

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED

PATCHAM

BH2009/00152

Site Between Bonheur & Rocklands Braypool Lane Brighton

Construction of a pair of four-bedroom semi-detached dwellings with detached garages/cycle stores.

Applicant: Mr John Blankson

Officer: Aidan Thatcher 292265

Refused on 14/05/09 DELEGATED

1) UNI

The proposed dwellings would result in an overly dominant development with an excessive height, scale, bulk and massing and be of a design which would cause harm to the character and appearance of the locality and the subdivision of the existing plot would cause harm to open and spacious character of the existing area and result in harm to this part of the open countryside as such would be contrary to policies QD1, QD2 and NC6 of the Brighton & Hove Local Plan.

2) UNI2

The proposal would result in harm to the amenities of the occupiers of the neighbouring properties by virtue of overlooking, loss of privacy, loss of light and overshadowing. Therefore the proposal would be contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development would result in harm to the amenity of the occupiers of the proposed units by virtue of a high level of noise and disturbance from the A23 with no noise assessment provided or mitigation measures proposed. As such the proposal would be contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

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

5) UNI5

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

6) UNI6

The proposal fails to demonstrate how the development would meet the travel demand that it creates and as such would be contrary to policy TR1 of the Brighton & Hove Local Plan.

7) UNI7

The proposal fails to demonstrate that there would be no adverse impact to trees within the vicinity of the site, provides inaccurate and insufficient information on the existing trees within and close to the site and provides no information regarding the protection of the trees to remain during construction. As such the proposal is contrary to policy QD16 of the Brighton & Hove Local Plan.

BH2009/00418

356 Carden Avenue Brighton

Display of 2 No. externally illuminated fascia signs and 1 No. internally illuminated hanging sign.

Applicant: Food Programme Delivery Orchid Group

Officer: Chris Swain 292178

Approved on 01/05/09 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2009/00430

114-118 Carden Avenue Brighton

Replacement windows and doors

Applicant: Mr Derry Maher

Officer: Aidan Thatcher 292265

Approved on 06/05/09 DELEGATED

1) BH01.01

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

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

BH2009/00525

15 Highview Way Brighton

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

Applicant: Mr & Mrs Purser

Officer: Helen Hobbs 293335

Refused on 30/04/09 DELEGATED

BH2009/00602

Black Lion London Road Patcham Brighton

Display of 2 no. internally illuminated signs to existing post signs and 2 no. internally illuminated wall signs (part-retrospective).

Applicant: Mr Stuart Tucker

Officer: Liz Holt 291709

Approved on 18/05/09 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

public safety and visual amenity.

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

The advertisements hereby approved shall only be illuminated between dusk and midnight on any day.

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

BH2009/00626

144 Mackie Avenue Brighton

Conversion of maisonette (C306) into 4 No. flats (C305).

Applicant: Blakesley Estates

Officer: Anthony Foster 294495

Refused on 13/05/09 DELEGATED

1) UNI

The proposed development would not provide accommodation suitable for family occupation with a minimum of two bedrooms, and as such the proposal is contrary to policy HO9 of the Brighton & Hove Local Plan.

2) UNI2

The applicant has failed to demonstrate that the development would provide an appropriate level of amenity space and as such the proposal is considered to be detrimental to the living conditions of future residents contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

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

BH2009/00693

19 Braeside Avenue Brighton

Erection of a single storey rear extension.

Applicant: Mr Darren Slaughter

Officer: Sonia Kanwar 292359

Approved on 15/05/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) 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.

BH2009/00694

25 Lyminster Avenue Hollingbury Brighton

Certificate of Lawfulness for proposed roof extension incorporating change from hip to gable roof with window at rear and rooflights to front and side elevations. Repositioning of door opening and alterations to window at ground floor.

Applicant: Mr V & Mrs B R Bennett

Officer: Helen Hobbs 293335

Approved on 18/05/09 DELEGATED

PRESTON PARK

BH2008/02334

14 Port Hall Road Brighton

Demolition of existing detached house and construction of 4 x 3 bedroom detached houses with photovoltaic cells and solar water heaters to roof. Associated parking, bin/cycle storage and access.

Applicant: Mr Ian Habben

Officer: David Alabi 290486

Refused on 13/05/09 DELEGATED

1) UNI

Cumulatively, the development by reason of its scale and bulk, limited amenity and landscaping space, and poor access arrangements, would result in an overdevelopment of the site. As such the proposal is contrary to policies TR1, TR7, QD1, QD2, QD3, QD15, QD16 QD27, HO4 and HO5 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by reason of its design, bulk, scale and external appearance would be out of keeping with the surrounding area and as such

would represent an incongruous development that would fail to represent the context of its setting. The proposal is therefore contrary to policies QD1, QD2 and HO4 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development, by virtue of the length and inadequate width of the access, would give rise to vehicles reversing onto the public highway, thereby resulting in an increased hazard to pedestrians and vehicular traffic contrary to policy TR7 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development would result in an unsatisfactory level of amenity space which would be detrimental to the living conditions of future occupiers, contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

5) UNI5

The development by reason of its height, scale and location within the site would have a visually intrusive impact on neighbouring occupiers along Port Hall Road contrary to policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

6) UNI6

The applicant has failed to demonstrate that the proposal would not result in the harm or loss of trees and hedgerows on and adjoining the application site and that the proposal would not be of detriment to the visual amenity of the area. As such the proposal is contrary to policies QD2, QD3, QD15 and QD16 of the Brighton & Hove Local Plan and Supplementary Planning Document 06 'Trees and Development Sites'.

7) UNI7

The applicant has failed to demonstrate that the proposal fully complies with Lifetime Homes standards and as such the proposal is contrary to policy HO13 of the Brighton & Hove Local Plan and Planning Advisory Note 03 'Accessible Housing and Lifetime Homes'.

BH2009/00346

First Floor Maisonette 23 Stanford Road Brighton

Amendment to previously approved application BH2007/03987 for the enlargement of 1 x rear dormer (Retrospective).

Applicant: Mr Jess Russell

Officer: Sonia Kanwar 292359

Refused on 08/05/09 DELEGATED

1) UNI

The rear dormer, by virtue of its size, positioning and inappropriate design, forms an incongruous addition, 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.

BH2009/00469

7 York Villas Brighton

Demolition of garage and erection of two storey side extension.

Applicant: Mr J Lynn-Evans

Officer: Jonathan Puplett 292525

Refused on 07/05/09 DELEGATED

1) UNI

The proposed extension by reason of its siting, height, depth, flat roof, and fenestration and door design on the front elevation, would be out of character with the existing building and would appear over-dominant and incongruous within the street scene. As such the proposal would adversely impact on the character and

appearance of the existing building and surrounding area, contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, whilst described by the applicant as a two-storey extension ancillary to the existing dwelling, is in fact shown on the submitted plans as effectively a separate residential unit, with its own access from the street, cycle and refuse storage facilities, bathroom, kitchen, living and sleeping space, and access to a rear garden area. Considered in this context the scheme does not comply with the relevant local plan policies concerned with new residential development (transport and parking, sustainability, density of development, provision of private amenity space, and lifetime homes). As such the proposal is considered to be contrary to policies TR1, SU2, HO3, HO4, HO5, HO7, HO13, and the guidance of SPD08: Sustainable Building Design and PAN03: Accessible housing and Lifetime Homes.

BH2009/00620

4 Balfour Road Brighton

Certificate of Lawfulness for the proposed development of the removal of staircase from lightwell. Partially enclosing lightwell with extension incorporating pitched roof and conservatory with glass roof.

Applicant: Mr Gordon MacDonald

Officer: Chris Swain 292178

Refused on 12/05/09 DELEGATED

BH2009/00726

38b Stanford Road Brighton

Proposed single storey rear extension.

Applicant: Ms K Johnson

Officer: Jonathan Puplett 292525

Approved on 12/05/09 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

BH2009/00793

110 & 112 Osborne Road Brighton

Proposed single storey rear extension with glazed roof to 112 Osborne Road and Retrospective Approval for single storey rear extension with 3 no. rooflights to 110 Osborne Road.

Applicant: Mr Nick Richardson

Officer: Liz Holt 291709

Approved on 18/05/09 DELEGATED

1) BH03.03

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

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

2) UNI

The development at 112 Osborne Road hereby permitted shall be commenced before the expiration of three years from the date of this permission.

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

3) UNI

The measures set out in the Waste Minimisation Statement submitted on the 30th March 2009 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.

REGENCY

BH2008/03163

8 Dean Street Brighton

Single storey rear extension with rooflight and construction of a rear dormer.

Applicant: Mrs Kate Bayliss

Officer: Weahren Thompson 290480

Approved on 05/05/09 DELEGATED

1) BH01.01

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

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

2) 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 new window for the dormer 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.

4) UNI

The roof light(s) 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.

BH2009/00178

Brighton Square & 19 - 21 Meeting House Lane Brighton

Replacement windows and doors in aluminium, replacement cement weather board and PVCU fascia to publicly visible areas. (Part-Retrospective). (Amended Description)

Applicant: Mr Derek Hunnisett

Officer: Chris Wright 292097

Refused on 19/05/09 DELEGATED

1) UNI

The proposed replacement windows would, by reason of their design, proportions, finish and opening method, detract from the appearance of the building, amplify its incongruous and discordant relationship with surrounding development in The Lanes in this prominent and central conservation area. As such the development would give rise to visual harm and would fail to preserve or enhance the historic character and appearance of the Old Town Conservation Area. The development is therefore contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The use of modern and artificial materials with which to clad the box balconies and replace roof fascia boards is unacceptable, out of keeping with the character of the building and the finishes used historically in the area and inappropriate to the historic character and appearance of the Old Town Conservation Area. As such the proposal conflicts with the aims and objectives of policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2009/00179

Brighton Square & 19-21 Meeting House Lane Brighton

Replacement UPVC windows and doors and cedar weatherboard to non-publicly visible areas (part retrospective).

Applicant: Mr Derek Hunnisett

Officer: Chris Wright 292097

Refused on 19/05/09 DELEGATED

1) UNI

The proposed replacement windows would, by reason of their design, materials and appearance, detract from the character of the building and amplify its incongruous and discordant relationship with surrounding development in The Lanes in this prominent and central conservation area. As such the development would give rise to visual harm and would fail to preserve or enhance the historic character and appearance of the Old Town Conservation Area. The development is therefore contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The use of modern and artificial materials with which to clad the box balconies and replace roof fascia boards is unacceptable, out of keeping with the character of the building and the finishes used historically in the area and inappropriate to the historic character and appearance of the Old Town Conservation Area. As such the proposal conflicts with the aims and objectives of policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2009/00247

65 Western Road Brighton

Demolition of existing first floor toilets and store room. Change of use of first and second floors from A3 restaurant to C3 residential, and construction of additional fourth storey to provide three no. self contained one-bedroom flats.

Applicant: Mr Mark Crichton

Officer: Chris Wright 292097

Refused on 13/05/09 DELEGATED

1) UNI

Policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan require a high standard of design in new development, which should seek to enhance the positive qualities of buildings and spaces in the locality and incorporate a scale, design and level of detailing that is appropriate to the building to be extended as well as neighbouring buildings, and preserves or enhances the historic character and appearance of the conservation area. The proposed extra storey would be poorly related to the architecture of the existing façade in visual terms and the extension on the Stone Street frontage would be unduly dominant, inappropriately styled and out of scale with adjoining buildings and the terrace housing opposite. As such the development would be incongruous with the pattern of existing development and would give rise to visual harm and detriment to the street scene and the Regency Square Conservation Area, contrary to the requirements of the above policies.

2) UNI2

The development proposal incorporates internal bathrooms and kitchens and does not meet the standard reasonably expected by the local planning authority in terms of efficiency in the use of energy. As such the proposal is contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 08: Sustainable building design.

3) UNI3

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to ensure new developments do not adversely affect either existing or future occupiers' amenity and living conditions. Policy HO5 of the local plan requires development to provide private and useable amenity space appropriate to the scale and nature of development. The proposed layout of each flat represents a poor standard of accommodation, deficient in private amenity space and incorporating an unsatisfactory light-well design which would not provide an outlook for future residents and would be overlooked by the communal staircase at the rear of the site. As such the application conflicts with the requirements of the development plan.

BH2009/00316

75-79 East Street Brighton

Removal of existing glass doors and block up existing openings. Fixing of formica cladding panels to front elevation (retrospective).

