal, by reason of its inappropriate proposed materials and unsympathetic design is considered to detract from the appearance of the property and the Ditchling Road street scene. As such the proposal is contrary to policies QD1, QD2, QD14 and QD10 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Shop Front Design (SPD02).

BH2009/00357

73 Havelock Road Brighton

Installation of conservation style roof light to front roof slope.

Applicant: Mr C Stephens

Officer: Louise Kent 292198

Approved on 21/04/09 DELEGATED

1) BH01.01

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

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

2) BH12.05

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

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

BH2009/00372

173 Waldegrave Road Brighton

Demolition of single storey glazed lean-to and erection of single storey ground floor rear/side extension and construction of enlarged raised deck to rear with glazed screening and store below.

Applicant: Ms Vikki Hayward-Cripps

Officer: Jonathan Puplett 292525

Approved on 22/04/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

2) BH12.02

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

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

3) UNI

No development shall commence until a scheme for the protection of existing trees and hedgerows located on the site, in compliance with Standard BS 5837 (2005), has been submitted to and approved in writing by the Local Planning Authority. The required measures 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 measures.

Reason: In order to secure the satisfactory preservation of trees within and adjoining the site in accordance with the submitted 'Arboriculture Statement', and to comply with policy QD16 of the Brighton & Hove Local Plan.

BH2009/00437

114 Hythe Road Brighton

Construction of roof terrace (Retrospective).

Applicant: Ms Lindsey Shakoori

Officer: Louise Kent 292198

Refused on 23/04/09 DELEGATED

1) UNI

The proposed second floor terrace would cause increased overlooking and loss of privacy to the surrounding occupiers, harming the residential amenity of the area. It would give potential for noise disturbance adjacent to bedroom windows of the nearby terraced houses, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The screening to the proposed terrace would not be well designed and related to the existing property and would be an unattractive and incongruous feature when viewed from adjoining houses. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2009/00443

Downs Junior School Rugby Road Brighton

Installation of new railings to boundary wall, railing to lightwell and new gates.

Applicant: Jacqui Rice

Officer: Helen Hobbs 293335

Approved on 24/04/09 DELEGATED

1) BH01.01

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

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

2) BH13.09

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

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

3) UNI

No works shall take place until working drawings, at 1:1 scale, of the two new gates to either side of the entrance, have been submitted to and approved by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2009/00462

33b Beaconsfield Villas Brighton

Erection of rear conservatory.

Applicant: Mr Townsend

Officer: Helen Hobbs 293335

Approved on 21/04/09 DELEGATED

1) BH01.01

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

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

2) UNI

The North facing side 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.

REGENCY

BH2009/00001

Flat 17 Embassy Court Kings Road Brighton

Installation of two lines of glass blocks running vertically in wall separating study and bedroom

Applicant: Mr Dylan Walker

Officer: Adrian Smith 01273 290478

Approved on 24/04/09 DELEGATED

1) BH01.05

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

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

2) UNI

The glass blocks hereby permitted shall be installed within the area of the former doorway which has been infilled, and no additional original partition wall shall be removed as part of these works.

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

BH2009/00048

3 to 5 Vernon Gardens Denmark Terrace Brighton

Change of use from residential care home for the elderly to 10 self-contained flats providing extra care for adults with long term health conditions or a physical disability. Provision of a "community space" facility. Alterations to rear including a glazed canopy over walkway, lift shaft extension and changes to levels in rear garden area.

Applicant:The Guinness Trust

Officer: Jonathan Puplett 292525

Approved on 21/04/09 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH02.06

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) 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.

4) UNI

The premises shall only be used as a resource / community centre, and for the provision of 10 self-contained units of affordable extra care housing or housing for adults with a disability or those with long term health conditions, and for no other purpose.

Reason: Having regard to the size and mix of units within the development and to ensure the property is retained for use by persons with special needs in accordance with policies HO3, HO11 and HO15 of the Brighton & Hove Local Plan.

5) UNI

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

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

6) UNI

Before the proposed use commences a Travel Plan shall be submitted to and agreed in writing by the Local Planning Authority. The Travel Plan shall include a package of measures aimed at promoting sustainable travel choices and reducing reliance on the car and shall be implemented within a time frame as agreed with the Local Planning Authority and should be subject to annual review.

Reason: In order to promote sustainable choices and to reduce reliance on the private car to comply with policies SU2, TR1 and TR4 of the Brighton & Hove Local Plan.

7) UNI

The vehicle parking area shown on the approved plans shall be constructed and be ready for use prior to the occupation of the flats, and shall not be used otherwise than for the parking of private motor vehicles in association with the use of the development hereby approved.

Reason: To ensure that parking provision is retained and to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan.

8) UNI

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

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

9) UNI

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

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

10) UNI

No development shall take place until elevational details of additional windows to the rear ground floor 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 in the interests of the visual amenities of the area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

11) UNI

In the event of land contamination being found to be present at the site, 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, a method statement to identify, risk assess and address the unidentified contaminants. The works shall be carried out in strict accordance with the approved details.

Reason: Previous historical activities associated with this site may have potentially caused, or have the potential to cause, contamination of controlled waters and to ensure that the proposed site investigations and remediation will not cause pollution of controlled waters and in accordance with policies SU3 and SU11 of the Brighton & Hove Local Plan.

12) UNI

Notwithstanding the submitted details regarding sustainability measures, no development shall take place until further details have been submitted demonstrating that the proposed development will meet an Ecohomes refurbishment rating of 'good'. Works shall be carried out in accordance with the approved details.

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

Notwithstanding the submitted Site Waste Management Plan, no development shall take place until a revised statement, providing further detail as to how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning

Authority. The statement should include fully completed checklists, lists of specific waste materials, quantities of materials, and details of the specific waste contractors to be employed. The measures shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

14) UNI

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building, including tiles, bricks, decorative brick mouldings, brick coursing and pointing, joinery dimensions and external moulding profiles, and glazing.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

15) UNI

Notwithstanding the submitted details, no development shall take place until further details of the proposed new entrance door to the eastern elevation of the building, consisting of 1:20 scale drawings and 1:1 joinery sections, have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

16) UNI

The new rear basement entrance door and screen shall have solid timber bottom panels and their joinery details shall match the joinery details of the original doors to the rear of the 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 QD14 and HE6 of the Brighton & Hove Local Plan.

17) UNI

No development shall take place until details of the proposed covered walkway at the rear of the building, including 1:50 scale drawings, and details of any associated lighting scheme, have been submitted to and approved in writing by the local planning authority. Works shall be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area, to protect neighbouring amenity, and to comply with policies QD14, QD27, and HE6 of the Brighton & Hove Local Plan.

BH2009/00083

36 Victoria Street Brighton

Provide staircase access from existing terrace balcony to ground floor courtyard. (Retrospective).

Applicant: Mr Ian Heath

Officer: Charlotte Hughes 292321

Refused on 21/04/09 DELEGATED

1) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan seeks to ensure that alterations and additions to properties do not have a harmful impact upon the

residential amenity of neighbouring occupiers. The staircase is situated along the shared boundary with the adjoining property, and whilst it is acknowledged that a certain degree of overlooking between the two properties is already in existence, it is considered that this would be intensified by the staircase to a level which would adversely impact on the residential amenity currently enjoyed by the neighbouring property No.35 Victoria Street. The proposal is therefore considered to contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/00113

17 Sillwood Road Brighton

Replace front elevation French windows with timber sash windows.

Applicant: Mr Chris Sadowski

Officer: Charlotte Hughes 292321

Approved on 15/04/09 DELEGATED

1) BH01.01

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

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

2) BH12.03

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

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

BH2009/00138

11 Regent Hill Brighton

Display of non-illuminated 1 No fascia sign, 1 No projection sign and 1 No vinyl nameplate.

Applicant: Ms Margaret Sutcliffe

Officer: Adrian Smith 01273 290478

Approved on 09/04/09 DELEGATED

1) 10.01

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

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

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

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

No advertisement shall be sited or displayed so as to-

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

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

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

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

BH2009/00245

42 Sillwood Road Brighton

Replacement of slate roof with spanish slates (retrospective). Replacement of concrete ridge tiles with half round glazed ridge tiles, and the replacement rooflight with conservation rooflight.

Applicant: Mr Guy Nickalls

Officer: Mark Thomas 292336

Approved on 28/04/09 DELEGATED

1) BH01.05

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

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

2) UNI

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

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

BH2009/00257

Clarendon Mansions 80 East Street Brighton

Erection of three externally illuminated signs to fascia.

Applicant: Barracuda Group Ltd

Officer: Charlotte Hughes 292321

Approved on 14/04/09 DELEGATED

1) BH01.05

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

Reason: To comply with Sections 18 (as amended) and 74 of the Planning

(Listed Buildings and Conservation Areas) Act 1990.

BH2009/00308

63A Ship Street Brighton

Replacement first floor windows to north elevation with new timber windows (retrospective).

Applicant: Mr Tam Rustom

Officer: Wayne Nee 292132

Approved - no conditions on 09/04/09 DELEGATED

BH2009/00340

77 West Street Brighton

External alterations to main and rear buildings including extension to terrace, modifications to doors and windows and changes to external finishes.

Applicant: Inventive Leisure

Officer: Chris Wright 292097

Refused on 24/04/09 DELEGATED

1) UNI

The proposed double doors to the ground floor of the southerly rear annex along with the proposed doors to the link corridor with the main frontage building would allow noise to emanate from inside the premises and result in intensified usage by customers and staff, allowing for easy access between the new bar and the rear courtyard, leading to increased noise and disturbance from staff, customers and associated activities, which would be detrimental to the amenity and living conditions of neighbouring residents. As such the proposal is contrary to the objectives and requirements of policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2009/00342

77 West Street Brighton

Internal and external alterations to main and rear buildings including extension of terrace and modifications to internal layout, replacement doors and windows and changes to external finishes.

Applicant: Inventive Leisure

Officer: Chris Wright 292097

Refused on 24/04/09 DELEGATED

1) UNI

The proposed alterations to the interior floors and walls of the buildings would be harmful to the character of the listed building, would be damaging to its historic fabric and would fail to respect the integrity and intrinsic character of the interiors by way of introducing incongruous materials and finishes and removing existing finishes in a fashion that would neither preserve nor enhance the character and appearance of the listed building and would compromise original features including skirting, staircases and door architraves. As such the proposal is contrary to the requirements of policy HE1 of the Brighton & Hove Local Plan.

2) UNI2

The proposed false ceiling and bulkhead proposed in the southern part of the building between the main bar and what was formerly a separate building to the south side of 77 West Street, is unacceptable due to its height and the absence of a downstand demarcating and making legible the original vertical division between the two buildings. This alteration would be harmful to the character, space and layout of the interior of the listed building and is contrary to the objectives of policy HE1 of the Brighton & Hove Local Plan.

3) UNI3

Insufficient details have been submitted in relation to the west elevation of the proposed decking extension and planting, the internally glazed lobby, the requirement for plasterboard over-boarding of ceilings, details of original lathe plastered ceilings and cornices to be retained, and the proposed Ultradeck floor finishes. As such the formal determination as to the acceptability of these aspects of the proposal has not been possible and is contrary to the aims of policy HE1 of the Brighton & Hove Local Plan.

BH2009/00369

20 Regency Square Brighton

Removal of redundant fire escape

Applicant: Mr Jon Hagard

Officer: Adrian Smith 01273 290478

Approved on 24/04/09 DELEGATED

1) BH01.05

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

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

2) UNI

Notwithstanding the details shown on the application, following the removal of the redundant fire escape the walls shall be made good to match the existing material, finish and colour of the building.

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

BH2009/00401

72-73 Western Road Brighton

Display of 1 No. internally illuminated fascia sign and 1 No. externally illuminated hanging sign.

Applicant: Mr Simon Cochrane

Officer: Charlotte Hughes 292321

Approved on 23/04/09 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

public safety.

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

Illumination of the signs should accord with the latest draft of the Institute of Lightening Engineers Technical Report No.5 – The Brightness of Illuminated Advertisements.

Reason: In the interest of highway safety in accordance with policy TR7 of the Brighton & Hove Local Plan.

BH2009/00402

72-73 Western Road Brighton

Installation of a new shopfront to 2 no. units.

Applicant: Mr Simon Cochrane

Officer: Charlotte Hughes 292321

Approved on 24/04/09 DELEGATED

1) BH01.01

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

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

2) UNI

Prior to the installation of the shopfront hereby the permitted, colour samples of the external painted finish are to be submitted to and approved by the Local Planning Authority and shall be maintained as approved unless any variation has been agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD10 and HE6 of the Brighton & Hove Local Plan.

BH2009/00403

5 Bedford Place Brighton

Conversion of four storey maisonette to form a ground floor flat and an upper maisonette (Part Retrospective).

Applicant: Mr Finn Whelan

Officer: Chris Wright 292097

Approved on 24/04/09 DELEGATED

1) 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) BH04.01

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

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

5) BH05.03

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes and a Design Stage Assessment Report showing that the development will achieve an Ecohomes rating for all residential units have been submitted to the

Local Planning Authority; and

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

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

6) BH05.04

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

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

8) BH05.08

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

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced and to

comply with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

10) 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.

12) UNI

The development hereby permitted shall not be occupied 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, reduces reliance on the private car, does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1, TR14, HO7 and SU15 of the Brighton & Hove Local Plan.

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

BH2009/00619

Montpelier Lodge 16 Montpelier Terrace

2 Large Elms - Reduce to previous pruning points.

Applicant: Peter Overill Associates

Officer: Di Morgan 292186

Approved on 21/04/09 DELEGATED

ST. PETER'S & NORTH LAINE

BH2008/02375

1-5 New Dorset Street Brighton

Removal of mansard roofs and the formation of second floor walls and the construction of an additional storey of residential accommodation.

Applicant: Mr K. Burchfield

Officer: Hamish Walke 292101

Refused on 20/04/09 DELEGATED

1) UNI

The terraced properties are located on an elevated corner plot and the additional storey by reason of its height and design, would result in the properties appearing over-dominant within the street scene and would harm the character and appearance of the surrounding area and West Hill Conservation Area. As such the proposal is contrary to policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposal is considered poorly designed by reason of its detailing, use of roof lights and materials, failing to preserve or enhance the character and appearance of the terrace, street scene and the West Hill conservation Area. This is contrary to policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan and

Supplementary Planning Guidance note 1 (SPGBH1).