Applicant: CHF (UK) Ltd

Officer: Adrian Smith 01273 290478

Refused on 06/05/09 DELEGATED

1) UNI

The inappropriate design, materials, colour and finish of the cladding has resulted in a significant detrimental impact on the appearance and historic character of the building and surrounding Old Town conservation area. The development is therefore contrary to policies HE6, QD5, QD10 and QD14 of the Brighton & Hove Local Plan, and the Supplementary Guidance Document 02 on Shopfronts.

2) UNI2

The removal of the glass entrance doors and their replacement with windows has resulted in significant detriment to the historic character and appearance of the former cinema building and surrounding Old Town conservation area. The development is therefore contrary to policies HE6, QD5, QD10 and QD14 of the Brighton & Hove Local Plan, and the Supplementary Guidance Document 02 on Shopfronts.

3) UNI3

The disabled access ramp to the main entrance is of a material, colour and finish that is detrimental to the character and appearance of the building and Old Town conservation area, contrary to policies HE6, QD5, QD10 and QD14 of the Brighton & Hove Local Plan

BH2009/00317

The Lanes Car Park Black Lion Street Brighton

Construction of new pedestrian lift and stairs in Bartholomew Square adjacent Prince Albert Street and associated landscaping
(Amended Description).

Applicant: Mr Austen Hunter

Officer: Jason Hawkes 292153

Approved on 01/05/09 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development, including all hard surfacing, 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: As insufficient information has been submitted, 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 take place until full details of the proposed railings, including 1:20 scale sample elevations, 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 appearance of the development and to comply with policy QD1 and HE6 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall not be commenced until details of replacement cycle parking facilities to replace those removed 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 commencement 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

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, including a timetable for the investigation, which has been submitted by the applicant and approved in writing by the local planning authority and the works shall be undertaken in accordance with the approved details.

Reason: The development is likely to disturb remains of archaeological interest, in order to protect and record archaeological remains and to comply with HE12 of the Brighton & Hove Local Plan.

6) UNI

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

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

BH2009/00320

Flat 1 35 - 36 Bedford Square Brighton

Internal alterations to layout of flat and replacement of front casement window with sliding sash window.

Applicant: Mr Matthew Allen

Officer: Mark Thomas 292336

Approved on 30/04/09 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) BH13.11

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.

3) BH13.14

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

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

4) UNI

The following details shall be submitted to and approved by the local planning authority before works commence:-

i) 1:20 sample elevations and sections, and 1:1 joinery sectional profiles of all new joinery work including all types of new windows and doors including their

- internal panelling, shutters and architraves, staircases and their balustrading and handrails, skirting boards, dado rails and picture rails and built in cupboards;
- ii) full details, including 1:5 scale sample plans/elevations and 1:1 sectional profiles of any new decorative plasterwork, including cornices, ceiling roses, bracketed arches and other features;
 - iii) details of the new fireplace including a 1:10 scale drawings and if available, photographs;
 - iv) the method of fire protection of the walls, floors, ceilings and doors, including 1:5 sections through walls and ceilings, and smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes that may be required to meet fire regulations;
 - v) the method of any sound and thermal insulation of the floors and walls, including 1:5 sections through walls and ceilings;
 - vi) A 1:20 scale elevational drawing of the new partition wall and opening between the living room and the new kitchen area as seen from the living room side;
 - vii) details of the routing of the pipework and ventilation ductwork to the new kitchen and bathroom areas including sectional details at 1:5 scale of any false ceilings required to conceal the ducting;

And the works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

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

5) UNI

The premises shall not be occupied until the development hereby approved has been fully completed in all respects in accordance with the approved drawings, the conditions of this consent and with details submitted to and approved by the local planning authority in accordance with the above conditions.

Reason: to ensure that the development is carried out in its entirety and to secure the preservation, enhancement and restoration of the Listed building and its features which is considered an essential part of a balanced scheme, in accordance with policy HE1 and HE4 of the Brighton & Hove Local Plan

BH2009/00329

77 West Street Brighton

Display of 1no. internally illuminated fascia sign, 1no. internally illuminated projecting sign, and 1no internally illuminated menu board.

Applicant: Inventive Leisure

Officer: Chris Wright 292097

Approved on 06/05/09 DELEGATED

1) BH01.01

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

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

2) BH10.02

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

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

3) BH10.03

Any structure or hoarding erected or used principally for the purpose of displaying

advertisements shall be maintained in a condition that does not endanger the public.

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

The proposed signs, for which consent for display is hereby granted, shall be halo lit and the letter faces opaque such that their faces are not fully internally illuminated. The illumination of the signs should accord with the latest draft of the Institute of Lighting Engineers' Technical Report No. 5 -The Brightness of Illuminated Advertisements.

Reason: In the interests of highway safety and to ensure a satisfactory visual relationship with the listed building and impact on the Old Town Conservation Area and to comply with policies TR7, HE1, HE6 and QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 03: Advertisements.

9) UNI

The proposed signs, for which consent for display is hereby granted, shall not be installed until a schedule and samples of the materials (including colour and finishes) have been submitted to and approved in writing by the local planning authority. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory visual relationship with the listed building and to comply with policies HE1 and QD12 of the Brighton & Hove Local Plan.

10) UNI

The proposed sign above the main front entrance to the building shall be illuminated only by white lighting/neon.

Reason: To ensure a satisfactory visual relationship with the listed building and to comply with policies HE1 and QD12 of the Brighton & Hove Local Plan.

BH2009/00362

9 Duke Street Brighton

Change of use from retail (A1) to Hot food takeaways (A5)

Applicant: Paul Properties DPF No. 1 Ltd

Officer: Jason Hawkes 292153

Refused on 19/05/09 DELEGATED

1) UNI

Policy SR4 of the Brighton & Hove Local Plan aims to maintain and enhance the Regional Shopping centres. The change of use of an existing Class A1 use shop to a non-retail unit is permitted provided that it does not result in the number of non-retail units exceeding 25% in the shopping street and that the proposed use does not lead to a break of more than 10 metres in the shopping frontage. The scheme would result in the number of non-retail units exceeding 25% in Duke Street and also results in a break in the shopping frontage of more than 10 metres. The scheme is therefore contrary to criterion (a) and (b) of the above policy.

BH2009/00417

Birdcage Bandstand Western Esplanade Brighton

Addition of decorative lighting.

Applicant: Mr Ian Shurrock

Officer: Clare Simpson 292454

Approved by DoE on 30/04/09 GOVERNMENT OF THE SOUTH EAST

BH2009/00438

30 Montpelier Road Brighton

Certificate of lawfulness for existing use of the basement as 4 no. self-contained flats and use of flat 4 on the ground floor as a self-contained flat.

Applicant: Mr Ronald Bloom & Mrs Wendy Bloom

Officer: Paul Earp 292193

Approved on 30/04/09 DELEGATED

BH2009/00439

79 - 83 North Street Brighton

Creation of new A1 retail unit with associated shopfront, to replace existing ground floor entrance lobby to offices above. Formation of a new doorway and entrance lobby to south elevation.

Applicant: Juliet Estates Limited

Officer: Chris Wright 292097

Approved on 07/05/09 DELEGATED

1) BH01.01

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

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

2) BH02.08

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

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

3) BH03.02

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

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

4) 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.

BH2009/00468

39 Kings Road Brighton

Display of externally illuminated scaffolding shroud.

Applicant: Mr Adam Coombs

Officer: Clare Simpson 292454

Approved on 13/05/09 DELEGATED

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) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

7) UNI

This consent expires 6 months from the date of permission or until the scaffolding is no longer required for the building works, whichever is the sooner.

Reason: In the interests of the visual amenity and to preserve the character of the Old Town Conservation Area and to comply with policies QD12 and HE9 of the Brighton & Hove Local Plan.

8) UNI

The advertisement shall not be illuminated later than 2300 hours and shall not be illuminated before 0700 hours on any day.

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

9) UNI

The intensity of the illumination of the advertisement display shall not exceed 600 candelas per square metres.

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

10) UNI

At the end of the period of consent set out in Condition 1, the advertisement shall be removed and not replaced unless the subject of a further express consent.

Reason: In the interests of the visual amenity and to preserve the character of the Old Town Conservation Area and to comply with policies QD12 and HE9 of the Brighton & Hove Local Plan.

BH2009/00533

20-24 North Street Brighton

Creation of new entrance doors to front of building to provide disabled access.

Applicant: Brighton Nominee No 1 Ltd & Brighton Nominee No 2 Ltd

Officer: Adrian Smith 01273 290478

Approved on 11/05/09 DELEGATED

1) BH01.01

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

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

BH2009/00628

47a Upper North Street Brighton

Replacement windows and french doors to rear elevation.

Applicant: Mr Ben White

Officer: Mark Thomas 292336

Approved on 08/05/09 DELEGATED

1) BH01.01

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

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

2) UNI

No works shall take place until full details of the proposed works including 1:1 scale joinery sections of the new windows and doors, 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.

BH2009/00632

38-40 Preston Street Brighton

Change of use of basement level from shop storage to private karaoke club.

Applicant: Fortune Inn Group

Officer: Adrian Smith 01273 290478

Refused on 08/05/09 DELEGATED

1) UNI

Insufficient information has been submitted with the application to adequately demonstrate that the use of the site as a private karaoke lounge will not result in a significant loss of amenity to the occupiers of adjacent properties in terms of noise disturbance by way of amplified music. The proposal is therefore contrary to policies SU9, SU10, and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The premises are located in close proximity to residential dwellings. The proposed opening hours would result in a significant detriment to the amenity of adjacent residential properties by way of late night noise and disturbance from patrons entering and leaving the site, contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The basement rooms have no access to natural ventilation whilst no form of mechanical ventilation is proposed. Insufficient information has been submitted with the application to adequately demonstrate that the basement rooms will be sufficiently ventilated to avoid detriment to the health of its occupiers. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2009/00639

Bedford Court 8-10 Bedford Place Brighton

Removal of cement render to front entrance steps and installation of ceramic tiling with white marble nosing to treads.

Applicant: Florenda Flat Management Ltd

Officer: Charlotte Hughes 292321

Approved on 18/05/09 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall take place until samples of the materials 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.

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

3) UNI

The tiles of the development hereby permitted shall be laid with tight joints between the tiles.

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 submitted details in respect of the end elevation of the bottom steps, no development shall take place until revised details of the steps have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details.

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

BH2009/00689

47 & 47A Upper North Street Brighton

Replacement of existing UPVC french doors and windows with new wooden doors and sash units to rear elevation of first and second floors. Replacement wooden sash windows to rear of ground floor, and reinstatement of stud partition wall in shop to allow access to maisonette above. Internal alterations to maisonette, and installation of fire retardant and sound proofing system to ceiling between ground and first floors. (Part Retrospective).

Applicant: Mr Ben White

Officer: Mark Thomas 292336

Approved on 08/05/09 DELEGATED

1) BH01.05

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

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

2) BH13.06

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

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

3) BH13.11

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

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

4) BH13.13

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.

5) BH13.14

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

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

6) UNI

No works shall take place until full details of the proposed works including 1:1 scale joinery sections of the new windows, doors, architraves and skirting boards 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.

ST. PETER'S & NORTH LAINE

BH2008/01924

19 Sydney Street Brighton

Provision of level access into shop with new shopfront. Demolition of rear two storey extension and rebuilding of larger two storey extension.

Applicant: Mr James Gunn

Officer: Kate Brocklebank 292175

Approved on 06/05/09 DELEGATED

1) UNI

All new joinery shall be painted softwood and retained as such.

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

BH2009/00023

36 North Gardens Brighton

Replacement of existing steel mezzanine, including new umbrella and new lean - to polycarbonate roof. New paving to basement yard. (Retrospective).

Applicant: Mr Ben White

Officer: Chris Swain 292178

Approved on 01/05/09 PLANNING COMMITTEE

1) UNI

The mezzanine floor at ground floor level and basement courtyard shall not be open to customers outside of 09.00 and 23.00 from Monday to Saturday and 09.00 and 22.00 on Sundays.

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

BH2009/00364

101-102 North Road Brighton

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

Applicant: Zelgrain Ltd

Officer: Liz Holt 291709

Approved on 14/05/09 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

Conditions:

The trough lights shall be painted to match the colour of the render on the existing building within 2 months of the date of this consent unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD12 and HE9 of the Brighton & Hove Local Plan.

BH2009/00426

1 Gloucester Passage Brighton

Replacement of timber fanlight windows with timber sash windows.

Applicant: Mr Robert Stevens

Officer: Sonia Kanwar 292359

Approved on 11/05/09 DELEGATED

1) BH01.01

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

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

2) 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.