3) UNI3

The proposal would have a detrimental impact upon the residential amenities of the occupiers of No. 70 Centurion Road by virtue of an increased sense of enclosure and loss of outlook, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposal fails to demonstrate adequate minimisation and re-use of construction industry waste, contrary to policies SU13 of the Brighton & Hove Local Plan and WLP11 of the East Sussex and Brighton & Hove Waste Local Plan.

BH2008/03744

The Victoria Public House 31A Richmond Road Brighton

Conversion of existing public house (A4) and flat into 2 two-storey dwellings. External alterations including creation of cycle and bin stores, railings and lightwells. New basement windows and replacement of rear ground floor doors with window.

Applicant: Hardwick Hartey Partnership

Officer: Ray Hill 293990

Approved on 14/04/09 DELEGATED

1) BH02.01

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

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

2) BH02.07

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

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

3) BH04.01

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

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

4) BH06.03

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

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

5) BH06.04

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

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

6) BH12.02

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

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

7) BH12.03

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) BH12.04

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

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

9) BH12.07

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

Reason: The Local Planning Authority considers that further development could cause detriment to the character of the area and to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development proposals to comply with policies QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the measures for the recovery and re-use of demolition and construction industry waste shall be implemented in strict accordance with the Waste Minimisation Statement hereby approved.

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

11) UNI

No works shall take place until full details including 1:20 scale sample elevations and 1:1 scale joinery and railings 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: To ensure a satisfactory appearance to the development and comply with policy HE6 of the Brighton & Hove Local Plan.

12) UNI

No works shall commence until details of the proposed barrier to the lightwell on the south-western elevation adjoining the ground floor bedroom window 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: To ensure the satisfactory appearance of the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2008/03792

The Royal Pavilion Church Street Brighton

Display of non-illuminated flags.

Applicant: Ms Cara Bowen

Officer: Liz Holt 291709

Approved on 14/04/09 PLANNING COMMITTEE

1) 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.

2) BH10.03

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

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

3) BH10.04

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

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

4) BH10.05

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

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

5) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

6) UNI

This advertisement consent shall expire 2 years from the date of this notice whereupon the banners shall no longer be used 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 to ensure the satisfactory preservation of the setting of this listed building once the scaffolding for the restoration of the building have been removed as it is considered that the banners are not suitable for a longer period of display and to comply with policy HE9 of the Brighton & Hove Local Plan.

7) UNI

The advertisement banners hereby granted consent shall not be displayed when the Royal Pavilion is closed to the public.

Reason: To ensure the satisfactory preservation of the setting of this listed building and to comply with policy HE9 of the Brighton & Hove Local Plan.

8) UNI

The advertisement banners hereby granted consent shall not be displayed simultaneously with any A-board advertisements within 25 metres of from the main visitor entrance door to the Royal Pavilion.

Reason: To ensure the satisfactory preservation of the setting of this listed building and to comply with policy HE9 of the Brighton & Hove Local Plan.

BH2008/03950

Seasons Cafe 36 Gloucester Road Brighton

Application for variation of condition 2 of application BH1999/00436/FP in order to allow opening hours between 8am to 8pm Monday to Saturday, and removal of condition 5 in order to allow the preparation and sale of hot food on the premises.

Applicant: Mr Ken Handley

Officer: Anthony Foster 294495

Refused on 14/04/09 PLANNING COMMITTEE

1) UNI

The applicant has failed to adequately demonstrate that the proposal would not detrimentally impact on the amenities of neighbouring properties, by reason of odours as such the proposal is contrary to policies QD27 and SU9 of the Brighton & Hove Local Plan.

BH2009/00039

St. Peter's House 20-26 York Place Brighton

Alterations to roof.

Applicant: Park Avenue Estates Ltd

Officer: Kate Brocklebank 292175

Refused on 09/04/09 DELEGATED

1) UNI

The roof extensions are poorly related to the original buildings and are inappropriate to the building in their heights, forms and architectural detailing. They have resulted in a loss of original architectural features. They are of poor standard of design, and are highly damaging and detract from the special character, appearance and historic interest of the buildings and the street scene of this part of the Valley Gardens Conservation Area. Further, the lack of upper roof pitches renders the new block at the rear more visible in long public views, impacting on the historic rooflines and skylines of the Valley Gardens Conservation Area. They are also harmful to the setting and views of nearby listed buildings. The proposal is contrary to policies QD1, QD2, QD4, QD14, HE3 and HE6 of the Brighton & Hove Local Plan and the guidance set out in SPGBH01 - Roof Alterations and Extensions and the Valley Gardens Conservation Area Study.

BH2009/00066

1st Floor Vantage Point New England Road Brighton

Variation of condition 4 of application BH2005/05850 to allow the premises to be open on Sundays between 9am and 3:30pm.

Applicant: Mr Glenn Griffiths

Officer: Aidan Thatcher 292265

Approved on 20/04/09 DELEGATED

1) BH01.01

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

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

BH2009/00087

GB Liners Blackman Street Brighton

Demolition of existing warehousing/storage and distribution (B8) building at rear of site facing Blackman Street. Redevelopment of site for offices (B1) on ground and three upper floors, together with underground car parking.

Applicant: Mr Robert Bartup

Officer: Kate Brocklebank 292175

Approved on 27/04/09 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH05.05

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'standard' BREEAM or a 'bespoke' BREEAM) and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development have been submitted to the Local Planning Authority; and

(b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

3) BH05.06

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' 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) BH05.07

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

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

5) 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.

6) 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.

7) UNI

The development shall not be occupied until cycle parking areas have been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles.

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development and in accordance with policies TR1 and TR14 of the Brighton & Hove Local Plan.

8) UNI

The development shall not be occupied until the parking areas have been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the Planning Authority. The areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and in accordance with policies TR1, TR18 and TR19 of the Brighton & Hove Local Plan.

9) UNI

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

i) sample elevations and sections at 1:20 scale of the shopfronts and fascias,

bays, windows, doors, parapets, balustrades, copings, brises soleil, and all other features, ventilation terminals, and external lighting;

ii) sectional profiles at 1:1 scale of window, door and shopfront frames;

iii) details of the layout and surfacing of the forecourt area and entrance recesses;

iv) details of contributions towards street tree planting in the adjoining streets, including any tree grids;

v) details of any external plant and equipment;

vi) a method statement setting out how the boundary walls and buildings adjoining the southern boundary of the site are to be protected and stabilised during and after excavation and construction works, including details of any strengthening works that may be required; and

vii) details and samples of materials and colours.

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

Reason: To ensure the satisfactory appearance of the development and the preservation and enhancement of the character of the adjacent conservation area in accordance with policies QD1, QD2, QD4 and HE6 of the Brighton & Hove Local Plan.

10) UNI

No blinds or awnings shall be attached to the exterior of the building without the prior written permission of the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the development and the preservation and enhancement of the character of the adjacent conservation area in accordance with policies QD1, QD2, QD4 and HE6 of the Brighton & Hove Local Plan.

11) 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: The site overlies a major aquifer. In the interests of the protection of Controlled Waters and in accordance with policies SU3 and SU11 of the Brighton & Hove Local Plan.

12) UNI

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

Reason: The site overlies a major aquifer. In the interests of the protection of Controlled Waters and in accordance with policies SU3, SU5 and SU11 of the Brighton & Hove Local Plan.

13) UNI

Detailed design of the proposed drainage system shall include measures to protect the development from possible surcharging within the public sewerage system in order to protect the development from potential flooding.

Reason: To reduce the risk of flooding in accordance with policy SU5 of the Brighton & Hove Local Plan.

14) UNI

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme

to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

i) A preliminary risk assessment which has identified all previous uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors, potentially unacceptable risks arising from contamination at the site.

ii) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

iii) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Reason: Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved. As the site's history indicates potential contamination and as the site overlies a major aquifer and in the interests of the protection of Controlled Waters and in accordance with policies SU3 and SU11 of the Brighton & Hove Local Plan.

15) UNI

The ground floor windows shall not be blanked out, obscured or covered over in any way without written agreement from the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the development and the preservation and enhancement of the character of the adjacent conservation area in accordance with policies QD1, QD2, QD4 and HE6 of the Brighton & Hove Local Plan.

16) UNI

Prior to the commencement of development, full details of proposed green roofs and rooftop planting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the first occupation of the building unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development contributes to ecological enhancement on the site and in accordance with policy QD17 of the Brighton & Hove Local Plan.

17) UNI

The Level 1 Unit 3b south facing windows and Staff Room north facing windows, the Level 2 Unit 5 south facing windows and Disabled and Gents WC north facing windows, the Level 3 Unit 6 north and south facing windows and the Level 4 Unit 7 north and south facing windows 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.

18) UNI

Other than to the Level 3 and 4 balcony areas, access to the flat roofed parts of the development hereby approved shall be for maintenance or emergency purposes only and the flat roofs shall not be used as a roof garden, terrace, patio or similar amenity area.

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

BH2009/00100

8-8A Air Street Brighton

Change of use of ground floor suite from vacant bank (A2) to GP clinic and walk in centre (D1).

Applicant: Care UK

Officer: David Alabi 290486

Approved on 22/04/09 DELEGATED

1) BH01.01

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

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

2) BH05.09

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

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

3) UNI

Unless otherwise agreed in writing with the Local Planning Authority, measures for the recovery and re-use of demolition and construction waste shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction works hereby permitted.

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

BH2009/00145

147-148 North Street Brighton

Retention of new shop-front. (Retrospective).

Applicant: Somerfield Stores Ltd

Officer: Helen Hobbs 293335

Refused on 20/04/09 DELEGATED

1) UNI

The shopfront, by reason of its design, proportions, fascia size and visibility would be unduly prominent in the street scene and would therefore detract from the appearance of the building and adversely affect the visual amenity of the surrounding area. The proposal is therefore contrary to policy QD10 of the Brighton & Hove Local Plan and Supplementary Planning Document on Shop

Front Design (SPD02).

BH2009/00206

Windsor Court Windsor Street Brighton

Creation of disabled access ramp and new opening to front entrance.

Applicant: Baron Homes Corporation Ltd

Officer: Aidan Thatcher 292265

Approved on 09/04/09 DELEGATED

1) BH01.01

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

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

2) BH03.02

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

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

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

Measures for the protection of the tree subject to Tree Preservation Order (No. 3) 1986 to BS 5837 (2005) Trees on Development Sites shall be submitted to and approved in writing by the Local Planning Authority prior to any development commencing on site. 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 ensure the protection of the tree and to comply with policy QD16 of the Brighton & Hove Local Plan.

5) UNI

Should the raised planter containing the tree subject to the Tree Preservation Order (No. 3) 1986 be re-built as part of this application, a full Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning authority prior to any development commencing.

Reason: To ensure the protection of the tree and to comply with policy QD16 of the Brighton & Hove Local Plan.

BH2009/00208

26 Belton Road Brighton

Installation of 1 no. rooflight to front elevation (part retrospective).

Applicant: Mr M Wooley

Officer: Helen Hobbs 293335

Approved on 15/04/09 DELEGATED

1) BH12.05

The rooflights in the approved development shall be of 'conservation style' fitted

lush with the adjoining roof surface and shall not project above the plane of the roof.

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

BH2009/00315

Ground Floor 9 Princes Crescent Brighton

Conversion of shop to one bedroom self-contained flat, with provision of residential frontage to ground floor elevation.

Applicant: Mr Joseph Farchy

Officer: Anthony Foster 294495

Approved on 14/04/09 DELEGATED

1) BH01.01

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

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

2) BH02.06

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

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

3) BH02.08

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

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

4) BH06.02

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

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

5) BH12.01

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

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

6) UNI

The development hereby permitted shall not be occupied until the details of sustainable measures as outlined within the completed Brighton & Hove

Sustainability Checklist submitted on 11 February 2009, have been fully implemented. These measures shall thereafter be retained for use by the occupants of the development at all times.

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

7) UNI

No works shall take place until full elevational details of the proposed front wall and pillars including details of height and profile of pier caps, and the height in comparison to the neighbouring wall at no. 7 Princes Crescent as part of a street scene elevation are to be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed prior to first occupation of the development of the hereby approved and retained in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of the Round Hill Conservation Area and to comply with policy HE6 of the Brighton & Hove Local Plan.

8) UNI

Notwithstanding the details on the approved plans, prior to commencement of the development full details relating to the proposed fenestration on the front elevation, including details of proportions of the front elevation, cill and reveal profiles, rendering moulding details and joinery sections are to be submitted to and approved in writing by the Local Planning Authority. The approved fenestration shall be installed prior to first occupation of the development hereby approved and retained in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of the Round Hill Conservation Area and to comply with policy HE6 of the Brighton & Hove Local Plan.

9) UNI

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

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

BH2009/00363

101-102 North Road Brighton

Erection of eight lamps to ground floor elevations (Retrospective)

Applicant: Zelgrain Ltd

Officer: Liz Holt 291709

Refused on 17/04/09 DELEGATED

1) UNI

The retention of the 8 lamps and the associated surface mounted cabling in addition to the other existing elements located on the south and east facing elevations of the premises results in excessive visual clutter of these elevations and is detrimental to the character and appearance of the building, the North Road and Cheltenham Place street scenes and the wider area, including the surrounding North Laine Conservation Area and as such is contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2009/00366

40 Dyke Road Brighton

Conversion of house comprising of 6 units with shared facilities and 1 self-contained flat to 1 No. self-contained two-bed flat, 5 No. one-bed flats, and 1 no. studio flat.

Applicant: Scott Lunn

Officer: Jonathan Puplett 292525

Approved on 29/04/09 DELEGATED

1) B05.03

Prior to the commencement of development a scheme for bicycle parking facilities shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be fully implemented and made available for use prior to the occupation of the development and shall be maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure that a comprehensive range of on-site vehicle parking facilities are made available to users of the development.