3) UNI

The glazing bars shall be the 'Fine Lambs Tongue 16mm wide bar' as shown on drawing 'Standard Detail Sheet No. 5A submitted on 20 February 2009.

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 approved drawings, rendered masonry cills shall be reinstated to all the front window openings, details of which, including a 1:1 scale section shall be submitted to and approved by the local planning authority in writing before work commences.

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

BH2009/00429

Smart News 33 Sydney Street Brighton

Installation of ATM Cash Machine (Retrospective).

Applicant: Mr Tariq Gamil

Officer: Jonathan Puplett 292525

Refused on 07/05/09 DELEGATED

1) UNI

Policy QD10 of the Brighton & Hove Local Plan states that alterations to existing shopfronts provided that the alterations respect the style, proportions, detailing, colour, and materials of the parent building and surrounding shopfronts/buildings. In respect of conservation areas, policies QD10 and HE6 state that development will be required to preserve or enhance the special appearance or character of the area. The ATM which has been installed to the relatively small shopfront represents an overly dominant addition which has harmed the character and

appearance of the building and the surrounding conservation area; contrary to the above policies.

BH2009/00442

8 Zion Gardens Brighton

Front dormer with balcony.

Applicant: Mr P Bowler

Officer: Sonia Kanwar 292359

Approved on 01/05/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2009/00480

2 Shaftesbury Road Brighton

Second floor extension to end of terrace house. Ground floor bay window to front of property and creation of bin store and French doors to rear.

Applicant: Mr Richard Heath

Officer: Aidan Thatcher 292265

Approved on 07/05/09 DELEGATED

1) BH01.01

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

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

2) BH03.02

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

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

3) UNI

No works shall take place until full details of the proposed roof and eaves details and window profiles including 1:20 elevation and section details 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 to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2009/00539

11 Buckingham Close Brighton

Replacement of existing windows with double glazed windows.

Applicant: Miss Lucy Alston

Officer: Helen Hobbs 293335

Approved on 14/05/09 DELEGATED

1) BH01.01

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

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

WITHDEAN

BH2008/02854

Varndean College Surrenden Road Brighton

Demolition of existing college with erection of replacement college and nursery (D1) with associated car parking and landscaping.

Applicant: Varndean College

Officer: Paul Earp 292193

Approved on 08/05/09 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH02.08

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

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

3) BH03.01

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

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

4) 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) 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.

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) BH07.03

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.

9) 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.

10) 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.

11) 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.

12) 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.

13) BH11.02

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

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

14) BH11.03

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

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

15) BH14.01

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

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

16) UNI

Details of the brick banding, glazing screens, timber detailing, glazing and frames to windows and main entrance, external walls and external paved areas shall be submitted to and approved by the Local Planning Authority, at a scale of 1:50, before works commence.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2 and QD4 of the Brighton & Hove Local Plan.

17) UNI

Prior to the commencement of works, details of the green roof shall be submitted to and approved by the Local Planning Authority, carried out before occupation of the building and thereafter maintained to the specification.

Reason: To ensure a satisfactory appearance to the development and to promote biodiversity and to comply with policies QD1, QD2, QD15 & QD17 of the Brighton & Hove Local Plan.

18) UNI

Details of the internal layout of the nursery, which must meet the requirements of the Early Years Foundation Stage, shall be submitted and agreed with the City Early Years Team and Environmental Health and Licensing Department before building work for the nursery commences, and carried out in strict accordance with the approval.

Reason: To ensure a satisfactory layout to the development and to comply with policy HO26 of the Brighton & Hove Local Plan.

19) UNI

Details of the access to the nursery building, which must meet Disability Discrimination Act regulations indoors and outside, are to be submitted at a scale of 1:20 before works commences, and carried out in strict accordance to the approved plans and thereafter maintained.

Reason: In order to provide satisfactory access to meet the needs of children and their families, and to comply with policy HO26 of the Brighton & Hove Local Plan.

20) UNI

The buggy storage area to the front of the nursery must be available for use before the building is occupied and retained for use thereafter.

Reason: In order to provide adequate facilities to meet the needs of users of the nursery and to comply with policy HO26 of the Brighton & Hove Local Plan.

21) UNI

Details for the disposal of rubbish and clinical waste from the nursery are to be submitted to and agreed with the Local Planning Authority before the nursery is brought into use and thereafter implemented.

Reason: In order to provide adequate facilities to meet the needs of users of the nursery and to comply with policy HO26 of the Brighton & Hove Local Plan.

22) UNI

Detail of the layout of the children's play area to the nursery and the proposed play equipment shall be submitted to and approved by the Local Planning Authority, at a scale of 1:50 before works commence. The area shall be constructed to the satisfaction of the Local Planning Authority before the nursery is operational and thereafter permanently maintained as approved.

Reason: To ensure the provision of adequate recreational facilities and to comply with policy HO5 of the Brighton & Hove Local Plan.

23) UNI

The hours of use of the nursery should be restricted to 07.30 to 18.30 hours Mondays to Fridays only with no use permitted on Saturdays, Sundays or Bank Holidays.

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

24) UNI

No amplified music or musical equipment shall be used in the outdoor nursery play area at any time.

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

25) 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: To protect the underlying groundwater resources and to comply with policy S3 of the Brighton & Hove Local Plan.

26) UNI

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system and to comply with policy SU4 of the Brighton & Hove Local Plan.

27) UNI

Construction of the development shall not commence until details of the proposed water infrastructure plans have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Reason: To prevent a negative impact on existing services and to comply with policy SU15 of the Brighton & Hove Local Plan.

28) UNI

Occupation of development will not occur until the Local Planning Authority is satisfied that the development infrastructure capacity is available to adequately service the development. This decision will be reached with Southern Water.

Reason: To prevent a negative impact on existing services and to comply with policy SU15 of the Brighton & Hove Local Plan.

29) UNI

The development shall be completed in accordance with the agreed measures given in BREEAM report submitted with the application which achieves a rating level of "Excellent".

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

30) UNI

On the day when any demolition is scheduled to commence, a licensed bat worker should be present to inspect likely roosting features for bats before they are demolished. The features with the highest potential to support roosting bats are soffit boards and the roof spaces. All potential roosting sites should be checked. Providing no bats are found the demolition of these buildings can commence. If either before or during demolition bats are found then all work must stop and Natural England be contacted for advice.

Reason: To protect wildlife and to comply with policy QD18 of the Brighton & Hove Local Plan.

31) UNI

Prior to the commencement of works bat boxes shall be erected within the grounds of the College. The boxes shall be manufactured from "Woodcrete" (or equivalent) and the type, numbers and location agreed with the Local Planning Authority in writing prior to the commencement of works, and thereafter

maintained to the specification.

Reason: To protect wildlife and to comply with policy QD18 of the Brighton & Hove Local Plan.

32) UNI

Details of the stages of demolition and provision of temporary accommodation are to be submitted to and agreed with the Local Planning Authority before development commence.

Reason: To ensure the satisfactory operation of the College and to protect the residential amenities of the neighbourhood and to comply with policies QD27 and SU9 of the Brighton & Hove Local Plan.

33) UNI

Details of the regrading of the land, including levels and materials to be used in cut and fill, are to be submitted to and agreed by the Local Planning Department before development commences. Works shall be carried out in strict accordance with the approved details.

Reason: To ensure the satisfactory appearance to the development, to prevent water settlement and for the re-use of construction waste and to comply with policies QD1, QD2, SU3 and SU139 of the Brighton & Hove Local Plan.

34) UNI

Prior to the commencement of the use a Community Use Agreement shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with policy HO19 of the Brighton & Hove Local Plan.

35) UNI

Within 3 months of removal, or in the first planting season following removal of any temporary buildings, the playing field land shall be reinstated to a playing field to a quality in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

Reason: To ensure the site is restored to a condition fit for purpose and to accord with policy SR20 of the Brighton & Hove Local Plan.

36) UNI

Prior to commencement of the development details of the design and layout of changing rooms to the hydrotherapy centre/sport hall, which shall comply with Sport England/National Governing Bodies of Sport Technical Design Guidance Notes to include 'Access for Disabled People 2002', shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The sports facility shall be constructed in accordance with the approved design and layout details.

Reason: To ensure the development is fit for purpose, subject to high quality design standards and sustainable and to accord with policy HO19 of the Brighton & Hove Local Plan.

BH2008/03665

3 Withdean Crescent Brighton

Loft conversion incorporating 3 no. dormers, 1 no. rooflight, roof lantern, solar panels and sun pipe.

Applicant: Mr Kevin Clarke

Officer: Chris Wright 292097

Refused on 20/05/09 DELEGATED

1) UNI

Policies QD2 and QD14 of the Brighton & Hove Local Plan, along with Supplementary Planning Guidance Note 1: Roof alterations and extensions, require development to enhance the positive qualities of the local area by taking into account the characteristics of existing buildings in the vicinity and ensuring alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed roof extension to the front elevation would, by reason of its siting, form, design and scale, alter the basic shape of the roof and detract from the style and character of the host building, having the appearance of an alien feature in the street scene, incongruous with the form and style of existing development and being detrimental to visual amenity. As such the proposed development is contrary to the aims and objectives of the above policies.

BH2008/03742

Police Box Tongdean Lane Brighton

Replacement of existing timber windows with double glazed uPVC windows.

Applicant: Sussex Police Authority

Officer: Adrian Smith 01273 290478

Approved on 30/04/09 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.

BH2009/00153

35-41 Withdean Road Brighton

Amendments to application BH2007/03716, incorporating relocation of houses within plot to facilitate proper vehicular access, alterations to cladding materials in certain areas, introduction of pavillion-style bin stores adjacent to road..

Applicant: Mr Chris Creswell

Officer: Paul Earp 292193

Approved on 06/05/09 DELEGATED

1) BH01.01

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

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

2) BH02.08

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

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

3) BH03.01

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

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

4) BH04.01

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.

5) BH05.01

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.

6) 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.

7) BH06.03

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

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

8) BH11.01

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

development.

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

9) BH11.02

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

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

10) BH11.03

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

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

11) UNI

The crossovers hereby approved shall be constructed in accordance the Council approved Manual for Estate Roads and under licence from the Highway Operations Manager prior to commencement of any other development on the site.

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

12) 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 and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development does not put undue pressure on existing infrastructure in the city and to comply with policies HO7 and SU15 of the Brighton & Hove Local Plan.

13) UNI

Details of the solar panels shall be submitted to and approved by the Local Planning Authority before works commence. The panels shall be installed and maintained as approved thereafter.

Reason: To ensure satisfactory provision of solar gain and to comply policy SU2 of the Brighton & Hove Local Plan.

14) UNI

The development shall not be occupied until 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 motor vehicles.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with policy TR7 of the Brighton & Hove Local Plan.

BH2009/00312

St Bernadettes RC Primary School London Road Brighton

Demolition of temporary huts and re-instatement of hard-surface play areas. Extension to existing hall to provide 2 new classrooms, toilets and pupil changing areas. Alterations to existing store room in main building.

Applicant: The Governors

Officer: Jonathan Puplett 292525

Approved on 11/05/09 DELEGATED

1) 01.01AA

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

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

2) 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

The external finishes of the extension hereby permitted shall match in material, colour, style, bonding and texture those of the existing school hall building (approved under application ref. BH2007/03116).

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

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.

5) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for the replacement of the existing tree located to the north of the school hall building (which is to be removed to enable the development hereby approved).`

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 QD16 of the Brighton & Hove Local Plan.

6) UNI

The replacement of the tree referenced in the above condition shall be carried out in the first planting season following the occupation of the building or the completion of the development, whichever is the sooner; and should the tree within a period of 5 years from the completion of the development die, be removed or become seriously damaged or diseased, it shall be replaced in the next planting season with another 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 interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

BH2009/00467

Q8 Petroleum (Gb) Ltd Mill Road Brighton

Display of 1 no. internally illuminated pole mounted sign. (Retrospective).

Applicant: Miss Helen Groth

Officer: Adrian Smith 01273 290478

Approved on 06/05/09 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2009/00488

2 - 4 Upperdene Court Westdene Drive Brighton

Replacement of 2 no. fixed timber windows with PVCU to stairways.

Applicant: Mr Raymond Stoner

Officer: Wayne Nee 292132

Approved on 08/05/09 DELEGATED

1) 01.01AA

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

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

BH2009/00530

5 Copse Hill Brighton

Certificate of Lawfulness for the proposed development of ground floor rear extension, and loft conversion incorporating dormers.

Applicant: Mr & Mrs Hurd

Officer: Adrian Smith 01273 290478

Approved on 30/04/09 DELEGATED

BH2009/00561

24 Fernwood Rise Brighton

Erection of a single storey rear extension.

Applicant: Mr Sean Bolingbroke

Officer: Wayne Nee 292132

Approved on 01/05/09 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

BH2009/00583

26 Herbert Road Brighton

Erection of decking and garden fence (part retrospective).

Applicant: Mrs Rosie May

Officer: Mark Thomas 292336

Approved on 08/05/09 DELEGATED

1) UNI

The development hereby permitted shall be completed within 3 months of the date of consent unless agreed in writing by the local planning authority.

Reason: To protect the amenity of neighbours at no. 24 Herbert Road, and to comply with policies QD14 and QD27 of the Brighton and Hove Local Plan.

BH2009/00692

71 Bates Road Brighton

Certificate of Lawfulness for a proposed loft conversion with dormer to the rear and 1 no. rooflight to the front.

Applicant: Mr John Bowden

Officer: Wayne Nee 292132

Approved on 14/05/09 DELEGATED

EAST BRIGHTON

BH2008/02678

27 Marine Square Brighton

Refurbishment and internal alterations of first, second and third floor non self-contained residential units to form 3 self-contained units.

Applicant: Mr Clive Atkins

Officer: Kathryn Boggiano 292138

Approved on 13/05/09 DELEGATED

1) 01.01AA

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

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

2) 06.03A

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

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

3) 13.03A

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

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

4) 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) BH05.09

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.

6) UNI

No works shall be carried out to the exterior of the building, including replacement doors, alarms or cabling, without details first being submitted to and approved in writing the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

7) UNI

No development shall commence until full elevational details and colour of the rear soil stack 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: 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.

BH2008/02679

27 Marine Square Brighton

Internal alterations and refurbishment to form 3 self-contained units on first, second and third floors.

Applicant: Mr Clive Atkins

Officer: Kathryn Boggiano 292138

Approved on 15/05/09 DELEGATED

1) BH01.05

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

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

2) BH13.03

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

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

3) BH13.06

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

Authority.

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

4) BH13.12

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.

5) 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.

6) BH13.14

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

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

7) BH13.17

No works shall take place until a method statement for the works of repair to the first, second and third floors has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved method statement.

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

No development shall commence until full elevational details and colour of the rear soil stack 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: 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.

BH2009/00034

Bristol Court West 141 Marine Parade Brighton

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

Applicant: Ms Barbara Maddows

Officer: Helen Hobbs 293335

Approved on 06/05/09 DELEGATED

1) BH01.05

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

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

2) UNI

The 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.

BH2009/00089

Flat 4 4 Clarendon Terrace Brighton

Replacement timber sash window to rear elevation, reinstatement works to roof and internal alterations to flat (retrospective).

Applicant: Mr Adam Barker

Officer: Sonia Kanwar 292359

Approved on 13/05/09 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.

BH2009/00630

Land to Rear of Wellsbourne Childrens Centre Whitehawk Road Brighton

Construction of a new tarmac link pathway.

Applicant: Brighton & Hove Primary Care Trust

Officer: Aidan Thatcher 292265

Approved on 15/05/09 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall commence until a landscaping scheme to address the loss of the existing vegetation has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 and QD16 of the Brighton & Hove Local Plan.

BH2009/00685

9 Princes Terrace Brighton

Conversion of a three storey dwelling (C3) to form a one bed flat (C305) and a maisonette (C306) incorporating a loft conversion with 1. No dormer to the rear, first floor rear extension and external alternations.

Applicant: Ms Vanessa Smith

Officer: Liz Holt 291709

Approved on 15/05/09 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) BH02.09

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

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

4) BH03.03

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

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

5) 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.

6) BH06.03

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

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

7) UNI

The measures indicated within the Sustainability Checklist, submitted on the 20th March 2009, shall be fully implemented prior to the first occupation of either of the two separate residential units hereby approved.

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

Building Design.

8) UNI

The scheme shall be implemented in strict accordance with the measures set out in the Waste Minimisation Statement submitted on the 20th March 2009, 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.

HANOVER & ELM GROVE

BH2008/03049

6 Islingword Road Brighton

Demolition of existing office and workshop buildings and erection of single storey office building with green roof.

Applicant: Sign of Four

Officer: David Alabi 290486

Approved on 12/05/09 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) 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) BH05.05

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'standard' BREEAM or a 'bespoke' BREEAM) and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development have been submitted to the Local Planning Authority; and

(b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential

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

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

5) BH05.06

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

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

6) 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.

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) BH07.02

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 measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

9) BH07.07

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

such.

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

10) 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.

11) BH11.02

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

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

12) UNI

The development hereby permitted shall be in use except between the hours of 08.00 and 19.00 Mondays to Fridays, 09.00 and 14.00 on Saturdays and shall not be in use at anytime on Sundays, Bank or Public Holidays.

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 windows on the south west facing elevation of the development hereby approved, shall be obscure glazed in accordance with the details on plan referenced 20618/305 and shall open inwards 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.

14) UNI

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 approved under the provisions of condition 13 (c) that any remediation scheme required under the provisions of condition 13 (c) 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 remediation scheme approved under condition 13c.

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.

15) UNI

No development shall take place until there has been submitted to and approved in writing by the local planning authority:

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

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

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

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.

16) UNI

The top glazing frames of the windows on the south eastern facing elevation of the development hereby approved, shall be obscure glazed in accordance with the details on plan referenced 20618/305 and shall open inwards 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.

17) 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.

BH2009/00036

112-113 Lewes Road Brighton

Demolition of existing building with redevelopment to provide for replacement of 2 no. retail units on ground floor and 16 self-contained flats on ground, first, second, third and fourth floors. Refuse and recycling at ground floor level.

Applicant: Mr William Packham

Officer: Kate Brocklebank 292175

Refused on 07/05/09 PLANNING COMMITTEE

1) UNI

Cumulatively the proposal, by virtue of the design, height and scale of the building, cramped internal residential accommodation, limited external amenity space, insufficient area for cycle parking and poor access to refuse/recycling facilities, represents a development which is an overdevelopment of the site which would be of detriment to the character and appearance of the surrounding area and would be detrimental to the future living conditions of future residents of the scheme. As such the proposal is contrary to policies QD1, QD2, QD3, QD27, HO4, HO5, HO6, SU2 and TR14 of the Brighton & Hove Local Plan.

Report from:

2) UNI

The proposed development by reason of its design, height, bulk and elevational treatment is an overdevelopment of the site that would relate poorly to development in the surrounding area and will appear overly dominant and incongruous in the street scene. As such the proposal is contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

3) UNI

The proposal would result in a cramped form of development with an unsatisfactory level of private amenity space and outdoor recreation space which would fail to meet the needs of future occupiers of the scheme and would be detrimental to their living conditions. As such the proposal is contrary to policies HO5, HO6 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The applicant has failed to demonstrate that the retail units, by reason of their small size, would equate to viable retail units, and has therefore failed to demonstrate that the proposal complies with policy SR5 of the Brighton & Hove Local Plan.

5) UNI

The applicant has failed to demonstrate that adequate cycle parking provision could be accommodated on site contrary to policy TR14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance 04 'Parking Standards'.

6) UNI

Insufficient information has been submitted to take account of contaminated land issues contrary to policy SU11 of the Brighton & Hove Local Plan and guidance set out in PPS23 Planning and Pollution Control.

7) UNI

The applicant has failed to demonstrate that the internal layout of the proposed residential units would fully comply with Lifetime Homes Standards and that 'flat 1' is fully accessible for wheelchair users. The development is therefore contrary to policy HO13 of the Brighton & Hove Local Plan and Planning Advisory Note 03 'Accessible Housing and Lifetime Homes'.

8) UNI

Insufficient information has been submitted to demonstrate that the development can achieve the appropriate level of sustainability. In addition, the visual impact of the proposed renewable energy technology cannot be assessed as insufficient information has been submitted with regard to design, location and technical specification of the energy technology, which is needed in order to assess their visual impact. As such the proposal cannot be fully judged against policies QD1, QD2 and SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 08 'Sustainable Building Design'.

9) UNI

The site falls within an 'Air Quality Hotspot', the applicant has failed to demonstrate that development of the site would not result in an adverse impact on the health of the future residents of the scheme, as a result of exposure to poor air quality levels. As such the proposal is contrary to policy SU9 of the Local Plan.

BH2009/00464

22 Hartington Terrace Brighton

Certificate of Lawfulness for proposed loft conversion incorporating rear dormer and 3 no. rooflights to front roof slope.

Applicant: Ms Clare Brunt

Officer: Sonia Kanwar 292359

Approved on 01/05/09 DELEGATED

BH2009/00507

Flats 1-12 Morley Lodge Wellington Road Brighton

Installation of new waste storage area, with provision for 5no. bins and recycling facilities (retrospective).

Applicant: Mr Gordon Stanford

Officer: Jonathan Puplett 292525

Approved on 05/05/09 DELEGATED

BH2009/00577

Flat 17 12-14 Wellington Road Brighton

Removal of existing wooden windows and replace with new PVCu windows.

Applicant: Mr Ali Marjani

Officer: Helen Hobbs 293335

Refused on 14/05/09 DELEGATED

1) UNI

The proposed windows, by reason of their design, subdivision, glazing bars, method of opening and material, would form a visually inappropriate alteration to the property and adversely affect the character and appearance of the building and the adjacent buildings within the No.12-14 Wellington Road site and as such are contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2009/00582

62 Whichelo Place Brighton

Certificate of Lawfulness for proposed development of loft conversion with dormer at rear.

Applicant: Mrs Kerry Harding

Officer: Helen Hobbs 293335

Approved on 12/05/09 DELEGATED

BH2009/00590

55 Ryde Road Brighton

Certificate of Lawfulness for proposed single storey rear extension with rooflights.

Applicant: Mrs Alison Cattle

Officer: Helen Hobbs 293335

Approved on 05/05/09 DELEGATED

BH2009/00766

84 Islingword Road Brighton

Certificate of Lawfulness for a proposed development for a loft conversion incorporating 1 no. dormer to the rear and 2 no. rooflights to the front.

Applicant: Mrs Nicki Gibson

Officer: Sonia Kanwar 292359

Approved on 11/05/09 DELEGATED

BH2009/00844

37 Bentham Road Brighton

Certificate of Lawfulness for an existing loft conversion.

Applicant: Mr Dermot Dunphy

Officer: Helen Hobbs 293335

Approved on 06/05/09 DELEGATED

HOLLINGDEAN & STANMER

BH2006/00068

Stanmer House Stanmer Village Brighton

Installation of bollards and timber posts around parking area to front of building (Retrospective).

Applicant: Cherrywood Investments Ltd

Officer: Hamish Walke 292101

Approved on 12/05/09 DELEGATED

1) UNI

The retrospective permission hereby granted for the retention of the bollards and timber posts, as detailed on plan reference 1588/24 (issue G) submitted on 27 March 2007, shall be for a temporary period expiring on 31 May 2011, at which time the bollards shall be removed and the land reinstated to its condition prior to the installation of the bollards.

Reason: The bollards and timber posts are considered to detract from the setting of the Grade 1 listed Stanmer House and the wider rural landscape of Stanmer Park and the Stanmer Conservation Area. However, the bollards are considered to be an acceptable interim measure until a car parking and access management strategy in relation to Stanmer House is finalised, at which time the need for the bollards and timber posts would cease and the land should be reinstated to its original appearance in accordance with policies HE3, HE6 and HE11 of the Brighton & Hove Local Plan.

BH2006/00930

Stanmer House Stanmer Village Stanmer

Installation of lamp posts and bollards in front of building. Re-submission and revision of refused application BH2005/06175 (Retrospective).

Applicant: Cherrywood Investwoods Ltd

Officer: Hamish Walke 292101

Approved on 13/05/09 DELEGATED

1) 01.01AA

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

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

2) UNI

The removable bollards shall be removed within 2 years of the date of this permission and the land reinstated to its condition prior to the installation of the bollards.

Reason: To provide temporary traffic management measures and to ensure that the setting of the listed building and the wider rural landscape of Stanmer Park and the Stanmer Conservation Area is reinstated to its original appearance to comply with policies HE3, HE6 and HE11 of the Brighton & Hove Local Plan.

3) UNI

Details of the lighting luminance of the external lamps hereby approved shall be submitted to and approved in writing by the Local Planning Authority within three months of the date of this permission.

Reason: To ensure that the lighting does not have an adverse impact on the character and appearance of the listed building and its setting within the park and to comply with policies HE3, HE6 and HE11.