2) B05.04

The dwellings forming part of the development shall not be occupied until the access roads and footpaths shown on the approved plans have been built to the specification and satisfaction of the Local Planning Authority and until an agreement under Section 38 of the Highways Act 1980 has been entered into with the Highway Authority or the Council acting as the agent of the Highway Authority (whichever the case may be) to secure the future maintenance of the roads so constructed.

Reason: To ensure that adequate access to the site for pedestrians and vehicles is provided and is at all times properly maintained.

3) 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.

4) BH06.04

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

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

5) UNI

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

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

6) UNI

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

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

7) UNI

Notwithstanding the details shown on drawing no. 03 rev. 03, the development hereby permitted shall not be commenced until a revised 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, to ensure a satisfactory appearance to the development and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

8) UNI

Notwithstanding the details shown on drawing no. 03 rev. 03, the development hereby permitted shall not be commenced until revised 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, to encourage travel by means other than private motor vehicles, to ensure a satisfactory appearance to the development to comply with policies TR14 and QD14 of the Brighton & Hove Local Plan.

9) UNI

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

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

BH2009/00370

St Pauls C Of E School & Nursery St Nicholas Road Brighton

Extension of existing paving outside reception classroom and erection of a timber canopy to form new covered play area.

Applicant: The Governors Of St Paul's CE School & Nursery

Officer: Chris Swain 292178

Approved on 24/04/09 DELEGATED

1) BH01.01

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

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

BH2009/00425

99 Buckingham Road Brighton

Erection of two-storey side extension above existing lower ground and ground floor extension and alterations to rear elevation to form a 3no bedroom maisonette from existing ground floor flat.

Applicant: Mr Satish Kainth

Officer: Anthony Foster 294495

Refused on 17/04/09 DELEGATED

1) UNI

The proposal would by reason of its design, bulk, and massing, would unbalance this pair of semi-detached properties to the detriment of the character and appearance of the host property, the pair of semi-detached properties and this part of the conservation area, contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The applicant has failed to provide sufficient information relating to the provision of cycle parking, therefore the proposal fails to provide a suitable level of accessible covered secure cycle parking. Consequently the proposal fails to provide for the travel demands that it creates, contrary to policies SU2, TR1 and TR14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance No.4 Parking Standards.

3) UNI3

The proposed development fails to demonstrate that it will meet the travel demands from the site or contribute to improving sustainable transport methods. As such the proposal is contrary to policy TR1 and HO7 of the Brighton & Hove Local Plan.

BH2009/00465

Windsor Court Windsor Street Brighton

Proposed additional ground floor flat for disabled occupancy and alterations to form disabled access ramp.

Applicant: Baron Homes Corporation Ltd

Officer: Aidan Thatcher 292265

Refused on 22/04/09 DELEGATED

1) UNI

The proposed residential unit would result in an unacceptable impact on the amenities of the future occupiers by virtue of a cramped form of development, limited access to natural light and poor outlook. As such the proposal would be contrary to policy QD27 of the Brighton & Hove Local Plan

2) UNI2

The application would result in the reduction of private open space in the courtyard serving the existing flats within Windsor Court and as such would be contrary to policy HO5 of the Brighton & Hove Local Plan.

3) UNI3

The application fails to demonstrate how the proposal would provide for the demand for travel it creates and as such would be contrary to policies TR1 and QD28.

4) UNI4

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

BH2009/00478

20 New Road Brighton

Change of use of ground floor from office (B1) to restaurant (A3) Including Installation of ventilation ducts at rear.

Applicant: Baron Homes Corporation Ltd

Officer: Aidan Thatcher 292265

Approved on 21/04/09 DELEGATED

1) BH01.01

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

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

2) BH07.03

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

BH2009/00524

13a Warleigh Road Brighton

Proposed external steps between lower ground floor level and street level and proposed new post, railings and plinth.

Applicant: Ms Sara Burns

Officer: Sonia Kanwar 292359

Approved on 20/04/09 DELEGATED

1) BH01.01

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

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

2) UNI

The railings shown on the approved plans shall be painted black and shall be retained 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.

BH2009/00566

57 Buckingham Place Brighton

Replacement of felt roof covering to main roof crown and front and rear dormers with new insulation and built-up roofing felt.

Applicant: Fendall Properties Ltd

Officer: Sonia Kanwar 292359

Approved on 27/04/09 DELEGATED

1) BH01.01

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

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

2) UNI

The felt roofs of the dormers shown on the approved plans shall be grey in colour 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.

WITHDEAN

BH2009/00168

5 Hollingbury Copse Brighton

Demolition of existing annex, conservatory and outside store and replacement with part one and two storey side extension and part flat roof to two storey rear extension, with ground floor terrace incorporating green roof with photovoltaic and solar thermal panels.

Applicant: Mr Loeb & Mrs Mills

Officer: Chris Wright 292097

Approved on 22/04/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) BH03.02

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) BH05.08

No development shall take place until a written Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the

Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

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

5) 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) UNI

The first floor window on the northerly flank elevation of the development hereby permitted (identified as serving a study on the drawings submitted) shall not be glazed otherwise than with obscure glass and the method of opening shall be submitted to and agreed in writing by the local planning authority prior to the commencement of the approved development. The window shall thereafter be permanently retained as such.

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

BH2009/00302

97 Tivoli Crescent North Brighton

Demolition of existing garage and construction of 2-storey side extension and porch to front.

Applicant: Mr Malcolm Leeming

Officer: Adrian Smith 01273 290478

Approved on 28/04/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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.

BH2009/00306

59 Bramble Rise Brighton

Erection of a front porch.

Applicant: Mr S Love

Officer: Charlotte Hughes 292321

Approved on 16/04/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2009/00348

39 Whittingehame Gardens Brighton

Extension over existing first floor balcony to the rear.

Applicant: Mr & Mrs Whitehead

Officer: Mark Thomas 292336

Refused on 14/04/09 DELEGATED

1) UNI

Policy QD14 states that planning permission will only be granted if the proposed development is well designed and sited in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed first floor extension would detract from the uniformity of this terrace of visually similar properties which back onto and are prominent on Surrenden Road to the west; and, as such, would be to the detriment of the visual amenity of the host property and the wider street scene. The scheme is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2009/00367

38a North Road Preston Park Brighton

Replacement UPVC windows to front elevation and installation of air conditioning unit with condensing unit to rear.

Applicant: Remus

Officer: Wayne Nee 292132

Approved on 09/04/09 DELEGATED

1) 01.01AA

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

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

2) UNI

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

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

EAST BRIGHTON

BH2008/01580

Flat 6 11 Chesham Place Brighton

Loft conversion with one front rooflight, one rear dormer window and one rear rooflight. Internal change of layout to restore flat to former layout.

Applicant: Daniel Tonkin

Officer: Louise Kent 292198

Approved on 21/04/09 DELEGATED

1) BH01.01

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

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

2) BH13.03

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) BH13.10

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

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

BH2008/01888

Flat 6 11 Chesham Place Brighton

Loft conversion with one front rooflight, one rear dormer window and one rear rooflight. Internal change of layout to restore flat to former layout.

Applicant: Mr Daniel Tonkin

Officer: Louise Kent 292198

Approved on 21/04/09 DELEGATED

1) BH01.05

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

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

2) BH13.02

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

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

3) BH13.03

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

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

4) BH13.06

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.

5) BH13.10

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

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

6) 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.

7) BH13.13

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

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

BH2008/03161

City College Wilson Avenue Brighton

Erection of 2 storey educational building for motor vehicles courses.

Applicant: City College

Officer: David Alabi 290486

Approved on 14/04/09 DELEGATED

1) BH01.01

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

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

2) BH03.01

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

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

3) UNI

No development shall take place until a scheme for the storage of refuse and recycling has been submitted along with specific measures for the storage and disposal of tyres; engine oils; brake fluid; batteries and anti freeze has been submitted to and approved in writing by the Local Planning Authority. The scheme should be carried out in full as approved prior to first use of the development.

Reason: In order to ensure that satisfactory provision is made for the storage, disposal and recycling in compliance with policy QD27 of the Brighton & Hove Local Plan.

4) UNI

Full details of facilities within the building for people with disabilities shall be submitted to and improved in writing by the Local Planning Authority prior to the commencement of the use of the building hereby permitted.

Reason: To ensure that the proposal provides inclusive access to those using the facility in accordance with the Disability Discrimination Act 2005.

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 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.

BH2009/00199

141 Bristol Court West Marine Parade Brighton

Replacement of external emergency escape steel staircase to rear elevation to match existing.

Applicant: Mrs Barbara Maddows

Officer: Helen Hobbs 293335

Approved on 21/04/09 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The corroded fixings of the existing structure must be carefully removed from the masonry and the rear elevation made good and decorated to match the existing materials and finishes prior to the staircase, hereby approved, being made available for use.

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

HANOVER & ELM GROVE

BH2007/03236

17 Agnes Street Brighton

Change of use from dwelling to house of multiple occupation (retrospective).

Applicant: Mr Craig Smith

Officer: Liz Holt 291709

Refused on 17/04/09 DELEGATED

1) UNI

The change of use from residential to a unit of multiple occupancy would result in the loss of a dwelling house within Use Class C3 and the applicant has failed to demonstrate that the proposal complies with policy HO8 of the Brighton & Hove Local Plan.

BH2009/00166

1 Carisbrooke Road Brighton

Change of use from retail (A1) to cafe (A3) including replacement of rear door (part retrospective).

Applicant: Mr Gary Bostock

Officer: Aidan Thatcher 292265

Refused on 09/04/09 DELEGATED

1) UNI

The proposed development would result in the loss of an individual shop (Class A1) and the application has failed to demonstrate that the existing shop is no longer economically viable and as such would be contrary to policy SR8 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by virtue of a lack of adequate ventilation would result in an unacceptable impact to the amenity of adjoining occupiers and as such would be contrary to policies SR8 and QD27.

3) UNI3

The proposed development fails to demonstrate how the scheme would reduce the reliance on energy, water and materials and thus would be contrary to policy SU2 of the Brighton & Hove Local Plan.

BH2009/00295

23 Howard Road Brighton

Proposed pitch roof to existing flat roofed outbuilding to the rear.

Applicant: Mr R Hannabuss

Officer: Sonia Kanwar 292359

Approved on 14/04/09 DELEGATED

1) BH01.01

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

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

2) UNI

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing house at No. 23 Howard Road.

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

BH2009/00352

30 Bonchurch Road Brighton

Conversion of existing dwelling to form a basement flat and maisonette above.

Applicant: Mr Lee Morrison

Officer: Anthony Foster 294495

Approved on 23/04/09 DELEGATED

1) BH01.01

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

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

2) BH02.08

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

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

3) 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.

4) BH06.02

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

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

5) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall be implemented fully in accordance with the Site Waste Management Plan which was submitted on the 16 October 2008.

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

6) UNI

Notwithstanding the details on the approved plans, prior to commencement of the development details relating to the segregation of the proposed amenity space and fencing are to be submitted to and approved in writing by the local planning authority. The approved details shall be implemented in full before the amenity space hereby approved is brought into use.

Reason: In ensure that the development provides appropriate amenity space to each of the proposed units and to comply with policies HO5 and QD27of the Brighton & Hove Local Plan.

HOLLINGDEAN & STANMER

BH2008/03670

2 Forest Road Brighton

Erection of a single detached two storey dwelling house.

Applicant: Mr Tim Harding

Officer: Anthony Foster 294495

Refused on 14/04/09 PLANNING COMMITTEE

1) UNI

The proposed development, by virtue of its scale, design and siting would fail to appropriately address the character of the Forest Road street scene and be inconsistent with the pattern of development within the surrounding area. The proposal would appear as an incongruous addition and intrusive within the street scene to the detriment of the character and appearance of the area. As such the proposal is contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by virtue of its height, siting, and design would have an unacceptable impact upon the amenity of the occupiers of No.2 Forest Road in terms of loss of light and overshadowing, increased building bulk, and increased sense of enclosure and as such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The applicant has failed to adequately demonstrate that the proposed development would be sustainable and achieve a high standard of efficiency in the use of energy, water and resources. The proposal is therefore contrary to policy SU2 of the Brighton & Hove Local Plan, and Supplementary Planning Guidance Notes SPGBH16 (Energy Efficiency & Renewable Energy) and SPGBH21 (Brighton & Hove Sustainability Checklist).

BH2009/00232

63 Uplands Road Brighton

Excavation to land to front of property to create hardstanding (retrospective).

Applicant: Miss Nicola Turnbull

Officer: Chris Swain 292178

Refused on 29/04/09 DELEGATED

1) UNI

The development, by reason of its scale and design is detrimental to the appearance and character of the property and would form an incongruent feature in the Uplands Road street scene, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2009/00381

120 Hawkhurst Road Brighton

Construction of raised hard standing to front of property. (Part Retrospective)

Applicant: Mrs Sonia McDavitt

Officer: Jonathan Puplett 292525

Refused on 27/04/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The raised hardstanding which has been constructed is of a prominent and incongruous appearance when viewed from neighbouring properties and the adjoining

highway. The provision of safety railings or other types of boundary screening to protect users of the hardstanding would add to its adverse visual impact. It is considered that the appearance of the property, and the visual amenities of the surrounding area have been harmed, contrary to the above policy.

2) UNI2

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to protect the amenity of neighbouring residents. The raised hardstanding has a prominent appearance when viewed from neighbouring properties, which would be exacerbated by safety railings; in particular, the outlook from the front windows of no. 115 Beatty Avenue has been harmed, contrary to the above policies.

3) UNI3

Policy TR7 of the Brighton & Hove Local Plan states that planning permission will be refused for development which would increase danger to users of adjacent pavements, cycle routes and roads. Due to the height of the raised hardstanding, the potential for pedestrians to fall from the hardstanding to the garden below is considered to represent a public safety risk. This safety issue could only be addressed through the provision of safety railings or other types of boundary screening, which are considered unacceptable for the visual appearance reasons set out in the first reason for refusal. The development is therefore contrary to the above policy.

BH2009/00397

53 Crespin Way Brighton

Demolition of existing garage and erection of a two storey dwelling.