BH2008/00972

University of Sussex (Arts 1 & 2/Arts A & B) Lewes Road Brighton

Refurbishment of thoroughfare between blocks Arts 1 & 2 and Arts A & B, University of Sussex, Lewes Road, Falmer.

Applicant: University of Sussex

Officer: Louise Kent 292198

Approved on 07/05/09 DELEGATED

1) BH01.05

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

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

2) BH13.02

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) UNI

Notwithstanding the submitted details, the transoms over the proposed new doors to the Arts A building shall be painted black and 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.

4) UNI

All existing painted surfaces to be redecorated shall be redecorated to the same colour unless otherwise approved 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.

BH2008/03796

3 Hollingbury Place Brighton

Conversion of rear store (B1) to a self contained flat (C3).

Applicant: Mr Fred Stenning

Officer: Jonathan Puplett 292525

Refused on 01/05/09 DELEGATED

1) UNI

The lawful use of the ground floor of the application property is as a retail (A1) unit and the property lies within the 'Hollingbury Place' local centre. Policy SR6 of the Brighton & Hove Local Plan applies, which seeks to maintain and enhance such local shopping centres. The applicant has failed to demonstrate that the retail unit would remain viable and the proposal would involve the loss of the ancillary facilities that the rear area currently provides and the proposal is therefore contrary to policy SR6.

2) UNI2

The proposed development would result in a loss of floorspace which, it is stated by the applicant, is currently used as ancillary storage and staff facilities in association with an office (B1) use. Such a reduction in floorspace would reduce the viability and usability of the commercial unit. It has not been demonstrated that the offices are genuinely redundant, and no evidence has been submitted to demonstrate that the potential for the offices to be used for alternative employment generating uses or affordable housing has been investigated and deemed non-viable. The proposed conversion is therefore contrary to Policies EM5 and EM6 of the Brighton & Hove Local Plan which seek to protect office and employment uses.

3) UNI3

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 flat would not provide an acceptable standard of accommodation for future residents. The proposed flat would have a cramped layout, and a poor standard of outlook with the glazed doors and windows of the kitchen and bedroom facing onto a small courtyard area. The main living room would rely on natural light from the kitchen door and windows, and would have the character of an internal room with limited outlook. The courtyard area is not of a size which would create a usable private amenity space, with the rear yard of a commercial premises located directly to the east, and an alleyway which appears to be used for commercial refuse storage to the north. The proposal would be detrimental to the amenities of the future occupants and contrary to policies QD3, HO4, HO5 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

Policy SU2 of the Brighton & Hove Local Plan requires all proposals to demonstrate a high standard of efficiency in the use of energy, water and materials. More detailed requirements are laid out in SPD08: Sustainable building design. The proposed bathroom is internal and therefore would be solely reliant on artificial light. No details of refuse and recycling storage facilities, or cycle storage facilities have been submitted. Furthermore, notwithstanding the submitted sustainability checklist, it is considered that overall insufficient information has been submitted to demonstrate that issues of environmental sustainability have been addressed to a sufficient degree. The proposal is therefore contrary to the above policy and guidance.

5) UNI5

Policy HO13 of the Brighton & Hove Local Plan requires new residential units incorporate Lifetime Homes criteria wherever practicable, whereby the accommodation can be adapted to meet the needs of people with disabilities without major structural alterations. No dimensions or turning circles have been annotated on the submitted drawings. It appears extremely difficult for anyone with mobility difficulties to enter the proposed dwelling, as the entrance door is shown as 0.45 metres wide. Furthermore it has not been demonstrated that the bathroom dimensions proposed could accommodate a layout which would provide required minimum clearances. The proposed scheme is therefore contrary to the aims and objectives of the above policy and the standards described in PAN03: Accessible Housing and Lifetime Homes.

BH2009/00234

8 Hollingbury Park Avenue Brighton

Change of use from Dwelling House (C3) to House of Multiple Occupancy (Sui Generis).

Applicant: Mr James Rogers

Officer: Anthony Foster 294495

Refused on 14/05/09 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.

2) UNI2

The proposal results in a substandard level of accommodation that would be detrimental to the residential amenity of future occupiers and is contrary to policy

QD27 of the Brighton & Hove Local Plan.

3) UNI3

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

BH2009/00377

Pevensey II University of Sussex Brighton

Erection of a radio telescope dish and remote controlled telescope on roof.

Applicant: University of Sussex

Officer: Louise Kent 292198

Approved on 11/05/09 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall take place until a revised drawing 012 Rev. A showing part of the proposed roof plan with a north point has been submitted to and agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt as to the location of the radio telescope and robodome and to ensure a satisfactory visual appearance to comply with policy QD14 of the Brighton & Hove Local Plan.

BH2009/00404

75 Stanmer Villas Brighton

Certificate of lawfulness for a proposed development of a dormer to rear incorporating timber casement windows and replacement of existing front velux window with 2 no. velux windows.

Applicant: Miss Kay Aplin

Officer: Helen Hobbs 293335

Approved on 05/05/09 DELEGATED

BH2009/00531

Land To Rear Of 141 Stanmer Park Road Brighton

Erection of a 2 storey residential dwelling to the rear of 141.

Applicant: Mr Daniel Barker

Officer: Liz Holt 291709

Refused on 11/05/09 DELEGATED

1) UNI

The access to the proposed dwelling, by virtue of the length, inadequate width and lack of turning facilities, would give rise to vehicles reversing onto the public highway, and would be narrow to safely manoeuvre a car in reverse gear. As such the proposal would result in an increased hazard to pedestrians and vehicular traffic contrary to policy TR7 of the Brighton & Hove Local Plan.

2) UNI2

The applicant has failed to demonstrate that the development will accord to Lifetime Homes Standards contrary to policy HO13 and PAN03 Accessible Housing and Lifetime Homes.

BH2009/00592

Hollingdean Sure Start Centre Brentwood Road Brighton

Installation of a steel fire escape to ground and first floor levels.

Applicant: Brighton & Hove City Council

Officer: Liz Holt 291709

Approved on 19/05/09 DELEGATED

1) BH01.01

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

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

2) UNI

The scheme hereby approved shall be implemented in strict accordance with the measures set out in the Waste Minimisation Statement submitted on 10th March 2009.

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

BH2009/00598

Boiler House University of Sussex Lewes Road

Construction of an external chiller compound and alterations to entrance of boiler house (part retrospective).

Applicant: University of Sussex

Officer: Liz Holt 291709

Approved on 15/05/09 DELEGATED

1) BH01.01

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

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

2) UNI

The external finishes of the boiler house 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 measures set out in the Waste Minimisation Statement submitted on the 26th March 2009 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.

BH2009/00606

Russell House Block B Arts Road University of Sussex Brighton

Application for variation of condition 1 of application BH2004/01033/FP to allow retention of existing temporary building until such time as construction of the new teaching block is completed.

Applicant: University of Sussex

Officer: Anthony Foster 294495

Approved on 14/05/09 DELEGATED

1) UNI

The temporary buildings hereby permitted shall be permanently removed from the site before 14 May 2010 and the land reinstated to its former condition.

Reason: As the structure hereby approved is not considered suitable as a permanent form of development, permission is granted for a temporary period only and in accordance with policies QD1, QD2, QD4 and NC7 of the Brighton & Hove Local Plan.

MOULSECOOMB & BEVENDEAN

BH2009/00499

Jubilee Court The Crescent Brighton

Enlargement of existing car park and car park entrance.

Applicant: Brighton & Hove City Council

Officer: Chris Swain 292178

Approved on 01/05/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The approved blister paving and crossover shall be implemented in full before the additional parking spaces are brought into use.

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

BH2009/00529

51 Heath Hill Avenue Brighton

Demolition of existing conservatory and erection of a new UPVC conservatory to rear of property.

Applicant: Mr Daniel Cassidy

Officer: Chris Swain 292178

Approved on 07/05/09 DELEGATED

1) BH01.01

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

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

BH2009/00623

72 Barcombe Road Brighton

Proposed two-storey rear extension, incorporating one new rooflight.

Applicant: Mr Gavin Willis

Officer: Helen Hobbs 293335

Approved on 11/05/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) 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 1st floor windows on the North 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.

BH2009/00785

313 Bear Road Brighton

Proposed first floor rear extension.

Applicant: Mr K Harding

Officer: Sonia Kanwar 292359

Approved on 18/05/09 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

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

3) BH03.03

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.

QUEEN'S PARK

BH2008/03548

115 St James's Street Brighton

Erect 4 no. air conditioning condensing units on external wall accessed from flat roof. Remove existing air conditioning condenser unit.

Applicant: Starbucks Coffee Co. (UK) Ltd

Officer: David Alabi 290486

Approved on 01/05/09 DELEGATED

1) BH01.01

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

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

2) UNI

The recommendations and noise reduction treatments contained within the report titled 'Acoustic report for external mechanical services equipment serving Starbucks at 115 St James's Street, Brighton BN2 1TH' submitted on 11 November 2008 shall be implemented in full within one month of the date of this permission 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 SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

Full details of the proposed acoustic screening, including sample materials and a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority within one month of the date of this permission. The acoustic screening shall be installed in accordance with the agreed details, including timescale, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance and to safeguard the amenities of the occupiers of neighbouring properties in compliance with policy HE6 and QD27 of the Brighton & Hove Local Plan.

BH2008/03573

23 Upper Rock Gardens Brighton

Internal alterations to convert house into two maisonettes.

Applicant: Ms Elizabeth Humphreys

Officer: Kate Brocklebank 292175

Approved on 11/05/09 DELEGATED

1) BH01.05

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

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

2) BH13.06

All existing architectural features including staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling,

corbelled arches, cornices, decorative ceilings and other decorative features shall be retained except where otherwise agreed in writing with the Local Planning Authority.

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

3) BH13.12

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

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

4) 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.

BH2008/03685

Brighton Pier Madeira Drive Brighton

Renewal of planning permission BH2003/02868/FP to retain dome-shaped structure until January 2014.

Applicant: Brighton Marine Palace & Pier Co

Officer: Kate Brocklebank 292175

Approved on 08/05/09 DELEGATED

1) UNI

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

Reason: The structure hereby permitted is not considered suitable as a permanent form of development and permission is granted for a temporary period only and to comply with policies HE1, HE3 and HE6 of the Brighton & Hove Local Plan.

BH2008/03802

Brighton College Eastern Road Brighton

Demolition of former art school building and construction of new lower school building.

Applicant: Mr Kenneth Fraser

Officer: Ray Hill 293990

Approved on 06/05/09 DELEGATED

1) BH01.01

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

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

2) BH05.05

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

(a) evidence that the development is registered with the Building Research

Establishment (BRE) under BREEAM (either a 'standard' BREEAM or a 'bespoke' BREEAM) and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development have been submitted to the Local Planning Authority; and

(b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

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 [*50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' / 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' / 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.

4) 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.

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the measures for the recovery and re-use of demolition and construction waste shall be implemented in strict accordance with the Site Waste Management Plan (Rev E) submitted on 30 December 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 & Demolition Waste.

6) UNI

No works shall commence until 1:20 sample elevations and sectional profiles of the windows have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

7) UNI

No works shall commence until a detailed elevational drawing and specification of works for the restoration of the north-east facing gable end wall of the Classics Building have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2008/03803

Brighton College Eastern Road Brighton

Demolition of former art school building.

Applicant: Mr Darren Davies

Officer: Ray Hill 293990

Approved on 06/05/09 DELEGATED

1) BH01.04

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) BH12.08

The works of demolition hereby permitted shall not be begun until documentary evidence is produced to the Local Planning Authority to show that contracts have been entered into by the developer to ensure that building work on the site the subject of this consent is commenced within a period of 6 months following commencement of demolition in accordance with a scheme for which planning permission has been granted.

Reason: To prevent premature demolition in the interests of the character and appearance of the Conservation Area and to comply with policy HE8 of the Brighton & Hove Local Plan.

BH2009/00212

12 St Lukes Terrace Brighton

Erection of single storey rear extension.

Applicant: Mr Gary Sefton

Officer: Chris Swain 292178

Approved on 11/05/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) 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.

BH2009/00266

Top Flat 144 Queens Park Road Brighton

Installation of 1 no. rooflight to front elevation and 3 no. rooflights to rear elevation (Retrospective).

Applicant: Mr Pelin Karayaka

Officer: Sonia Kanwar 292359

Approved - no conditions on 11/05/09 DELEGATED

BH2009/00300

Brasserie Pizza Pasta 48/49 St James's Street Brighton

Display of 1 no. internally illuminated fascia sign, 1 no. non-illuminated projecting sign, 1 no. internally illuminated menu board (Retrospective).

Applicant: Mr M Rahman

Officer: Louise Kent 292198

Refused on 14/05/09 DELEGATED

1) UNI

The aluminium fascia panel detracts from the character and appearance of the East Cliff conservation area, by reason of its projection, method of illumination and inappropriate material for the character of the building, contrary to policy HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 on Advertisements (SPD07).

2) UNI2

The large fascia lettering and bulky projecting sign detract from the character and appearance of the building, and have a detrimental impact on the character and appearance of the East Cliff conservation area, contrary to policies HE9 of the Brighton and Hove Local Plan and Supplementary Planning Document 07 on Advertisements (SPD07).

BH2009/00440

105 St Georges Road Brighton

Installation of air conditioning unit to rear (retrospective).

Applicant: Mr Alan Chapman

Officer: Helen Hobbs 293335

Refused on 01/05/09 DELEGATED

1) UNI

The proposal, by reason of its appearance, location and visibility, would be unduly prominent within the street scene and would therefore detract from the appearance of the building and adversely affect the visual amenities enjoyed by neighbouring properties within the East Cliff Conservation Area. The proposal is therefore contrary to policies QD1, QD2 and QD14 and HE6 of the Brighton &

Hove Local Plan.

BH2009/00492

88 Marine Parade Brighton

Internal alterations and external alterations including installation of new spiral staircase to rear courtyard, replacement of window to east elevation, infill of window to east elevation and new door to store room.

Applicant: Ms Kate Lester

Officer: Aidan Thatcher 292265

Approved on 15/05/09 DELEGATED

1) BH01.05

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

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

2) BH13.03

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) UNI

The external spiral staircase hereby approved shall be painted black within one month of installation and shall be retained as such thereafter.

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

BH2009/00493

88 Marine Parade Brighton

External alterations including installation of new spiral staircase to rear courtyard, replacement of window to east elevation, infill of window to east elevation and new door to store room.

Applicant: Ms Kate Lester

Officer: Aidan Thatcher 292265

Approved on 15/05/09 DELEGATED

1) BH01.01

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

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

2) BH13.03

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) UNI

The external spiral staircase hereby approved shall be painted black within one month of installation and shall be retained as such thereafter.

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

BH2009/00518

1B Walpole Terrace & 1-3 Walpole Road Brighton

Replacement of doors with windows to west elevation.

Applicant: The Trustees

Officer: Anthony Foster 294495

Approved on 01/05/09 DELEGATED

1) BH01.01

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

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

2) 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.

BH2009/00534

43 Blaker Street Brighton

Certificate of Lawfulness for a proposed development of a loft conversion incorporating rear dormer and front roof light.

Applicant: Chloe Hanks

Officer: Sonia Kanwar 292359

Approved on 01/05/09 DELEGATED

BH2009/00562

126 to 127 St James's Street Brighton

Change of use of part of ground floor from amusement arcade (sui generis) to betting office (A2)

Applicant: The Noble Organisation

Officer: Jonathan Puplett 292525

Approved on 13/05/09 DELEGATED

1) 01.01AA

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

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

BH2009/00902

37 Canning Street Brighton

Certificate of lawfulness for a proposed development of loft conversion incorporating 2 no rooflights to the front and 2 no rooflights to the rear.

Applicant: Dr Thomas Austin

Officer: Sonia Kanwar 292359

Approved on 14/05/09 DELEGATED

ROTTINGDEAN COASTAL

BH2008/02650

Rear of The Post Office Lustrells Vale Saltdean Brighton

The demolition of garage to rear of property and the new build of a single storey detached dwelling.

Applicant: First Charterhouse Enterprises LLP

Officer: David Alabi 290486

Refused on 06/05/09 DELEGATED

1) UNI

The proposal, by reason of its design, siting, footprint, height and massing, represents overdevelopment of the site, would adversely impact on the character and appearance of the area, would fail to adequately address the road frontages and as such would fail to enhance the positive characteristics of the neighbourhood and is therefore contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI2

The proposal would result in a cramped form of development with insufficient garden space resulting in an unacceptable level of residential amenity contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The development would result in a loss of privacy to existing and future occupiers through overlooking to and from neighbouring premises on Lustrells Vale and as such is contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposal fails to make sufficient provision for refuse and recycling storage contrary to policy QD27 of the Brighton & Hove Local Plan.

5) UNI5

The proposal fails to provide for the travel demand that it would create and does not maximise the use of sustainable transport, and as such is contrary to policies TR1, TR14 and TR19 of the Brighton & Hove Local Plan and SPGBH4 Parking Standards.

6) UNI6

The proposal provides insufficient information to demonstrate how construction and demolition waste would be minimised and directed away from landfill sites contrary to policy SU13 of the Brighton & Hove Local Plan and Supplementary Document 3 Construction and Demolition Waste.

BH2008/03273

Flat 5 36 Sussex Square Brighton

Removal of mezzanine and glass screen and other internal features. Internal alterations to create second bedroom, new bathroom and relocated kitchen. Restoration of ceiling and mouldings.

Applicant: Mr John Shrives

Officer: Chris Swain 292178

Approved on 07/05/09 DELEGATED

1) BH01.05

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

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

2) BH13.07

No works shall take place until a schedule of all features to be removed, moved, replaced or reinstated has been submitted to and approved in writing by the Local Planning Authority. All replacement and reinstatement features must match exactly the original in materials and detail. Photographs/drawings/sections recording the features to be replicated must be submitted along with 1:1 scale drawings of proposed items for approval by the Local Planning Authority.

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

3) UNI

All works to repair and/or replace original ceilings should be carried out using lath and plaster construction to match the existing.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Listed Building Interiors (SPGBH11).

4) UNI

No works shall take place until a schedule of all features to be removed, moved, repaired, replaced or reinstated has been submitted to and approved in writing by the Local Planning Authority. All replacement and reinstatement features must match exactly the original in materials and detail. Photographs/drawings/sections recording the features to be replicated must be submitted along with 1:1 scale drawings of proposed items for approval by the Local Planning Authority.

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

BH2008/03479

1 and 3 The Cliff Brighton

Demolition of existing bungalows and construction of 9 no. residential apartments, incorporating solar panels on roof, basement car park and relocation of vehicle access point.

Applicant: Mr Ossman Hassan

Officer: Kate Brocklebank 292175

Refused on 06/05/09 DELEGATED

1) UNI

The proposal by reason of its siting, height, design, bulk and massing would result in the development appearing incongruous and overly dominant in the street scene and in longer views. The retention of garage doors and insertion of an open entrance to the basement parking area provides uninteresting and cluttered appearance to the western elevation at street level. As such the proposal would be of detriment to the character and appearance of the area and is contrary to policies QD1, QD2, QD3, QD4, QD5 and HO4 of the Brighton & Hove Local Plan.

2) UNI2

The proposal, by virtue of its proximity to the neighbouring property to the east, increase in height and bulk on the eastern elevation and introduction of roof terraces would result in an unneighbourly form of development which would have an overbearing impact, result in loss of outlook and privacy for the occupants of number 5 The Cliff. Furthermore the applicant has failed to demonstrate that the proposal would not result in an unacceptable level of overshadowing or loss of light to number 5 The Cliff. As such the proposal is contrary to policy and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The applicant has failed to demonstrate that the proposed development would not have an adverse impact on the biodiversity of the site contrary to policy QD18 of the Brighton & Hove Local Plan.

4) UNI4

The applicant has failed to demonstrate that the internal layout of the proposed residential units would fully comply with Lifetime Homes Standards and therefore the development is contrary to policy HO13 of the Brighton & Hove Local Plan.

5) UNI5

The proposed layout of the development would result in a number of areas being reliant on artificial light and ventilation and insufficient information has been

submitted by the applicant to demonstrate that the development can achieve Code Level 3 of the Code for Sustainable Homes. As such the proposal cannot be fully judged against policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 08 'Sustainable Building Design'.

BH2008/03929

87-89 Lustrells Vale Saltdean Brighton

Proposed new external plant on flat roof at the rear of the store (retrospective).

Applicant: Co-operative

Officer: Helen Hobbs 293335

Refused on 08/05/09 DELEGATED

1) UNI

Insufficient information has been submitted to demonstrate that the use of the condenser units and air conditioning units 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.

BH2008/03957

Flat 1 14 Lewes Crescent Brighton

Installation of central/underfloor heating.

Applicant: Mr & Mrs Cumbers

Officer: Chris Swain 292178

Approved on 07/05/09 DELEGATED

1) BH01.05

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

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

2) UNI

No existing architectural features, including skirting boards, mouldings and architraves, should be disturbed or altered during the implementation of the works hereby approved without the prior written consent of the Local Planning Authority.

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

3) UNI

The external flue from the boiler should be painted black to match the existing external pipework and should be maintained as such thereafter.

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

BH2009/00411

32 Gorham Avenue Rottingdean Brighton

Single storey rear extension.

Applicant: Mr K Wood

Officer: Helen Hobbs 293335

Approved on 01/05/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

The external finishes of the development hereby permitted shall match in

material, colour, style, bonding and texture those of the existing building.

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

BH2009/00489

14 Lustrells Crescent Brighton

Certificate of Lawfulness for the proposed development of loft conversion incorporating 2 No dormers, 6 No rooflights and 1 No window and conversion of the integrated garage.

Applicant: Mr A Murfett

Officer: Helen Hobbs 293335

Approved on 19/05/09 DELEGATED

BH2009/00505

51-55 Longridge Avenue Saltdean Brighton

Installation of plant equipment and safety barrier on roof to the rear of the property.

Applicant: Co-operative Group (CWS) Ltd

Officer: Sonia Kanwar 292359

Approved on 01/05/09 DELEGATED

1) BH01.01

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

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

2) UNI

Prior to the development commencing, an acoustic report or detailed acoustic information must be submitted to and approved in writing by the Local Planning Authority. The acoustic report/ information must demonstrate that noise associated with the functioning of the air conditioning condenser units shall be controlled, such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB(A) below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997. The development must be implemented in full accordance with the approved details and retained as such.

Reason: As insufficient information has been submitted, to ensure the protection of the amenities of surrounding units and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

No works shall take place until full details of the proposed safety barrier 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 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.

BH2009/00546

27 Saltdean Drive Saltdean Brighton

Demolition of front kitchen and conservatory extension. Construction of two storey side extension and front porch. Replacement of existing concrete roof and mansard concrete tiles with grey slate. Front garden levelled out and enclosed by rendered masonry walls.

Applicant: Mr Kevin Ware

Officer: Jonathan Puplett 292525

Refused on 11/05/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed side extension by reason of its excessive width, depth, and bulk would represent an addition unsympathetic to the existing dwelling. The resulting building would be of an excessive scale out of keeping with the character of the surrounding street scene. The gable feature to the front of the extension, and the double gable feature to the rear increase the prominence of the proposed extension worsening its impact. The scheme is therefore contrary to the above policy.

2) UNI2

Policies QD14 and QD27 of the Brighton & Hove Local Plan states that Planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The bulk of the proposed side extension in close proximity to the shared boundary with no. 25 Saltdean Drive would have an overbearing and enclosing effect on the residents of this neighbouring property. The proposal is therefore contrary to the above policies.

3) UNI3

Policy SU13 and Supplementary Planning Document 03 on Construction and Demolition Waste seek to reduce construction waste and require a Waste Minimisation Statement demonstrating how elements of sustainable waste management have been incorporated into the scheme in order to reduce the amount of waste being sent to landfill. Insufficient information has been submitted to demonstrate how these requirements would be met. The scheme is therefore contrary to the above policy and supplementary planning document.

4) UNI4

Policy QD16 of the Brighton & Hove Local Plan states that applications for new development should accurately identify existing trees, shrubs and hedgerows, and must seek to retain existing trees and hedgerows. There are three trees located along the southern boundary of the site which it appears would have to be removed to enable the construction of the proposed side extension. No information has been submitted to indicate whether the trees would be removed, reduced, or relocated and on that basis the scheme is therefore contrary to the above policy.

BH2009/00557

Ovingdean Hall Farm Ovingdean Road Brighton

Erection of a replacement horse field shelter.

Applicant: Mrs Anne Curwin

Officer: Sonia Kanwar 292359

Approved on 13/05/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

2) UNI

Prior to commencement of development, details of the finish and colour of the walls and roof of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details and retained as such thereafter.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD2 and NC6 of the Brighton & Hove Local Plan.

BH2009/00679

41 The Cliff Brighton

Extension to create 2 additional storeys with flat roof over including rooflights, solar panels and roof terrace.