Applicant: Mr David Allen

Officer: Aidan Thatcher 292265

Approved on 24/04/09 DELEGATED

1) BH01.01

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

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

2) BH02.02

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

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

3) BH02.08

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

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

4) BH03.01

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the

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

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

5) BH04.01

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

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

6) BH05.02

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

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

7) BH05.10

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

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

8) BH06.02

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.

9) BH06.04

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

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

10) UNI

The development shall not be occupied until the existing crossover has been removed, including the raising of the kerb and the replacement of the grass verge.

Reason: To ensure the highway is restored to its original form, to maintain highway safety and to comply with policy TR7 of the Brighton & Hove Local Plan.

11) UNI

The trees which are to remain on site are to be fully protected to BS 5837 (2005) 'Trees on Development Sites' in strict accordance with details contained in the RW Green Limited Arboricultural Report dated September 2008.

Reason: To ensure the protection of the trees and to comply with policy QD16 of the Brighton & Hove Local Plan.

BH2009/00458

101 Hollingbury Road Brighton

Certificate of Lawfulness for proposed development of a ground floor rear extension and a rear box dormer.

Applicant: Dr Mark Osborne

Officer: Sonia Kanwar 292359

Approved on 21/04/09 DELEGATED

BH2009/00591

86 Davey Drive Hollingdean Brighton

Certificate Of Lawfulness for the proposed development of alterations to rear decking, including removal of lower deck and provision of shed.

Applicant: Mr Kevin Cohen

Officer: Liz Holt 291709

Approved on 27/04/09 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2008/02732

Falmer Community Stadium Land North and South of Village Way Falmer Brighton

a) A community stadium with accommodation for Class B1 business, educational, conference, club shop merchandise, entertainment and food. Revision to stadium permitted under reference BH2001/02418/FP including the following alterations; Change in roof design and elevational treatment, increase in useable floor area and amendments to use of internal floorspace.

b) Proposed re-contouring of land south of Village Way with chalk and soil arising from excavations required to construct community stadium (as above).

Applicant: Mr Martin Perry

Officer: Mick Anson 292354

Approved on 22/04/09 PLANNING COMMITTEE

1) UNI

The development for which permission is hereby granted must be commenced within 3 years from the date of permission.

Reason: To ensure that the Local planning Authority retains the right to review unimplemented consents.

2) UNI

The Stadium shall not be brought into use until the Transport Interchange as proposed in the application to Lewes District Council ref: LW/02/1595, the development proposed in Applications C & D (ref: BH2003/02499 & LW/03/1618) and other means of access and parking for vehicles and cyclists and pedestrian facilities which form part of this permission have been laid out, constructed and provided, such Interchange, access, parking and other facilities shall be retained as such at all times.

Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in compliance with policies TR1, TR2, TR4, TR6, TR14, TR18 and TR19 of the Brighton & Hove Local Plan.

3) UNI

No development shall take place (with the exception of archaeological and other preliminary site investigations) until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include hard surfacing, means of lighting to the car parks and all circulation areas including the concourse, pedestrian and cycle ways, means of enclosure, planting of development including a management plan, 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 interests of the amenity of the area in compliance with policies QD1 and QD15 of the Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

All hard landscaping, means of lighting and means of enclosure shall be completed before the development is occupied.

Reason: To ensure high quality of design and in order that activities at the development can be carried out safely for occupiers and visitors in compliance with policies QD1, QD15 and QD25 of the Brighton & Hove Local Plan.

6) UNI

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

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

7) UNI

The Stadium shall not be brought into use unless and until a scheme for the integrated provision of suitable secure bicycle parking facilities has been submitted to and approved in writing by the Local Planning Authority and the approved scheme has been fully implemented.

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

8) UNI

The Stadium shall not be brought into use unless and until details of any external lighting, pitch floodlighting, security fencing and CCTV cameras have been submitted to and approved in writing by the Local Planning Authority and the said

works have been fully implemented in accordance with the approved details.

Reason: In order to ensure that the stadium operates in a safe manner and that crime prevention measures are incorporated in compliance with policy QD7 of the Brighton & Hove Local Plan.

9) UNI

The pitch floodlighting shall not be used other than for an Outdoor Event and shall be turned off after each Outdoor Event no later than 11.00 pm.

Reason: In order to minimise light pollution and avoid any harmful impact on the amenity of occupiers of adjoining properties in compliance with policies QD26 and QD27 of the Brighton & Hove Local Plan.

10) UNI

No events involving motor vehicles (including static vehicles) shall take place within the Stadium.

Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in the countryside in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.

11) UNI

There shall be no laser and/or firework displays at the Stadium.

Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in the countryside in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.

12) UNI

All external lighting, including pitch floodlighting and lighting for the Falmer High School car park, shall be of a nature and design having a zero upward lighting requirement so as to eliminate upward glare.

Reason: In order to minimise light pollution and avoid any harmful amenity impact on occupiers of adjoining properties in compliance with policies QD26 and QD27 of the Brighton & Hove Local Plan.

13) UNI

No development shall be commenced (with the exception of archaeological and other preliminary site investigations) until a scheme for the disposal of foul and surface waters has been submitted and approved in writing by the Local Planning Authority and the Stadium shall not be brought into use until all works have been carried out in accordance with the approved scheme.

Reason: In order to ensure that there is adequate infrastructure on site to deal with foul and surface water in compliance with policies SU5 and SU15 of the Brighton & Hove Local Plan.

14) UNI

Only clean uncontaminated roof water shall discharge direct to soakaway via a sealed drainage system (capable of preventing accidental/unauthorised discharge of contaminated liquid into the soakaway without passing through either trapped gulleys or interceptors, other than that from existing roads and car parks within the application site. Any facilities above ground for the storage of oils, fuels or chemicals shall be sited on an impervious base and surrounded by impervious walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents gauges and sights glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow outlets should be detailed to discharge into the bund. Such facilities shall be constructed and completed in accordance with the plans approved by the Local Planning Authority.

Reason: In order to avoid polluted substances or liquids entering the water infrastructure or the natural environment in compliance with policies SU3, SU4

and SU9 of the Brighton & Hove Local Plan.

15) UNI

No development shall take place until a scheme to deal with any contamination of the site (excluding existing roads and car parks) has been submitted to and approved in writing by the Local Planning Authority and thereafter implemented. Such a scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the public, buildings and the environment when the site is developed.

Reason: In order to ensure that contaminated material and substances are dealt with safely and do not enter the ecological system and harm the environment in compliance with condition SU9 of the Brighton & Hove Local Plan.

16) UNI

A sample of all materials to be used on the exterior of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before development commences.

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

17) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or amendments or re-enactment thereof) the elevations of the building(s) hereby permitted shall not be painted other than in such colours as shall be agreed in writing by the Local Planning Authority prior to the occupation of the buildings.

Reason: The Local Planning Authority considers that any changes in the colours of the materials hereby approved could cause harm to the character and amenity of the area and would wish to control future changes in compliance with policies QD1, QD27 and NC6 of the Brighton & Hove Local Plan.

18) UNI

A minimum of 14 days notice of the commencement date of the development shall be given in writing to the Local Planning Authority.

Reason: In order to avoid dispute over the timing of development construction and the subsequent discharging of conditions related to the commencement of development.

19) UNI

Amplified sound from outdoor concerts within the Stadium shall be controlled in accordance with the guidance provided by the Code of Practice on Environmental Noise Control at Concerts, The Noise Council 1995, such that noise levels do not exceed 75 dB LAeq 15 min, 1 metre from the façade of any noise sensitive premises, which for the avoidance of doubt shall include all the University of Brighton's Falmer Campus, residential dwellings at Falmer Village and the University of Sussex's academic and residential buildings.

Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.

20) UNI

At least 28 days prior to any outdoor music concert a detailed feasibility study examining the likely propagation of music noise from the proposed event shall be submitted in writing for the approval of the Local Planning Authority. The study shall have reference to the guidance of The Noise Council's Code of Practice on Environmental Noise Control at Concerts (1995) or any subsequent alternative guidance and shall include, though not necessarily be restricted to, information on timing, programme and duration of the music entertainment and sound checks the proposed maximum music noise levels within the Stadium bowl audience area and at any front of house mixing desks; the likely music noise levels at LAeq

and Leq, 15 min at the 63 Hz and 125 Hz octave bands, 1 metre from the façade of the nearest noise sensitive property, which for the avoidance of doubt shall include all the University of Brighton's academic and residential buildings at the University of Brighton's Falmer Campus, residential dwellings at Falmer Village and the University of Sussex's academic and residential buildings; the location, type and directionality of all sound systems associated with the event; the measures and steps that will be in place to manage music noise levels to ensure that the music noise level criterion of 75 dB LAeq, 15 min is unlikely to be exceeded 1 metre from the façade of the nearest noise sensitive property. *Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.*

21) UNI

All Outdoor Events within the Stadium shall only take place between 9.00 am and 11.00 pm Monday to Saturday, and between 9.00 am and 10.30 pm on Sundays and Bank Holidays.

Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.

22) UNI

The total number of Outdoor Events within the Stadium in any period of 12 months shall not exceed 50 of which not more than two shall be music concerts. Any proposed events in addition to these shall be subject to the prior written approval of the Local Planning Authority.

Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution and disturbance in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.

23) UNI

All events within indoor bars and indoor function areas shall only take place between 8am and midnight Monday to Saturday and 8am and 11pm on Sundays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.

24) UNI

No use of the Stadium for Outdoor Events shall take place unless and until a scheme for the design specification and operation of the Public Address (PA) system (both internally and externally) has been submitted to and approved in writing by the Local Planning Authority and the said scheme shall thereafter be implemented in accordance with the approved scheme. The Rating Level, measured or calculated at 1m from the façade of the nearest noise sensitive property, which for the avoidance of doubt shall include all the University of Brighton's academic and residential buildings at the University of Brighton's Falmer Campus, residential dwellings at Falmer Village and the University of Sussex's academic and residential buildings, shall not exceed the existing LA90 background noise level. The Rating Level, including a +5 dB character correction of the PA noise and existing background noise levels shall be determined as per the guidance provided in BS 4142: 1997. The PA system shall not be used (other than for testing and commissioning purposes) until the Local Planning Authority has approved the PA system and its operational noise levels in writing. This condition shall not preclude the use of a PA system at such level as may be required for ensuring crowd safety during an emergency incident either inside or immediately outside the Stadium.

Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.

25) UNI

No development shall commence until there has been submitted to and approved by the Local Planning Authority a scheme of noise attenuation measures which will control the break out of noise from the entertainment, banqueting and conferencing facilities and other such enclosed areas within the stadium such that its rating level, measured or calculated at 1m from the façade of the nearest noise sensitive property, shall not exceed the existing LA90 background noise level. The scheme shall thereafter be implemented in accordance with the approved details.

Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.

26) UNI

No car park to the west of the stadium shall be used for events finishing after 11.00 pm.

Reason: In order to protect the amenity of nearby residents and to minimise noise pollution in compliance with policy QD27 of the Brighton & Hove Local Plan.

27) UNI

The use of the PA system shall be limited to between 9.00am and 11.00pm Monday to Saturday and 9.00am and 10.30pm Sundays and Bank Holidays, and the use of the external PA system (outside the stadium) shall be restricted to public safety announcements and shall not be used for general crowd entertainment.

Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.

28) UNI

Noise associated with plant and machinery used at the development shall be controlled such that the Rating Level, measured or calculated at 1m from the façade of the nearest existing noise sensitive premises, shall not exceed 5 dB (A) below the existing LA90 background noise level. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS4142: 1997.

Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.

29) UNI

Refuse collection and deliveries shall only take place between specified hours, details of which shall be first submitted to and approved in writing by the Local Planning Authority except at those parts of the application site forming part of the campus of the University of Sussex and Falmer School.

Reason: In order to protect the amenity of adjoining occupiers and to avoid vehicle congestion at peak hours in compliance with policies NC6 and QD27 and TR7 of the Brighton & Hove Local Plan.

30) UNI

The Stadium shall not be brought into use unless and until:

- 1) The Link Road between Stanmer Park Road and the University of Sussex as shown on Plan No. HED/307. VWN.PP.002.REV B has been constructed in accordance with the said plan and brought into use.
- 2) The Link Road shall thereafter be available at all times to provide vehicular access and egress to the University of Sussex;

3) The existing access to the University of Sussex from the A27 to Falmer House Road shall thereafter be closed to all vehicular traffic except emergency vehicles, in the manner detailed at (iv).

4) Vehicular access to the development and the University of Brighton from the westbound A27 on slip shall be restricted to emergency vehicles by a locked gate or demountable bollards.

5) Prior to the commencement of works on the link road detailed plans/drawings showing the proposed construction details of the proposed link road, closure of Falmer House Road and all associated works including surfacing materials shall be submitted and approved in writing by the Local Planning Authority and the Highways Agency.

Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4 and TR6 of the Brighton & Hove Local Plan.

31) UNI

The Stadium shall not be brought into use unless and until the new traffic signal controlled junction (including A27/A270 eastbound flyover) at the access to Falmer High School and Stanmer Park has been laid out, constructed and provided to the satisfaction of the Local Planning Authority and the Highways Agency.

Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4 and TR19 of the Brighton & Hove Local Plan.

32) UNI

Prior to occupation plans shall be submitted to and approved by the Local Planning Authority showing the detailed layout of the taxi/drop off facility adjacent to Falmer High School and the Stadium shall not be brought into use until the taxi/drop off facility has been laid out in accordance with such approved plans, constructed and brought into use.

Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR14, TR18 and TR19 of the Brighton & Hove Local Plan.

33) UNI

The stadium shall not be brought into use unless and until the new footbridge across the railway line at Falmer Station, the detailed design (including materials) of which shall have been submitted to and approved in writing by the Local Planning Authority has been laid out, constructed and brought into use.

Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR14, TR18 of the Brighton & Hove Local Plan.

34) UNI

The Stadium shall not be brought into use unless and until the new pedestrian footway/cycleway from Falmer High School (from the new junction on the A270) to the Stadium, the detailed design (including materials) of which shall have been submitted to and approved in writing by the Local Planning Authority, has been laid out, constructed and brought into use.

Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR8, TR11, TR12, TR14 and TR15 of the Brighton & Hove Local Plan.

35) UNI

The Stadium shall not be brought into use unless and until details of the arrangements for car parking for a minimum of 2000 and a maximum of 2200 cars at Sussex University and Falmer High School or at alternative locations within 1.5km of the Stadium have been submitted to and approved by the Local Planning Authority and the said car parking provided. No Outdoor Event for which these parking spaces are required in accordance with the travel Management Plan shall take place unless such parking spaces are available for use by persons attending the said Outdoor Event. The total number of car parking spaces to be provided for Outdoor Event traffic shall not exceed 2350 within 1.5km of the Stadium.

Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR18 and TR19 of the Brighton & Hove Local Plan.

36) UNI

All buildings and trees scheduled for removal or surgery shall be surveyed for bats by a suitably licensed bat ecologist immediately prior to commencement of works and in case of occupancy being identified, removal works suspended and English Nature contacted and its advice followed. Ivy clad trees in any event shall be left for two days before clearing to allow any bats to leave. Details of the design and siting of bat boxes to be installed on mature trees in Westlain Plantation shall be submitted to the local planning Authority for approval and shall be implanted in accordance with the scheme.

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

37) UNI

At least ten weeks prior to commencement of works, a dust control plan, including details of control particulate levels, shall be submitted to the Local Planning Authority for its written approval. No works shall commence until the control plan has been approved, and the works shall be carried out in accordance with the control plan.

Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.

38) UNI

No outdoor event shall take place at the Community Stadium with an attendance in excess of 22,500 people.

Reason: In the interests of public safety and to avoid excessive noise and disturbance in accordance with policies NC6 and QD27 of the Brighton & Hove Local Plan.

39) UNI

The overall maximum attendance at an indoor event or events in the conference/banqueting facilities hereby approved shall not exceed 2510.

Reason: In order to avoid excessive noise and disturbance in accordance with policies NC6 and QD27 of the Brighton & Hove Local Plan.

40) UNI

No part of the Stadium building shall be occupied or used unless and until a Green Travel Plan relating to the occupiers of the accommodation within the Stadium has been submitted to and approved in writing by the Local Planning Authority. All occupiers of the accommodation in the Stadium building shall be required to comply with the requirements of the approved Green Travel Plan.

Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable

transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR8, TR14, TR18 and TR19 of the Brighton & Hove Local Plan.

41) UNI

No development shall be commenced (with the exception of archaeological or other preliminary site investigations) until a Travel Management Group has been established in accordance with the terms of reference submitted to and approved in writing by the Local Planning Authority for the purpose of consultation with interested parties as to arrangements for travel management associated with the use of the Stadium and the preparation of the Travel Management Plan as required by Condition 42. The parties to be invited to become members of the Travel Management Group shall include: The Contractors (during Construction Period), The Company, Brighton & Hove Council, The University of Brighton, The University of Sussex, Sussex Police, British Transport Police, East Sussex Fire Service, East Sussex Ambulance Service, East Sussex Highway Authority, The Highways Agency, Brighton & Hove Bus and Coach Company, Southern Railway, Lewes District Council, Falmer Parish Council Or any successor body to the said groups, organisations or Councils.

Reason: In order to ensure that there is sufficient consultation with interested parties to ensure that the Travel Management Plan achieves the efficient and effective transportation of users of the Stadium whilst meeting sustainable transportation objectives in accordance with policies TR1, TR2, TR4, TR6, TR8, TR14, TR18 and TR19 of the Brighton & Hove Local Plan.

42) UNI

The Stadium shall not be brought into use unless and until a Travel Management Plan prepared in consultation with the Travel Management Group has been submitted to and approved in writing by the Local Planning Authority. The Travel Management Plan shall include details of:

- 1) Match ticket sales points;
- 2) Provision of Transport Voucher or equivalent and journeys/modes to be covered by the same;
- 3) Capacity location management and operational arrangements of Park and Ride sites and the Bus and Coach Park;
- 4) Provision of Signage directing vehicles, pedestrians and cyclists to Stadium and Parking;
- 5) Public Transport arrangements to be provided including (but not limited to) additional public transport capacity for indoor and outdoor events;
- 6) A Parking Management Strategy for the Controlled Parking Zone as defined in Condition 46 below;
- 7) Methodology for assessment of additional traffic impacts;
- 8) Publicity arrangements in respect of parking restrictions within the Stadium complex and in the vicinity of the Stadium including (but not limited to) restrictions on parking on the Falmer Campus of the University of Brighton in Falmer Village and in the Stanmer Park and the use of non-car travel modes (to include away supporters);
- 9) Pedestrian routing to and from the Stadium;
- 10) Management of Pedestrian Routes.
- 11) An Information Strategy for publicity of travel details and advice of spectator behaviour.
- 12) Mechanism for monitoring and review of the Travel Management Plan;

No indoor or outdoor event(s) (which for the avoidance of doubt will include conferences and banquets) with an anticipated individual or cumulative attendance at any time of 250 or more shall take place at the Stadium other than in accordance with the Travel Management Plan or such separate Travel Management Plan as shall have been submitted to and approved in writing by the

Local Planning Authority specific to that Event.

Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR8, TR14, TR18 and TR19 of the Brighton & Hove Local Plan.

13) Details of the location of Park and Ride facilities to be made available when appropriate for use by persons attending Outdoor Events at the Stadium The capacity of the Park and Ride facilities shall be commensurate with the size of the event within an agreed sliding scale forming part of the Travel Management Plan.

14) Details of a Parking Management Strategy for the Controlled Parking Zone (identified in Inquiry documents BHA 251/253 and 252 at Plans 2 and 2 respectively, but for the avoidance of doubt shall include the village of Falmer) including arrangements for placement of temporary signage. The operation of the Controlled Parking Zone shall be commensurate with the size of the event within an agreed scale forming part of the Travel Management Plan.

43) UNI

The Stadium shall not be brought into use unless and until a Stewarding Plan (which for the avoidance of doubt shall not apply to the area of the Stadium or adjoining concourse) shall be submitted to and approved in writing by the Local Planning Authority. The Stewarding Plan shall include details of:

- 1) Stewarding arrangements for the Match Day Parking Zone before, during and after Outdoor Events;
- 2) Stewarding arrangements for the Bus and Coach Park before, during and after Outdoor Events
- 3) Stewarding arrangements for pedestrian and cycle access routes in the vicinity of the Stadium;
- 4) Stewarding arrangements for the Park and Ride sites before, during and after Outdoor Events.
- 5) Stewarding arrangements for train station and routes to Falmer Station before, during and after Outdoor Events.
- 6) The provision of situation response stewards to respond as necessary to local problems arising as a result of Outdoor Events held at the Stadium;
- 7) Stewarding arrangements for preserving Campus security and amenity and free flows of traffic (to include pedestrian, vehicular and cyclists) to and from the Campus before, during and after Outdoor Events (subject to such arrangement as may be agreed for the checking of passes or other authorisation);
- 8) Stewarding arrangements for the supervision of bus queues outside the Bus and Coach Park in the vicinity of the site before, during and after Outdoor Events;
- 9) Post-event litter collection;
- 10) A mechanism for stewards, the University and local people to advise of breaches of the Stewarding Plan, or parking restrictions or of disorderly behaviour;
- 11) Equipment to be supplied to Stewards;
- 12) Arrangements for placement of temporary signs;

No event with an anticipated attendance of 500 or more shall place at the Stadium other than in accordance with the Stewarding Plan or such separate Stewarding Plan as shall have been submitted to and approved in writing by the Local Planning Authority specific to that Event. Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR8, TR14, TR18 and TR19 of the Brighton & Hove Local Plan.

44) UNI

The Stadium shall not be occupied by City College Brighton & Hove until a Travel

Management Plan detailing means of travel for staff and students to the Stadium has been submitted to and been approved in writing by the Local Planning Authority.

Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR8, TR14, TR18 and TR19 of the Brighton & Hove Local Plan.

48) UNI

45. The car parking hereby approved within the stadium itself shall only be available for use by occupiers and users of the stadium.

Reason: In order to prevent increasing the general availability of car parking spaces in the area and to meet sustainable transport objectives in compliance with policies TR1, TR2, TR19 of the Brighton & Hove Local Plan.

46) UNI

No use of the Stadium for Outdoor Events shall take place unless and until Outdoor Event day Controlled Parking Zone is brought into operation for the duration of each Outdoor Event and for three hours either side of the start and finish times of each Outdoor Event. The area covered by the Controlled Parking Zone is identified in inquiry documents BHA 251/253 and 252 at Plans 3 and 2 respectively, but for the avoidance of doubt shall include the village of Falmer, The Controlled Parking Zone will in every case operate to prevent visitors to the Outdoor Event from parking their vehicles within the area controlled by the Controlled Parking Zone.

Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR8, TR14, TR18 and TR19 of the Brighton & Hove Local Plan.

47) UNI

Within 6 months of the first opening of the Stadium, the Artistic Component, details (including the location) of which shall have first been submitted to and approved by the Local Planning Authority, shall be installed in the location so approved.

Reason: In order to comply with policy QD6 of the Brighton & Hove Local Plan.

48) UNI

The Stadium shall not be brought into use until accommodation is made available within the Stadium building for the following:

- 1) A study support centre to be operated jointly with the Learning and Skills Council or with any such other agency or agencies as may be agreed in writing with the Local Planning Authority of not less than 81 square metres.
- 2) A Skills Training Centre which may be operated in conjunction with such commercial or educational agencies as may wish to participate to provide such range of courses as may be agreed in writing with the Local Planning Authority of not less than 1224 square metres.
- 3) Such internal space as may be reasonably required and subject to the prior needs of the Company's football and other commercial activities to be provided on a not for profit basis for the agreed periods of use by the local residents and other groups to be agreed in writing by the Local Planning Authority.

Reason: In order to ensure the delivery of the community educational benefits by the club which partly enabled the tests to be met for allowing an exception to policy to be made under PPS7.

49) UNI

The chalk reprofiling proposed shall be carried out in strict accordance with the Soil Handling and Agricultural Land Restoration Method Statement set out in Appendix 7.3 of the Environmental Statement (including after care measures

contained therein) unless any variation is agreed in writing by the Local Planning Authority.

Reason: In order to ensure the satisfactory handling of soils and restoration of agricultural land in accordance with PPS7 and policies NC6 and NC7 of the Brighton & Hove Local Plan.

50) UNI

The chalk reprofiling and soil restoration shall be completed to the written satisfaction of the Local Planning Authority no later than two months from the date of the first use or occupation of the Stadium. The 5 year aftercare programme set out in the Agricultural Method Statement shall begin on the date 2 months following the first use or occupation of the stadium, unless any variation is agreed in writing by the Local Planning Authority.

Reason: In order to ensure the satisfactory handling of soils and restoration of agricultural land in accordance with PPS7 and policies NC6 and NC7 of the Brighton & Hove Local Plan.

51) UNI

Prior to the commencement of development, details of the proposed water infrastructure plans shall be submitted to the Local Planning Authority for approval in consultation with Southern Water.

Reason: In order to ensure that there is an adequate water supply to the site and that the development does not have a harmful impact on existing supplies.

52) UNI

No development shall take place until the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted and approved in writing by the Local Planning Authority.

Reason: In order to ensure that any items or sites of archaeological and historic value are preserved or retained in situ in accordance with policy HE12 of the Brighton & Hove Local Plan.

53) UNI

Prior to occupation a scheme of landscaping, which shall include hard surfacing, means of access, lighting, planting and means of enclosure for the construction of a car park at Falmer High School (or an alternative location to be agreed within 1.5km of the Stadium) shall be submitted to and be agreed in writing by the Local Planning Authority.

Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR18 and TR19 of the Brighton & Hove Local Plan.

BH2008/03893

Land Adjoining Brighton Health & Racquet Club Village Way Falmer

Erection of 2-storey building for sport, recreation and social facilities, with associated plant, access, disabled, coach and cycle parking - University of Brighton, Falmer Campus.

Applicant: University Of Brighton

Officer: Aidan Thatcher 292265

Approved on 29/04/09 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH02.07

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

recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

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

3) BH03.01

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

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

4) BH05.06

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 70% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' 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) BH05.07

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

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

6) BH05.10

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

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

7) BH06.02

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) 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) BH15.01

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas, roads and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

Reason: To prevent pollution of the water environment and to comply with policy SU3 of the Brighton & Hove Local Plan.

10) BH15.02

No material shall be deposited at the site other than clean, uncontaminated naturally occurring excavated material, brick and concrete rubble.

Reason: To prevent pollution of the water environment and to comply with policy SU3 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

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 locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

13) UNI

The measures for the protection of the group of Beech trees adjacent to the site covered by Tree Preservation Order (No. 20) 1974 in accordance with BS 5837 (2005) shall be submitted to and approved in writing by the Local Planning Authority prior to any development commencing on site. 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 ensure the protection of the trees and to comply with policy QD16 of the Brighton & Hove Local Plan.

14) UNI

Prior to first occupation of the development a Travel Plan (a document setting out a package of measures tailored to the needs of the site and aimed at promoting sustainable travel choices and reduce reliance on the car) for the development shall be submitted to and approved by the Local Planning Authority. The Travel Plan shall be approved in writing prior to first occupation of the development and shall be implemented as approved thereafter.

Reason: To seek to reduce traffic generation by encouraging alternative means of transport to private motor vehicles in accordance with policy TR4 of the Brighton & Hove Local Plan.

15) UNI

Prior to the new access being brought into use the new access roads shall be appropriately road marked and signed in accordance with details submitted to and approved in writing by the Local Planning Authority. The road markings and signs shall be retained in accordance with the details approved.

Reason: To mitigate for the potential conflict of the road layout, to ensure a proper and safe access and to accord with policies TR1 and TR7 of the Brighton & Hove Local Plan.

16) UNI

No development shall take place until details of a green or biodiverse roof have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented as part of the development and shall be retained as such thereafter.

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

17) UNI

Details of a Sports Development Plan should be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. The Sports Development Plan shall be implemented in full and be applied thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide enhanced sports facilities in accordance with policy EM17 in the Brighton & Hove Local Plan.