Applicant: Ms Rebecca March-Taylor

Officer: Aidan Thatcher 292265

Approved on 20/05/09 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

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

3) BH02.05

The side facing (east and west) windows at first floor levels and side facing (east) windows at second floor level shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

4) 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) 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.

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) BH14.02

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

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

8) UNI

Notwithstanding the details shown on the approved plans, an obscure glazed screen shall be provided on the side (east and west) of the first floor terrace as an obscure glazed screen second floor level. No development shall commence until full details of the proposed obscure glazed screen have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details and maintained as such thereafter.

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

9) UNI

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

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

10) UNI

The existing side (east and west) boundary treatment to the site shall be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure there is no detrimental impact on residential amenity and to comply with policy QD27 of the Brighton & Hove Local Plan.

11) UNI

Notwithstanding the details provided on plan no. RN01 07 D submitted, there shall be no terrace, balcony or screen on the east/rear (fronting Roedean Road) elevation.

Reason: For the avoidance of doubt, to protect residential amenity and to comply with policy QD27 of the Brighton & Hove Local Plan.

12) 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.

BH2009/00682

Coombe Vale Pumping Station, Coombe Vale, Saltdean

Reconductor the existing low voltage (400/240v) overhead line (Circular 14/90 consultation).

Applicant: EDF Energy

Officer: Sonia Kanwar 292359

No objection on 30/04/09 DELEGATED

BH2009/00757

Norton House The Green Rottingdean Brighton

Replacement lead coverings to main roof crown, incorporating installation within flat roof joist void and formation of ventilation gap beneath new decking and lead.

Applicant: Norton House (Rottingdean) Residents Association Ltd

Officer: Chris Swain 292178

Approved on 20/05/09 DELEGATED

1) BH01.05

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

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

WOODINGDEAN

BH2009/00449

1-6 Lockwood Close Woodingdean Brighton

Replacement front and rear doors (retrospective).

Applicant: Mr Gordon Stanford

Officer: Helen Hobbs 293335

Approved - no conditions on 05/05/09 DELEGATED

BH2009/00497

5 Crescent Drive South Brighton

Erection of a single storey side extension.

Applicant: Mrs Linda Martin

Officer: Helen Hobbs 293335

Approved on 07/05/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2009/00698

104 Langley Crescent Woodingdean Brighton

Certificate of lawfulness for proposed loft conversion incorporating side dormers and alterations to fenestration to south and west elevations.

Applicant: Mr Philip Harris

Officer: Sonia Kanwar 292359

Approved on 11/05/09 DELEGATED

BRUNSWICK AND ADELAIDE

BH2008/01985

79 to 80 Western Road Hove

Six air conditioning units to the rear of property (retrospective).

Applicant: Mr Essam Shawki

Officer: Guy Everest 293334

Approved on 08/05/09 PLANNING COMMITTEE

1) UNI

Within 1 month, unless otherwise agreed in writing by the Local Planning Authority, of the date of this decision details of soundproofing measures to the installed chiller units shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be installed within 1 month of such written approval, unless otherwise agreed in writing by the Local Planning Authority, in accordance with the agreed details and shall thereafter be retained as such.

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

2) UNI

The units hereby approved shall be serviced and maintained to ensure that noise associated with this units is controlled, such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, does not exceed a level 5dB(A) 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 amenity of the occupiers of surrounding properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2008/01986

79 to 80 Western Road Hove

Proposed three new rooflights to front and rear (part retrospective).

Applicant: Mr Essam Shawki

Officer: Guy Everest 293334

Approved on 06/05/09 PLANNING COMMITTEE

1) BH12.05

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

roof.

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

2) UNI

The hereby approved rear rooflights shall be fixed shut and shall be permanently retained as such.

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

BH2008/02073

64 Western Road Hove

Creation of terrace area to rear of restaurant for outside dining purposes and insertion of patio doors to rear elevation. (Amended Description)

Applicant: Mr Will Murgatroyd

Officer: Ray Hill 293990

Approved on 06/05/09 DELEGATED

1) 01.01AA

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

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

2) UNI

The terrace hereby approved shall not be open to customers except between the hours of 11.00 and 20.00 Mondays to Sundays.

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

3) UNI

Amplified music or other entertainment noise from within the premises shall not be audible at any noise sensitive premises during hours of operation.

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

4) UNI

The patio doors hereby approved 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.

BH2008/02077

79 to 80 Western Road Hove

Change of use to mixed A3/A4 (Restaurant /Bar) on Ground. First and Second floor levels and variation of Condition 2 of planning permission BH2006/02429 to allow use of premises between the hours of 8.30 & 1.45.

Applicant: Mr Essam Shawki

Officer: Guy Everest 293334

Approved on 06/05/09 PLANNING COMMITTEE

1) UNI

The ground and first floor windows to the rear elevation, as indicated on hereby approved drawing no. 09-01 J, shall be obscurely glazed and fixed shut and shall thereafter be permanently retained as such.

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

2) UNI

The premises shall be in operation only between the hours of 08.30 and 01.45 Monday to Sunday.

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

3) UNI

Amplified music or other entertainment noise from within the premises shall not be audible at any noise sensitive premises during hours of operation.

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

BH2008/02966

43 Brunswick Place Hove

Internal alterations to form self-contained studio flat on second floor.

Applicant: Mr Alex Tasker

Officer: Guy Everest 293334

Approved on 07/05/09 DELEGATED

1) BH01.01

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

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

2) 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.

3) UNI

The cast iron grill shall be painted the same colour as the external rear wall 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.

BH2008/02969

43 Brunswick Place Hove

Internal alterations to form self-contained studio flat on second floor.

Applicant: Mr Alex Tasker

Officer: Guy Everest 293334

Approved on 07/05/09 DELEGATED

1) BH01.05

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

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

2) BH13.12

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

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

3) UNI

No works shall take place until 1:1 scale joinery profiles of the proposed doors 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.

4) UNI

The cast iron grill shall be painted the same colour as the external rear wall 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.

BH2008/03565

38 - 39 Brunswick Terrace Hove

Installation of tiling to existing external stone steps and landing.

Applicant: S. Chakara

Officer: Clare Simpson 292454

Approved on 07/05/09 DELEGATED

1) BH01.05

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

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

2) UNI

The works hereby permitted shall be carried out in their entirety exactly and only in accordance with the drawings, and other particulars, forming part of the Consent, and there shall be no variation there from without the written approval of the Local Planning Authority.

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

BH2008/03986

Flat 2 63 Lansdowne Street Hove

Installation of one timber window and replacement of one timber window to rear elevation.

Applicant: M Thompson & H Spencer

Officer: Adrian Smith 01273 290478

Approved on 19/05/09 DELEGATED

1) BH01.01

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

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

2) UNI

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.

3) UNI

The frame and sash joinery dimensions of the full height replacement sash window shall match that of the existing sash window.

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

BH2009/00162

Mews House St Johns Road Hove

Erection of garden room on roof.

Applicant: Aurotos Ltd

Officer: Chris Wright 292097

Approved on 30/04/09 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) BH05.08

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

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

3) UNI

No development shall take place until the following details have been submitted to and approved in writing by the local planning authority:

- i) 1:20 scale elevations and sections and 1:1 scale sectional profiles of the new windows, their sills, reveals and method of opening.
- ii) 1:1 scale sectional profiles of the stucco cornice.
- iii) The proposed materials for the roof of the garden room, which shall be lead, zinc or another suitable metal cladding and details of any proposed fascia.
- iv) The proposed colour and finish of the areas of render.

4) UNI

The development hereby permitted shall not commence until the precise details of the heights of the lower sills to the high level windows above finished floor level on the southern and western elevations of the extension have been submitted to and agreed in writing by the local planning authority. The development shall be implemented in accordance with the approved details and retained as such thereafter.

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

5) UNI

The high level windows on the southern elevation of the roof extension hereby permitted, opposite the rear façade of 1-2 Adelaide Mansions, shall be obscure glazed and fixed shut to the satisfaction of the local planning authority and thereafter permanently retained as such.

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

6) UNI

The high level windows on the western elevation of the roof extension hereby permitted, to the southern side of the internal staircase enclosure, shall be obscure glazed and fixed shut to the satisfaction of the local planning authority and thereafter permanently retained as such.

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

7) UNI

Notwithstanding the drawings submitted, the development hereby permitted shall not commence until the precise details of a screen and/or barrier between the proposed front parapet of the building and the south-eastern corner of the roof extension have been submitted to and approved in writing by the local planning authority. The approved screen and/or barrier shall be constructed in accordance with the approved details and retained as such thereafter.

Reason: Because the use of the external roof space to the southern side of the roof extension opposite the rear façade of 1-2 Adelaide Mansions would be harmful to residential amenity by way of activities, noise and disturbance, and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/00339

Flat 5 30 Brunswick Terrace Hove

Internal alterations to layout of flat (Retrospective).

Applicant: Location Property Investments

Officer: Jonathan Puplett 292525

Approved on 07/05/09 DELEGATED

1) UNI

The wall which contained the borrowed lights between the kitchen and the adjoining room shall be fully re-instated as a flush wall.

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

BH2009/00414

The Old Market 11A Upper Market Street Hove

Erection of 2no. new penthouse apartments on the roof of the Old Market combined with a new meeting room facility for the Old Market. Extension of existing stair/lift well to south for access to the new apartments, alterations to windows and installation of front canopy.

Applicant: The Old Market Trust

Officer: Jason Hawkes 292153

Refused on 18/05/09 DELEGATED

1) UNI

The proposed development by virtue of its scale, height and design will appear incongruous and overbearing, and thereby harm both the setting of the listed Waterloo Street Arch, the listed terraces within the Upper and Lower Market Street and the architectural and historical character of the Old Market building. The proposal is therefore contrary to policies HE3 and HE1 of the Brighton & Hove Local Plan, and to government guidance in PPG15 Planning and Historic Environment, which seeks to preserve the setting of the listed building.

2) UNI2

The proposed development by virtue of its height, built form, materials and detailing, neither reflects the scale and appearance of the surrounding area, nor is it sympathetic with the character and appearance of the Brunswick Town Conservation Area, having a harmful impact on the townscape and roofscape in

the vicinity of the development. The proposal is therefore contrary to policy HE6 of the Brighton & Hove Local Plan and to PPG15 Planning and Historic Environment, which seeks to ensure that proposals preserve or enhance the character or appearance of conservation areas.

3) UNI3

The proposed development by virtue of its scale height and detailing, neither demonstrates a high quality of design, nor does it enhance the qualities of the local neighbourhood or take into account local characteristics. The proposal is therefore contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

BH2009/00415

The Old Market 11A Upper Market Street Hove

Erection of 2no. new penthouse apartments on the roof of the Old Market combined with a new meeting room facility for the Old Market. Extension of existing stair/lift well to south for access to the new apartments, alterations to windows and installation of front canopy.

Applicant: The Old Market Trust

Officer: Jason Hawkes 292153

Refused on 18/05/09 DELEGATED

1) UNI

The proposed development by virtue of its scale, height, design and appearance, will be dominant and uncharacteristic, and thereby cause harm to the external appearance of this grade II listed building. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan and to government guidance in PPG15 Planning and the Historic Environment, which seeks to preserve the character of the listed building.

CENTRAL HOVE

BH2009/00177

57 Sackville Road Hove

Conversion of existing house in multiple occupation (HMO) containing six units & 1 no. 2-bed self contained flat to six self-contained flats comprising 1 no. studio flat, 4 no. 1-bed flats and 1 no. 2-bed flat. Ground floor rear extension to house boiler room.

Applicant: Mr Scott Lunn

Officer: Chris Wright 292097

Approved on 08/05/09 DELEGATED

1) BH01.01

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

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

2) BH02.06

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

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

3) BH02.08

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) 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.

5) BH05.04

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

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

6) 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.

7) BH06.02

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

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

8) UNI

Notwithstanding the approved plans, no development shall take place until revised floor plans which demonstrate how the proposal complies with lifetime home standards have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details and thereafter retained.

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

9) UNI

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.

10) UNI

All new windows on the front elevation of the building shall be painted softwood, double hung vertically 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.

11) UNI

No works shall take place until full details of the proposed joinery to the southern flank and rear elevations of the proposed works, including glazing configuration, opening methods and details of obscure glass panes, 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 to comply with policies HE6 and QD27 of the Brighton & Hove Local Plan.

12) UNI

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 rear extension, along with precise details of the roof form and finishes of the rear extension 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.

13) UNI

No development shall take place until details of the railings, materials and decorative finishes of the disabled access ramp hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development in the interests of preserving the historic character and appearance of the building and wider Old Hove Conservation Area and to comply with policy HE6 of the Brighton & Hove

Local Plan.