18) UNI

Prior to development commencing on site, a plan detailing how the layout of the facility complies with Sport England/NGB Technical Design Guidance Notes shall be submitted to and approved in writing by the Local Planning authority and thereafter retained as such.

Reason: To ensure the proposal provides for an acceptable inclusive layout and to comply with policy QD3 of the Brighton & Hove Local Plan.

19) UNI

Prior to development commencing on site, a Community Use Agreement Statement shall be submitted to and approved in writing by the Local Planning Authority. The facility shall be run in full accordance with the details within the approved statement unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the facility provides benefit for the wider community and to comply with policy SR20 of the Brighton & Hove Local Plan.

20) UNI

No development shall commence on site until full details confirming that the site will be developed under the Considerate Constructors Scheme has been submitted to and approved in writing by the Local Planning Authority.

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

21) UNI

No development shall commence until a scheme for nature conservation enhancement as part of the site landscaping scheme has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details to include: the choice of plant species to be used and the number, type and locations of bird and bat boxes to be erected.

Reason: To ensure the protection and enhancement of the ecological interest of the site, to promote its use by bats and birds and to comply with policies QD17 and QD18 of the Brighton & Hove Local Plan.

22) UNI

Details of the renewable energy measures to be incorporated into the building shall be submitted to and approved in writing by the Local Planning Authority prior to the building being occupied. The approved measures shall be implemented in full and be applied thereafter unless otherwise agreed 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 SPD08 Sustainable Building Design.

QUEEN'S PARK

BH2008/00705

14 New Steine Brighton

Replacement of existing fire escape at rear with new fire escape at rear.

Applicant: Corton House Management Ltd

Officer: Chris Swain 292178

Approved on 20/04/09 DELEGATED

1) 01.01AA

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

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

2) UNI

After the fire escape has been reinstated the external finishes of the rear elevation shall be made good to match exactly the existing rear elevation and retained as such thereafter.

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

3) UNI

The fire escape should be painted black and retained as such thereafter.

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

BH2008/01709

14 New Steine Brighton

Replacement of existing fire escape at rear with new fire escape at rear.

Applicant: Corton House Management Limited

Officer: Chris Swain 292178

Approved on 20/04/09 DELEGATED

1) BH01.05

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

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

2) UNI

After the fire escape has been reinstated the external finishes of the rear elevation shall be made good to match exactly the existing rear elevation and retained as such thereafter.

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

3) UNI

The fire escape should be painted black and retained as such thereafter. Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 of the Brighton & Hove Local Plan.

BH2008/03391

14 Queens Park Road Brighton

Removal of existing timber garage and construction of a single storey side extension with roof terrace above.

Applicant: Mrs Nicole Huddleston

Officer: Helen Hobbs 293335

Approved on 17/04/09 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

Notwithstanding the submitted plans, no development shall commence until details of the railings have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

BH2008/03612

16 Circus Street Brighton

Change of use of ground floor storage (B8) to hot food take-away (A5) including new shopfront and illuminated signage.

Applicant: Mr S Ahmed

Officer: Ray Hill 293990

Refused on 22/04/09 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 use of the premises as a hot food take-away between the hours of 12:00 - 04:00 daily would adversely effect the amenities of neighbouring residential occupiers by reason of noise and disturbance contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The application is not accompanied with sufficient information with regard to the extraction and ventilation system to satisfy the Local Planning Authority that the proposed use could operate without detriment to the amenities of neighbouring residential occupiers by reason of noise, disturbance and odours contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposed shopfront by reason of its design, proportions and detailing, would be out of keeping with the parent building and adversely affect the visual amenity of the street scene contrary to policy QD10 of the Brighton & Hove Local Plan and Supplementary Planning Document 02 Shop Front Design.

BH2008/03939

67 St James's Street Brighton

Replacement of existing roller shutters with weld-mesh window grilles.

Applicant: Mr Daniel Dice

Officer: Aidan Thatcher 292265

Approved on 09/04/09 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall take place until a sample of the material to be used for the proposed metal shutters hereby permitted have been submitted to and approved in writing by the Local Planning authority. Development shall be carried out in accordance with the approved details.

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

3) UNI

During the opening hours of the premises the shutters hereby approved shall be removed from the windows and stored within the building out of public view.

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

BH2008/03949

Rear of 242 Queens Park Road Brighton

Erection of three two storey dwellings.

Applicant: Mr L. Pearce

Officer: Jonathan Puplett 292525

Approved on 28/04/09 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

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

3) BH02.08

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

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

4) BH03.02

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.

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) BH06.04

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

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

7) UNI

Notwithstanding the annotation of drawing no. A.2, unless otherwise agreed in writing by the Local Planning Authority, the windows of the dwellings hereby approved shall be timber framed sliding sashes, and shall be permanently retained as such thereafter. The front doors of the dwellings hereby approved shall be of timber construction with recessed panels, and shall be permanently retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD3, and QD14 of the Brighton & Hove Local Plan.

8) UNI

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

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

9) UNI

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

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

10) UNI

The 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 properties.

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

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

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

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

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

12) UNI

The development hereby permitted shall not be occupied until the existing crossover on Down Terrace has been removed and the footpath and kerb reinstated.

Reason: To ensure the safety of users of the adjoining highway and to comply with policy TR7 of the Brighton & Hove Local Plan.

13) UNI

The first floor rear and side bathroom windows of the dwellings hereby approved shall not be glazed other than with obscured glass and shall be permanently retained as such thereafter.

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

14) UNI

The development hereby permitted shall not be commenced until full details, including elevation drawings, of the proposed gated garden access to the eastern boundary wall of site have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory appearance to this element of the development in accordance with Policies QD1, QD2, QD3, and QD14 of the Brighton & Hove Local Plan.

15) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the lower half of the rear bedroom windows of the two westernmost dwellings hereby approved shall not be glazed other than with obscured glass, shall be fixed shut, and shall be permanently retained as such thereafter.

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

16) UNI

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

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

BH2009/00203

23 Charles Street Brighton

Replacement of rear windows and front dormer window with softwood sash windows, replacement of rear lower ground floor window with timber french doors and installation of steel beams to support chimney breasts on third floor.

Applicant: Mr G Shepherd

Officer: Chris Swain 292178

Approved on 09/04/09 DELEGATED

1) BH01.05

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

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

2) BH13.03

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) BH13.12

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

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

BH2009/00391

3 St Georges Terrace Brighton

First floor rear extension, and installation of rooflight to front roof slope.

Applicant: Ms Leigh Woolf

Officer: Jonathan Puplett 292525

Approved on 27/04/09 DELEGATED

1) BH01.01

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

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

unimplemented permissions.

2) BH12.02

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

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

3) BH12.05

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

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

4) UNI

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 policies QD14 and HE6 of the Brighton & Hove Local Plan.

5) UNI

The west facing bathroom window hereby approved shall not be glazed otherwise than with obscured glass and shall be 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.

ROTTINGDEAN COASTAL

BH2008/02307

57 Falmer Road Brighton

Demolition of existing derelict building and construction of 6 x 2 storey town houses. Provision of 12 cycle spaces.

Applicant: Falmer Road Developments (Sussex) Ltd

Officer: Kate Brocklebank 292175

Refused on 20/04/09 PLANNING COMMITTEE

1) UNI

Policy QD3, states 'in order to avoid town cramming' open space and grassed areas within urban areas should be retained. Properties in the Falmer Road, are characterised by being detached with large gardens. The existing site contains one large building and it is currently in keeping with the character of the Falmer Road area. The proposal does not reflect the character of the existing area. The proposal is therefore contrary to the objectives of policy QD3 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development is located in an area with low public transport accessibility. Policy TR3 states that planning permission will not be granted for development proposals that would generate an inappropriate level of car parking in locations that fall within area of low public transport accessibility. The proposal is therefore contrary to the objectives of policy TR3 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development which includes six residential units would increase the danger to users of adjacent pavements and roads and exacerbate the congestion at the Falmer Road junction. No alternative solutions have been submitted which would overcome the concerns raised. The proposal is therefore contrary to policy TR7 of the Brighton & Hove Local Plan.

BH2008/03574

18 Hempstead Road Brighton

Amendment to application BH2008/01414 to replace previously approved conservatory with extension, with no increase in footprint, height or shape to that approval.

Applicant: Mr R Solis

Officer: Louise Kent 292198

Approved on 29/04/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2009/00038

10 Cranleigh Avenue Rottingdean Brighton

Erection of a detached garage and formation of a vehicular crossover.

Applicant: Mr James Haynes

Officer: Helen Hobbs 293335

Approved on 17/04/09 DELEGATED

1) BH01.01

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

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

2) BH05.10

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

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

3) UNI

The external finishes of the boundary wall hereby permitted shall match in material, colour, style, pattern of brickwork, bonding and texture those of the existing boundary wall.

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 hardstanding area shown on drawing no. 2 at the front of the garage, shall not be used as a parking area for vehicles at any time except temporarily by vehicles entering/leaving the garage.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway as a result of the small depth of the proposed hardstanding and to comply with policy TR7 of the Brighton & Hove Local Plan.

BH2009/00388

5 Royles Close Rottingdean Brighton

Certificate of Lawfulness for proposed rear and side dormers and four velux rooflights. Removal of existing conservatory and installation of one ground floor and one first floor window.

Applicant: Mr Nigel Clarke

Officer: Chris Swain 292178

Approved on 09/04/09 DELEGATED

BH2009/00407

3 Stanmer Avenue Brighton

Erection of porch to front elevation.

Applicant: Mr John Stanley

Officer: Chris Swain 292178

Approved on 27/04/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2009/00423

Rear of 7 Arundel Terrace Brighton

Formation of new escape door on street level.

Applicant: Mr Keith Honhold-Beresford

Officer: Helen Hobbs 293335

Approved on 16/04/09 DELEGATED

1) BH01.01

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

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

2) UNI

The external door hereby permitted shall be painted black unless otherwise agreed in writing by the Local Planning Authority.

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

BH2009/00424

Rear Of 7 Arundel Terrace Brighton

Formation of new escape door on street level.

Applicant: Mr Keith Honhold-Beresford

Officer: Helen Hobbs 293335

Approved on 23/04/09 DELEGATED

1) BH01.05

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

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

2) UNI

The external door hereby permitted shall be painted black unless otherwise agreed in writing by the Local Planning Authority.

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

BH2009/00502

38 The Cliff Brighton

Amendments to application BH2006/03340 for a second floor extension in roof to replace previously approved front roof lights with two front dormers and to replace existing flat roof over entrance porch with pitched roof.

Applicant: Lord & Lady Brooke

Officer: Helen Hobbs 293335

Approved on 28/04/09 DELEGATED

1) 01.01AA

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

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

2) 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

Unless otherwise agreed in writing the scheme shall be fully implemented in accordance with the measures contained within the Waste Minimisation Statement submitted on 3 March 2009.

WOODINGDEAN

BH2009/00496

24 Millyard Crescent Brighton

Demolition of existing garage and store. The erection of a garage and store with pitched roof to front elevation.

Applicant: Mr Matthew Bridgman

Officer: Sonia Kanwar 292359

Approved on 20/04/09 DELEGATED

1) BH01.01

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

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

unimplemented permissions.

2) BH02.09

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

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

3) BH03.03

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

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

BRUNSWICK AND ADELAIDE

BH2008/03637

31B Western Road Hove

Display of 2x non-illuminated fascia signs, 1x non-illuminated flag sign and 1 x non-illuminated hoarding (Retrospective).

Applicant: Mr Harvey Roberts

Officer: Jason Hawkes 292153

Approved on 14/04/09 DELEGATED

1) 10.01

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

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

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

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

No advertisement shall be sited or displayed so as to-

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

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

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

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

BH2009/00018

6 Brunswick Place Hove

Replacement of sash windows to front and rear. Replacement of existing roof hatch and man made roof tiles with natural slate.

Applicant: Mr Robin Harlow

Officer: Wayne Nee 292132

Approved on 09/04/09 DELEGATED

1) 01.01AA

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

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

2) UNI

Notwithstanding the details submitted, the repaired and replacement windows shall be single glazed painted timber vertical sliding sashes with no trickle vents and with concealed sash boxes recessed within the reveals and masonry cills to match exactly the original sash windows, including their architrave, frame, glazing bar dimensions and mouldings, and subcill, cill and reveal details.

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

BH2009/00019

6 Brunswick Place Hove

Replacement of sash windows to front and rear. Replacement of existing roof hatch and man-made roof tiles with natural slate and internal alterations to layout of flat.

Applicant: Mr Robin Harlow

Officer: Wayne Nee 292132

Approved on 09/04/09 DELEGATED

1) 01.05AA

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

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

2) 14.02A

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

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

3) UNI

The works to strengthen the spine wall shall include the reinstatement of the cornice and skirting to match existing.

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

4) UNI

Notwithstanding the details submitted, the repaired and replacement windows shall be single glazed painted timber vertical sliding sashes with no trickle vents and with concealed sash boxes recessed within the reveals and masonry cills to match exactly the original sash windows, including their architrave, frame, glazing bar dimensions and mouldings, and subcill, cill and reveal details.

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

BH2009/00420

31B Western Road & 5 Brunswick Place Hove

Internal alterations to common ways comprising reinstatement of assumed original opening and replacement of non-original staircase with new traditional staircase.

Applicant: 5 Brunswick Place Ltd

Officer: Adrian Smith 01273 290478

Approved on 20/04/09 DELEGATED

1) 01.05A

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

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

CENTRAL HOVE

BH2008/02242

Texaco Service Station Kingsway Hove

Advertisement consent for two internally illuminated, single sided, free standing advertisement display units (retrospective).

Applicant: Primelight Advertising Ltd

Officer: Wayne Nee 292132

Refused on 17/04/09 DELEGATED

1) UNI

Policy QD12 of the Brighton & Hove Local Plan states that advertisements and signs which are detrimental to visual amenity will not be allowed. Furthermore, policy HE6 states that proposals that are likely to have an adverse impact on the setting of a conservation area will not be permitted. The display units are a prominent feature of the street and by virtue of their size, siting and illumination are considered to be inappropriate for the garage forecourt. The signage gives the premises a cluttered appearance when viewed from the street to the detriment of the wider street scene and the adjacent Cliftonville conservation area. For these reasons the proposal is contrary to policies QD12 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document on Advertisements SPD07.

BH2008/03830

Flat 4 25 Fourth Avenue Hove

Erection of single storey outdoor structure within rear garden for ancillary residential purposes (the amended plans show the property correctly identified on the site plan, block plan and floor plan).

Applicant: Mr Nick Williams

Officer: Weahren Thompson 290480

Approved on 17/04/09 DELEGATED

1) BH01.01

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

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

2) UNI

All new windows and doors shall be painted softwood 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.

3) UNI

No development shall take place until samples of the materials for the external cladding, design of the sedum roof and timber decking

- in particular height (brochure showing materials, colour and finishes may suffice) to be used in the structure 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.

BH2009/00262

1-2 Victoria Terrace Hove

Change of use of existing car showroom (Sui Generis) and associated basement storage to 2 no. professional A2 units at ground level with storage at lower ground level and installation of new shopfronts; creation of 2 no. studio flats at lower ground level and 1 no. two-bedroom flat at ground level.

Applicant: Mr J Regan

Officer: Chris Wright 292097

Approved on 20/04/09 DELEGATED

1) BH01.01

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

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

2) 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) BH05.03

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

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

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

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

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

4) BH05.04

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

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

5) BH05.08

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

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

6) BH06.02

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

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

7) BH13.05

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

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

8) UNI

Having regard to the new shopfront and fascia works hereby permitted, the works

shall not take place until a schedule of all features to be removed, retained, replaced or reinstated has been submitted to and approved in writing by the local planning authority. All replacement and reinstated features must match exactly the originals in materials and detail. Photographs, drawings or sections recording the features to be retained, repaired or reinstated must be submitted along with 1:1 scale drawings of proposed items for approval by the local planning authority.

Reason: The existing side doors leading to upper floors should be retained and the existing fascia is thought to cover surviving original cornice, fascia and corbels. The satisfactory reinstatement and repair of these features will help preserve the listed building and the condition is justified by policies HE1 and HE4 of the Brighton & Hove Local Plan.

9) UNI

The residential units hereby permitted shall not be occupied until the precise details of the proposed private and useable amenity spaces have been approved by the local planning authority. These amenity spaces shall be fully implemented and made available for use prior to the occupation of the residential units hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure provision of satisfactory private and useable amenity space for future residents of the development and to comply with policies HO5 and QD27 of the Brighton & Hove Local Plan.

BH2009/00291

85 George Street Hove

Display of non-illuminated fascia sign (retrospective).

Applicant: Mr Babak Iran

Officer: Mark Thomas 292336

Refused on 14/04/09 DELEGATED

1) UNI

Policy QD12 of the Brighton & Hove Local Plan states that advertisements and signs should be sensitively designed and located, and contribute to the visual amenity of the area. Having regard to the inappropriate size and coverage, the proposal is deemed to detract from the character and appearance of the building. Additionally, the proposal, due to its prominent position within the frontage of the building results in a cluttered and unsympathetic appearance. The proposal is therefore contrary to the above policy.

BH2009/00292

85 George Street Hove

New shop front (part retrospective).

Applicant: Mr Babak Iran

Officer: Jason Hawkes 292153

Refused on 17/04/09 DELEGATED

1) UNI

Supplementary Planning Document 2 on Shop Front Design (SPD02) aims to give detailed policy guidance on the replacement of existing and the installation of new shop fronts throughout the city, in order to raise the standard of design quality and enhance the attractiveness and local distinctiveness of the city's shopping centres. The document states that new shop fronts should respect the form of the building above and the frontages to each side. Policy QD10 (Shop Fronts) of the Brighton & Hove Local Plan also states that replacement shop fronts will be permitted provided the proposed shop front respects the style, proportions, detailing, colour and materials of the parent building and surrounding shop fronts. Policy QD1 also states that all proposals should demonstrate a high standard of design. Having regard to the inappropriate design, materials and

finish of the shopfront, the proposal results in a detrimental impact on the appearance and character of the host building and surrounding area. This would be contrary to the above policies and supplementary planning guidance.

BH2009/00360

36 Medina Villas Hove

Demolition of existing porch and erection of new enlarged porch and entrance steps to match no. 37.

Applicant: Jeremy Quinlan & Franses Allen

Officer: Guy Everest 293334

Approved on 14/04/09 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

No works shall be carried out until details of moulding profiles, step materials, finishes and profiles, pier and wall materials, profiles and finishes, and large scale joinery details of the front door have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and shall be maintained as such thereafter.

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

BH2009/00392

13 Malvern Street Hove

Conversion of storerooms (B8) to a single dwelling. External alterations including new doors to rear elevation.

Applicant: Blatchingtons Ltd

Officer: Guy Everest 293334

Approved on 27/04/09 DELEGATED

1) 02.01A

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

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

2) 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.

3) BH05.09

The development hereby permitted shall not be commenced until details of

sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials. The development shall be carried out in strict accordance with the approved details.

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

4) BH06.04

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

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

BH2009/00498

Flat 1 62 Tisbury Road Hove

Replacement of white timber window and french doors at the rear with white uPVC window and french doors.

Applicant: Mr J Wiston

Officer: Charlotte Hughes 292321

Approved on 15/04/09 DELEGATED

1) BH01.01

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

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

BH2009/00517

Flat 7 46 Norton Road Hove

Alterations to hall and replacement of existing glasshouse with new conservatory. Re-location of front door.

Applicant: Mr Peter Stubbs

Officer: Adrian Smith 01273 290478

Approved on 27/04/09 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

The replacement windows and doors hereby permitted shall match the material, finish and glazing design of the existing units and be retained so thereafter.

Reason: For the avoidance of doubt in the interests of the visual amenities of the surrounding area, in compliance with policies QD14 and HE6 of the Brighton &

Hove Local Plan.

4) UNI

Notwithstanding the details shown on the application, the north side window shall be in-filled to match the existing material, finish and colour of the building.
Reason: For the avoidance of doubt in the interests of the visual amenities of the building and surrounding area, in compliance with policies QD14 and HE6 of the Brighton & Hove Local Plan.

GOLDSMID

BH2008/02906

23 Cromwell Road Hove

Repairs to steps leading from ground floor flat into the rear garden.

Applicant: 23 Cromwell Road Hove Ltd

Officer: Wayne Nee 292132

Approved on 16/04/09 DELEGATED

1) 01.05AA

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

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

2) 14.02A

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

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

3) UNI

The existing original cast iron railings shall be salvaged, restored and reused on the stairs and the new section of railings shall match exactly the original railings and they shall be seated into the steps in lead caulking.

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

4) UNI

The new cast concrete steps shall match the colour and texture of the existing steps as closely as possible and the bull-nosed edges of the steps shall match the original steps' bull-nosed edges.

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

BH2008/03452

Southdown House 4-8 Somerhill Avenue Hove

Retrospective permission for alterations to the dimensions, siting and fenestration of the gymnasium as previously approved.

Applicant: Mr Nick Keeley

Officer: Paul Earp 292193

Approved - no conditions on 14/04/09 DELEGATED

BH2008/03592

98 Goldstone Villas Hove

Erection of extract duct and air handling plant to rear elevation (amended scheme).

Applicant: Mr Jeffrey Driver

Officer: Adrian Smith 01273 290478

Approved on 16/04/09 DELEGATED

1) BH01.01

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

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

BH2009/00304

Blue Willow 7 Lansdowne Road Hove

Side and rear roof extension including dormers.

Applicant: Brunswick Property Services

Officer: Charlotte Hughes 292321

Approved on 17/04/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

HANGLETON & KNOLL

BH2009/00335

5 Hangleton Gardens Hove

Removal of existing garage and rear outhouse and replacement with two storey side and rear extension including side roof extension, juliet balcony to rear.

Applicant: Mrs Sophia Warner

Officer: Mark Thomas 292336

Approved on 22/04/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2009/00373

34 Gleton Avenue Hove

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

Applicant: Mr Craig Milne

Officer: Charlotte Hughes 292321

Refused on 09/04/09 DELEGATED

SOUTH PORTSLADE

BH2008/02479

Former Flexer Sacks Building Wellington Road Portslade

Change of use of all floors to mixed use development comprising ground floor - leisure (D2) and music and rehearsal studios (B1) first and existing second floor - offices (B1). Additional second floor to south section comprising offices (B1) and vertical circulation core (B1) to serve ground to second floors with lift motor room at roof level. Also, external refurbishment and alterations to all elevations.

Applicant: City Gateway Developments Ltd

Officer: Guy Everest 293334

Approved on 14/04/09 DELEGATED

1) UNI

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

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

2) UNI

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order or any subsequent similar re-enactment the ground floor leisure uses hereby permitted, as indicated on drawing no. 766 105, shall be for a health and fitness club and music / media venue and no other purpose, including any other uses within Class D2 (Assembly and Leisure) of the Schedule to the Order.

Reason: To retain control of the use of the premises, in the interests of the amenities of users of the Class B1 units, and the surrounding industrial estate, in compliance with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

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

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

5) UNI

The development hereby permitted shall not be commenced until details of secure cycle parking facilities to SPG4 standards have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

6) UNI

A Travel Plan shall be submitted to the Local Planning Authority prior to first occupation of the premises. The Travel Plan shall be agreed in writing by the

Local Planning Authority and include a package of measures, proportionate to the scale of the approved development, aimed at promoting sustainable travel choices and reducing reliance on the car. The measures shall include an assessment of the viability and need of establishing a car club and an evaluation of the provision of changing and shower facilities for cyclists. The measures shall be implemented within a time frame as agreed with the Local Planning Authority and be subject to annual review.

Reason: In order to promote sustainable choices and to reduce reliance on the private car to comply with policies SU2, TR1 and TR4 of the Brighton & Hove Local Plan.

7) UNI

The premises shall not be occupied until details of the first floor car park layout, which shall allow for disabled parking provision, has been submitted to and approved in writing by the Local Planning Authority. The car park shall be used in accordance with the agreed layout and be maintained as such thereafter.

Reason: To ensure that satisfactory facilities for the parking of vehicles are provided and to comply with policies TR1, TR4 and TR18 of the Brighton & Hove Local Plan.

8) UNI

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

- a) A desk top study documenting all the previous and existing land uses of the site and adjacent land;
- b) A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and
- c) A detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

The development hereby permitted shall not be occupied or brought into use until verification has been submitted to the Local

Planning Authority by the agreed competent person that any remediation scheme has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

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

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

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

9) UNI

No development shall commence until a scheme for the soundproofing of the building has been submitted to and approved in writing by the Local Planning Authority. The scheme shall outline the precise nature of the proposed soundproofing measures and the resulting noise attenuation benefits. The development shall be carried out in accordance with the agreed details and shall

be maintained as such thereafter.

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

10) UNI

No development shall take place until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration is submitted to and agreed in writing by the Local Planning Authority. The use of the premises shall not commence until all specified works have been carried out in accordance with the agreed details and thereafter be retained to the satisfaction of the Local Planning Authority.

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

11) UNI

No development shall take place until a scheme for the fitting of odour control equipment to the building has been submitted to and agreed in writing by the Local Planning Authority. The use of the premises shall not commence until all odour control equipment works have been carried out in accordance with the approved details and thereafter be retained to the satisfaction of the Local Planning Authority.

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

12) UNI

No development shall take place until a scheme for sound insulation of odour control equipment referred to in the condition set out above shall be submitted to and agreed in writing by the Local Planning Authority. The use of the premises shall not commence until all sound insulation works have been carried out in accordance with the agreed details and thereafter be retained to the satisfaction of the Local Planning Authority.

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

13) UNI

No development shall take place until details of the external lighting of the site has been submitted to and approved in writing by the Local Planning Authority. The lighting installation shall comply with the recommendations of the Institution of Lighting Engineers (ILE) "Guidance Notes for the Reduction of Light Pollution" (dated 2005) for zone E or similar guidance recognised by the council. A certificate of compliance signed by a competent person shall be submitted with the details. The approved installation shall be maintained and operated in accordance with the approved details and thereafter be retained to the satisfaction of the Local Planning Authority.

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

STANFORD

BH2008/03960

Waste Management facility Leighton Road /Old Shoreham Road Hove

Application for the variation of the following conditions attached to planning permission BH1997/00778/FP: 1. Condition 3 amended to allow the use of the waste transfer building for general household waste and the receipt of dry recyclables. 2. Condition 5 amended to allow extended hours of operation, from 0800-1700 hrs Monday to Friday and 0800-1300 hrs on Saturdays. 3. Condition 6 amended to permit the use of HGVs for operational purposes (other than street cleansing) from 0730-1800 hrs Monday to Friday and 0800-1300 hrs on

Saturdays. 4. Condition 7 amended to enable use of mechanical shovels and loaders between 0730-1800 hrs Monday to Friday and 0800-1300 hrs on Saturdays and Sundays. 5. Condition 10 amended to allow the site to accept 25,000 tonnes per annum. 6. Condition 11 amended to allow HGV parking along the eastern side of the waste transfer hall. 7. Condition 17 amended to permit the fitting of a low level reversing safety alarm to transfer station loading plant. 8. Condition 27 amend the wording of this condition, which restricts sale of recycled materials to a designated area, by the addition of the phrase "except where agreed in writing by the Waste Planning Authority". 9. Condition 28 amended to allow the placement on the ground of metal items delivered by the public, prior to loading into waste containers on a permanent basis. 10. Condition 30 amended to permit the positioning of waste containers in the approved designated areas (drawing LEIG/04/001/C) except where otherwise agreed in writing with the Local Planning Authority. 11. Condition 35 amended to permit the development to be carried out in accordance with the approved plans, or where otherwise agreed in writing by the Local Planning Authority.

Applicant: Veolia Environmental Services

Officer: Jason Hawkes 292153

Approved on 20/04/09 PLANNING COMMITTEE

1) UNI

Condition 3 amended to state that premises shall be used for no other purpose than as a Household Waste Recycling Site and transfer facility for street cleansing waste / communal bin operations, and on occasions when the Hollingdean MRF or WTS facility are unavailable or where there are other exceptional operational conditions the site shall also be used as a transfer facility for kerbside collected waste and recyclables (not to exceed 20 days per year, except where agreed in writing by the Local Planning Authority).

Reason: Due to the proximity of residential properties there is a need to secure control over additional activities on the site in the interests of protecting residential amenity and in accordance with policy WLP35 of the East Sussex and Brighton & Hove Waste Local Plan and policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

2) UNI

Condition 5 amended to state that containers receiving waste shall not be emptied on site or collected except between the hours of 0800-1700 hrs Monday to Friday and 0800-1300 hrs on Saturdays and not at any time on Sundays or Bank holidays.

Reason: In the interests of protecting residential amenity and in accordance with policy WLP35 of the East Sussex and Brighton & Hove Waste Local Plan and policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

3) UNI

Condition 6 amended to state that other than street cleansing, no HGVs shall be used for operational purposes except between the hours of 0800-1800 hrs Monday to Friday and 0900-1300 hrs on Saturdays and Sundays and at no time on Bank holidays.

Reason: In the interests of protecting residential amenity and in accordance with policy WLP35 of the East Sussex and Brighton & Hove Waste Local Plan and policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

4) UNI

Condition 7 amended to enable use of mechanical shovels and loaders between 0800-1800 hrs Monday to Friday and 0900-1300 hrs on Saturdays and Sundays and at no time on Bank Holidays.

Reason: In the interests of protecting residential amenity and in accordance with policy WLP35 of the East Sussex and Brighton & Hove Waste Local Plan and

policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

5) UNI

Condition 10 amended to state that the tonnage of waste accepted by the civic amenity facility shall not exceed 25,000 tonnes per annum.

Reason: In the interests of protecting residential amenity and in accordance with policy WLP35 of the East Sussex and Brighton & Hove Waste Local Plan and policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

6) UNI

Condition 11 amended to allow HGV parking along the eastern side of the waste transfer hall. The parking shall be restricted to the area hatched in blue as shown on drawing LEIG/04/001/B received on the 13th January. Any HGV will be either empty or contain dry recyclables only.

Reason: In the interests of protecting residential amenity and in accordance with policy WLP35 of the East Sussex and Brighton & Hove Waste Local Plan and policies TR1, QD27, SU10 and SU15 of the Brighton & Hove Local Plan.

7) UNI

Condition 17 amended to permit the fitting of a low level reversing safety alarm to transfer station loading plant. Prior to their installation, details of the safety reversing devices shall be submitted to and agreed in writing with the Local Planning Authority and thereafter retained.

Reason: In the interests of protecting residential amenity and in accordance with policy WLP35 of the East Sussex and Brighton & Hove Waste Local Plan and policies TR7, QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

8) UNI

Condition 27 amended which to allow the sale of recycled materials outside the designated area shown on the approved plan. Prior to the use of the additional areas for sales of recycled materials a plan shall be submitted indicating the location of the proposed areas to the Local Planning Authority for approval in writing. The plan as approved shall be implemented in accordance with the agreed details.

Reason: To secure control over activity occurring on the site and in the interests of protecting residential amenity in accordance with policies WLP5 and WLP35 of the East Sussex and Brighton & Hove Waste Local Plan and policy QD27 of the Brighton & Hove Local Plan.

9) UNI

Condition 28 amended to allow the placement on the ground of metal items delivered by the public, prior to loading into waste containers on a permanent basis. No other waste material shall be tipped onto the ground outside of the waste transfer building for storage purposes, sorting or loading into skips.

Reason: To secure control over activity on the site in order to safeguard residential amenity and to prevent ground water pollution in accordance in accordance with policy WLP35 of the East Sussex and Brighton & Hove Waste Local Plan and policies SU9 and QD27 of the Brighton & Hove Local Plan.

10) UNI

Condition 30 amended to retain the positioning of waste containers in the as shown on drawing LEIG/04/001/C, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To control the level of activity on the site and in accordance with policies WLP5 and WLP35 of the East Sussex and Brighton & Hove Waste Local Plan and policies SU9 and QD27 of the Brighton & Hove Local Plan.

11) UNI

Condition 35 amended to permit the development not to be carried out wholly in accordance with the plans approved under BH1999/00778/FP.

Reason: To allow alterations and amendments to the site as outlined in the former amendments to conditions approved under BH1999/00778/FP and in accordance policies WLP5 and WLP35 of the East Sussex and Brighton & Hove Waste Local Plan and policies SU9 and QD27 of the Brighton & Hove Local Plan.

12) UNI

Details of an acoustic fence to be positioned on the south western corner of the site to be submitted and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented within 3 months of the date of this permission.

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

BH2009/00243

64 Goldstone Crescent Hove

Certificate of lawfulness for a proposed development of hip to gable loft conversion incorporating rooflights to the front and rear and 1 No window to the side elevation.

Applicant: Mr Julian Mason

Officer: Mark Thomas 292336

Approved on 09/04/09 DELEGATED

BH2009/00358

39 Benett Drive Hove

Removal of existing roof and erection of first floor extension to form two-storey dwelling. Creation of new pitched roof with side and rear rooflights.

Applicant: Mr & Mrs Ian & Donna Holden

Officer: Wayne Nee 292132

Approved on 27/04/09 DELEGATED

1) BH01.01

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

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

2) BH02.02

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

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

3) BH03.02

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

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

4) UNI

The first floor windows to both sides of extended dwelling hereby approved shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.

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

5) UNI

The height of the building hereby approved in relation to the adjoining properties shall be constructed in strict compliance with contextual drawing no. 477/03 rev. A submitted on the 13 February 2009.

Reason: For the avoidance of doubt to ensure a satisfactory appearance to the property, to safeguard the amenity of residents of neighbouring properties, and to comply with policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/00416

4 Stanford Close Hove

Erection of roof extension to rear incorporating 5no. rooflights

Applicant: Mr Simon Taylor

Officer: Charlotte Hughes 292321

Approved on 20/04/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The lower cill level of the roof lights hereby permitted shall not be lower than 1.7m above finished floor level, unless otherwise agreed in writing by the Local Planning Authority.

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

BH2009/00487

2A Radinden Manor Road Hove

Replacement of UPVC rainwater guttering and downpipes with galvanised metal.
Replacement of UPVC fascias, soffits and trims with sweet chestnut timber.
Rendering of existing front and side elevations.

Applicant: Ms Emma Dunstan

Officer: Wayne Nee 292132

Approved on 27/04/09 DELEGATED

1) 01.01AA

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

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

WESTBOURNE

BH2009/00130

6 Langdale Road Hove

Conversion of existing single dwelling to form 1 two-bedroom flat in roofspace and 1 four-bedroom maisonette. External alterations including new entrance door to north elevation, bin and recycling stores and cycle racks.

Applicant: Mr Anant

Officer: Adrian Smith 01273 290478

Refused on 20/04/09 DELEGATED

1) UNI

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 residents. The proposed new flat located in the roof space of the building would not provide an acceptable standard of accommodation for future residents. The rooms are dictated by roof pitches that reduce the amount of habitable floor area to an unacceptable level. The proposal would be detrimental to the amenities of the future occupants and contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2009/00239

44 Pembroke Crescent Hove

Erection of single storey rear extension, reinstatement of chimney, installation of rooflights to side and rear roof slopes, replace door with sash window on rear elevation, new timber french doors and repositioning of a doorway.

Applicant: Mrs Beth Lindsay

Officer: Charlotte Hughes 292321

Approved on 22/04/09 DELEGATED

1) BH01.01

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

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

2) BH02.09

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

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

3) 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) BH12.05

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

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

BH2009/00252

40C Sackville Gardens Hove

Conversion of 1st & 2nd floor maisonette to form two self-contained units comprising a two-bed flat at 1st floor level and a one-bed flat at 2nd floor level. New front rooflight and etched glass screen to side elevation.

Applicant: Penny Enterprises Ltd

Officer: Jonathan Puplett 292525

Approved on 09/04/09 DELEGATED

1) BH01.01

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

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

2) BH02.08

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

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

3) BH05.03

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes and a Design Stage Assessment Report showing that the development will achieve an Ecohomes rating for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes rating for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

4) BH05.04

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

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

5) BH06.03

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

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

6) UNI

The glass screens to the rear roof terrace shown on drawing nos. TA333/ 06 rev C, 08 rev. A, 09, and 011 shall not be glazed other than with obscured glass, shall be implemented entirely in accordance with the approved details, and shall be erected prior to the flats being first brought into use, and retained as such thereafter.

Reason: To protect the privacy of neighbouring residents in accordance with policies QD14 and QD27 of the Brighton & Hove Local Plan.

7) UNI

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

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

8) UNI

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

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

BH2009/00256

Co-op Supermarket 67 -71 Portland Road Hove

Replacement of air conditioning units on flat roof to rear with new mechanical plant.

Applicant: Co-op Supermarket

Officer: Adrian Smith 01273 290478

Refused on 09/04/09 DELEGATED

1) UNI

Insufficient information has been received to demonstrate that use of the mechanical plant will not result in a significant loss of amenity to the occupiers of adjacent properties in terms of noise disturbance. The proposal is therefore contrary to policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

BH2009/00350

47 Pembroke Crescent Hove

Replacement front entrance door and replacement of aluminium doors to rear.

Applicant: Mr P Seaton

Officer: Charlotte Hughes 292321

Approved on 09/04/09 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall take place unless and until 1:1 joinery details or samples of the front door panels have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details and maintained as such thereafter.

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

BH2009/00365

18 Modena Road Hove

Erection of single storey rear extension with rooflight.

Applicant: Mr Bill Webb

Officer: Mark Thomas 292336

Approved on 09/04/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2009/00390

130 Cowper Street Hove

Extension above valeting shop (B1) to create office space (B1).

Applicant: Mr R Raggio

Officer: Chris Wright 292097

Refused on 22/04/09 DELEGATED

1) UNI

The application fails to demonstrate the need for new office space given the availability of existing premises on the market or with outstanding planning permission. The development does not provide adequate landscaped amenity open space and would be detrimental to the amenities of nearby properties and the general character of this predominantly residential area, which is characterised by traditional terrace dwellings. As such the proposal is contrary to the requirements of policy EM4 of the Brighton & Hove Local Plan

2) UNI2

The proposal would, by reason of its increased height and massing in close proximity to neighbouring properties, have an overbearing impact and result in loss of light and an increased sense of enclosure, which would be detrimental to the amenities and living conditions enjoyed by the neighbouring occupiers. The development therefore conflicts with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development would, by reason of its design, form, scale and detailing in relation to neighbouring properties, fail to respect the context of its setting or enhance the positive qualities of the prevailing townscape, would be

incongruous with surrounding buildings and represent a cramped form of development. Therefore the development would give rise to visual harm and conflicts with policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

4) UNI4

The application is contrary to the requirements of policy SU2 of the Brighton & Hove Local Plan and the associated Supplementary Planning Document SPD08: Sustainable building design, because the scheme does not incorporate measures to increase efficiency in the use of energy, materials and water.

WISH

BH2009/00155

330 Kingsway Hove

Conversion of roof void to form 5 new guest rooms, including installation of rooflights to south elevation and flat roof plane.

Applicant: Mr Alan Kane

Officer: Chris Wright 292097

Refused on 14/04/09 DELEGATED

1) UNI

The development is unacceptable by reason of the number, size and siting of the proposed rooflights on the southerly roof slope. The rooflights would dominate the rear roof slope and have a poor relationship with the composition and appearance of the rear elevation below. The excessive number of rooflights combined with their size and close spacing would detract from the character of the building, to the detriment of visual amenity and, due to the prominent location of the building, the wider street scene and distance views. As such the application is contrary to the requirements of policies QD1, QD2, QD4 and QD14 of the Brighton & Hove Local Plan, and the design guidance contained in Supplementary Planning Guidance note 1: Roof alterations and extensions.

BH2009/00251

59 Grange Road Hove

Change of use from office (B1) on ground floor and flat on first floor to a single dwelling.

Applicant: Mr Barry Kerrison

Officer: Adrian Smith 01273 290478

Refused on 22/04/09 DELEGATED

1) UNI

The proposal would be contrary to policy EM5 of the Brighton & Hove Local Plan which seeks to restrict the loss of office floor space unless it has been demonstrated that the use is no longer viable and is unsuitable for alternative employment generating uses. Applicants are expected to demonstrate active marketing of the unit on competitive terms for a period of at least twelve months or more. Insufficient evidence has been submitted with the application to demonstrate that the use of the office space is no longer viable.

BH2009/00326

47 Glebe Villas Hove

Two-storey rear extension.

Applicant: Mr & Mrs Spratling

Officer: Mark Thomas 292336

Refused on 15/04/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed two storey rear extension, by virtue of its bulk, projection, positioning, and proximity to the neighbouring boundary, forms an inappropriate addition to the property. The development would result in an overbearing and un-neighbourly addition to the property to the detriment of the amenity of the residents of the property at no. 45 Glebe Villas. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

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

BH2009/00343

36 Boundary Road Hove

Conversion of shop and rear store rooms to form a retail unit and 1 no. Residential unit with the formation of a roof terrace to existing first and second floor maisonette and alterations to the shopfront.

Applicant: Mr P Fowle

Officer: Clare Simpson 292454

Approved on 22/04/09 DELEGATED

1) BH01.01

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

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

2) BH03.01

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

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

3) 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.

4) BH06.03

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

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

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

5) UNI

Prior to the first floor roof terrace being brought into use the proposed obscured glass screening shown on drawing number ADC234/16 shall be erected in accordance with the approved plans and retained in place thereafter.

Reason: to protect the amenity of neighbouring occupiers and in accordance with policy QD27 of the Brighton & Hove Local Plan.

6) 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.

7) UNI

Prior to development commencing, a Sustainability Checklist and an Energy Saving Trust Home shall be submitted to and approved by the Local Planning Authority in writing. The submitted details shall demonstrate the proposal will reduce energy and water use.

Reason: As Insufficient details have been submitted and to ensure the development make sufficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document on Sustainable Building Design (SPD08).