BH2009/00194

7 Hove Manor Hove Street Hove

Conversion of existing office to form an office (B1) to the front and 2no. bedroom flat to the rear (Retrospective)

Applicant: Mark Packwood

Officer: Jason Hawkes 292153

Refused on 06/05/09 DELEGATED

1) UNI

The development has created unreasonably small and cramped accommodation below the standard that the Council would reasonably expect by reason of habitable rooms of an inadequate size; inadequate outlook, natural light and ventilation; a failure to incorporate lifetime home standards in the design; and the absence of cycle parking facilities. The proposal is therefore contrary to policies TR14, SU2, QD27 and HO13 of the Brighton & Hove Local Plan.

2) UNI2

The development has resulted in the significant loss of office accommodation within the application site. There is no information to justify such loss and the proposal is therefore contrary to policy EM6 of the Brighton & Hove Local Plan.

BH2009/00385

37 Sackville Road Hove

Certificate of Lawfulness for proposed development of single storey extensions and chimney to rear.

Applicant: Mrs Andrea Cumming

Officer: Wayne Nee 292132

Approved on 30/04/09 DELEGATED

BH2009/00519

19 Vallance Gardens Hove

Proposed single storey rear extension.

Applicant: c/o agent

Officer: Guy Everest 293334

Approved on 05/05/09 DELEGATED

1) BH01.01

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

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

2) BH05.09

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) 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.

BH2009/00550

1A Victoria Terrace Hove

Change of use from A1 to A2.

Applicant: Heathercrest Ltd

Officer: Chris Wright 292097

Refused on 06/05/09 DELEGATED

1) UNI

Criterion b. of policy SR8 of the Brighton & Hove Local Plan requires applicants to adequately demonstrate that the A1 retail use is no longer economically viable in that particular unit. Indicators affecting economic viability which will be taken into account are the characteristics of the unit; its location within the neighbourhood; the pedestrian activity associated with the unit and the locality as a whole; and the length of time that the unit has been actively marketed on competitive terms. Applicants are expected to submit documentary evidence, including a comparison with units in a similar location, to demonstrate active marketing of the unit on competitive terms in support of their proposal. No documentary evidence to this effect has been submitted with the application. Therefore the proposal fails to meet the requirements of criterion b. of policy SR8, to the detriment of meeting convenience shopping needs of residents in this locality.

BH2009/00560

8 Medina Terrace Hove

Restoration of original first floor sun terrace, including new copper roof covering to replace existing felt covering. Installation of new door and alteration of window position to western elevation. Proposed new layout to ground floor kitchen, with preservation of existing to hall. General internal alterations, to include new pine floor surfaces within property and removal of pine floorboards from ground / first floors for use on second /third floors. Removal of high level fireplace nib to existing third floor bathroom.

Applicant: Mrs Polly Samson

Officer: Clare Simpson 292454

Approved on 01/05/09 DELEGATED

1) BH01.05

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

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

2) BH13.05

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

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

3) UNI

Works to the kitchen fireplace must be restricted to the height and width of the original opening. Full details of the onsite investigation and evidence of the original opening dimensions shall be submitted to and approved by the Local Planning Authority before the completion of the this part of the application.

Reason: As insufficient information has been submitted and to ensure the proposal respects the original fabric of the building.

4) UNI

Prior to works commencing on the floor boards, full justification for the replacement floor boards to the ground and first floors shall be submitted to and approved by the Local Planning Authority in writing. If justified, samples of replacement flooring shall be submitted to and approved by the Local Planning Authority in writing prior to works commencing on this part of the scheme.

Reason: As insufficient information has been submitted and to ensure the proposal respects the original fabric of the building.

BH2009/00593

202 Church Road Hove

New shop front.

Applicant: Mr Ramazan Koksal

Officer: Adrian Smith 01273 290478

Approved on 14/05/09 DELEGATED

1) BH01.01

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

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

GOLDSMID

BH2009/00269

58 York Avenue Hove

Conversion of house comprising of 6 units, 3 of which are bedsits with shared facilities, to 4 self-contained flats.

Applicant: Mr John Currell

Officer: Chris Wright 292097

Approved on 15/05/09 DELEGATED

1) BH01.01

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

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

2) BH02.06

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

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

3) BH02.08

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) 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.

5) BH05.04

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

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

6) 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.

7) BH06.02

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

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

8) UNI

Notwithstanding the approved plans, no development shall take place until revised floor plans which demonstrate how the proposal complies with lifetime home standards have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details and thereafter retained.

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

9) UNI

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.

BH2009/00321

87A Goldstone Villas Hove

Decking of garden to rear (part retrospective)

Applicant: Mr Richard Geary

Officer: Adrian Smith 01273 290478

Approved on 11/05/09 DELEGATED

1) UNI

The decking and trellis fencing hereby approved shall at all times be finished in a dark brown stain.

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

BH2009/00410

33 Cissbury Road Hove

Proposed two-storey side extension to form a separate two-bedroom dwelling.

Applicant: Mr Sly

Officer: Paul Earp 292193

Refused on 30/04/09 DELEGATED

1) UNI

The proposed extension by virtue of its footprint is considered to be an overdevelopment of the site which results in a lack of amenity space and fails to respect the local context or to enhance the positive qualities of the area. For these reasons the development is contrary to policies QD1, QD2, QD3 and QD14 of the Brighton & Hove Local Plan.

2) UNI

The proposed extension by reason of its form, bulk, height and design fails to relate well to and is out of scale with the existing building. For these reasons the proposal is considered to be of poor design which would appear incongruous and detrimental to the character and appearance of the street scene contrary to policies QD1, QD2, QD3 and QD14 of the Brighton & Hove Local Plan which aim to ensure that new development is of a high quality which would make a positive contribution to the visual quality of the area.

3) UNI

The development by virtue of its siting, footprint and height would form a sense of enclosure to 31 Cissbury Road resulting in a loss of outlook and light. For these reasons the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan which seek to protect residential amenity.

4) UNI

Policy QD16 of the Brighton & Hove Local resists development which would damage or destroy a preserved tree. The proposed building is within close proximity of a preserved copper beech tree. The tree which has a dense, dark canopy will overshadow the building and be under pressure for constant pruning. It is considered that harsh pruning would be to the tree's detriment which could result in its loss. For this reason the proposal is contrary to policy QD16.

BH2009/00491

Sussex County Cricket Club Eaton Road Hove

Change of use of a ground-level Portacabin to a toilet block and replacement first floor Portacabin with a new unit.

Applicant: c/o agent

Officer: Paul Earp 292193

Approved on 07/05/09 DELEGATED

1) UNI

The portacabins hereby permitted shall be removed within 3 years of the date of this approval.

Reason: The buildings are not considered suitable as a permanent form of development to safeguard the visual amenities of the area and to comply with policy QD2 of the Brighton & Hove Local Plan.

BH2009/00515

4 Wilbury Gardens Hove

Demolition of the existing rear garage, and the construction of a single storey side and rear elevation extension, and the installation of a first floor side elevation window and side and rear elevation roof lights.

Applicant: Mr Dan Chester

Officer: Wayne Nee 292132

Refused on 30/04/09 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. It also states that the proposal should take into account the existing space around buildings and the character of the area. The proposed ground floor orangery extension is unduly large and bulky, and does not relate well to the original footprint of the property. The proposed extension, in addition to the existing rear extensions, would result in an over-extended appearance to the dwelling, and an overdevelopment of the site. The character of the parent building would be harmed by this cumulative impact, contrary to the above policy. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2009/00538

3 Chanctonbury Road Hove

Certificate of Lawfulness for a proposed 1 no. rear dormer and 1 no. front rooflight.

Applicant: Dr A Mahony

Officer: Charlotte Hughes 292321

Refused on 06/05/09 DELEGATED

BH2009/00600

12 Richmond Court 38 Osmond Road Hove

Replacement of existing timber windows with uPVC units.

Applicant: Miss Myra Simpson

Officer: Mark Thomas 292336

Approved on 11/05/09 DELEGATED

1) BH01.01

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

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

BH2009/00613

20 Avondale Road Hove

Conversion of roof space and raising of line, incorporating porthole window to front, balcony to rear and 4 no. rooflights.

Applicant: Mr Oliver Heath

Officer: Mark Thomas 292336

Refused on 07/05/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed roof extension including raising of roof height, 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, which would significantly impact the outlook of existing bedroom window, and result in an increased sense of enclosure to this window to the detriment of the amenity of the residents of the property at no. 22 Avondale Road. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

HANGLETON & KNOLL

BH2009/00237

2 Tudor Close Hove

Erection of single storey front and rear extensions, and front dormer.

Applicant: Mr Roy Huntsman

Officer: Mark Thomas 292336

Refused on 30/04/09 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. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposed dormer is considered inappropriately large and bulky, and features large areas of tile hung cladding contrary to the above policy and guidance. Further, the property features an existing large front dormer, and the construction of the proposed would represent a significant overdevelopment of the roofspace. The proposed development would harm the character and appearance of the property. The proposal is therefore contrary to the above policy and guidance.

2) UNI2

Policy QD14 of the Brighton & Hove Local Plan states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed single storey rear extension would result in significant overshadowing, increased sense of enclosure, and loss of outlook to the residents of no. 3 Tudor Close. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/00345

200 Poplar Avenue Hove

Conversion of loft into self contained flat incorporating dormers and rooflights.

Applicant: Mr Charlie Hickey

Officer: Chris Wright 292097

Refused on 30/04/09 DELEGATED

1) UNI

The proposed conversion of the loft space to form a small self contained residential unit is unacceptable in principle and conflicts with the requirements of policy HO9 of the Brighton & Hove Local Plan. Policy HO9 seeks to resist the conversion of existing properties with internal floor areas less than 115 square metres or with less than 4 bedrooms as originally built, in order to preserve smaller dwelling units and prevent the creation of excessively small units that do not satisfy the standards reasonably expected of the local planning authority.

2) UNI2

Policies HO5 and QD27 of the Brighton & Hove Local Plan require development to provide private and useable amenity space appropriate to the scale and nature of the development and ensure adequate living conditions and amenity for future occupiers respectively. The application neither provides private and useable amenity space nor adequate living space, especially in consideration of the fact the living space accommodated is limited by the pitched roof slopes which create internal skellings reducing the amount of space in which an adult could fully stand up.

3) UNI3

Policy HO13 of the Brighton & Hove Local Plan requires proposals for conversions to provide residential accommodation to demonstrate that wherever it is practicable, Lifetime Homes' criteria have been incorporated into the design. The application and accompanying documents do not have due regard to the requirements of this policy and contain insufficient information as to how Lifetime Homes' standards have been incorporated into the design wherever practicable.

4) UNI4

The proposed cycle storage and bin/recycling storage facility shown on the ground floor of the building is not acceptable owing to its small size and difficulty of access. As such the facility fails to meet the requirements of policies TR1, TR14, TR19 and QD28 of the Brighton & Hove Local Plan and in terms of inconvenience caused to future residents by reason of this below standard provision for both refuse/recycling storage and cycle storage the proposal conflicts with policy QD27 of the Brighton & Hove Local Plan.

BH2009/00393

Former Police Box Between No 20 & 22 Margery Road Hove

Demolition of former police box and construction of a new two-bedroom house.

Applicant: Mr Patrick Glasser

Officer: Clare Simpson 292454

Approved on 15/05/09 PLANNING COMMITTEE

1) UNI

Due to the chronic housing situation and the need for this type of development, the Committee believes that this application is appropriate for this site. The Committee did not agree that marketing information was necessary to demonstrate lack of viability for a commercial unit on this site and were satisfied that there was adequate amenity space and the application did not unduly overlook neighbouring properties or affect their amenity space.

BH2009/00394

Former Police Box Between No 20 & 22 Margery Road Hove

Conversion of former Police Box (B1) to a one bedroom Studio Dwelling (C3) with side conservatory extension.

Applicant: Mr Patrick Glasser

Officer: Clare Simpson 292454

Refused on 15/05/09 PLANNING COMMITTEE

1) UNI

The proposal would be contrary to policies EM5 and EM6 of the Brighton & Hove Local Plan which seeks to restrict the loss of industrial/office uses unless it has been demonstrated that the use is no longer viable. Applicants are expected to demonstrate active marketing of the unit on competitive terms for a period of twelve months or more. Insufficient information has been submitted with the application to demonstrate that the use of the office space is no longer viable. Furthermore the applicant has failed to demonstrate that specially built or converted starter business units are available elsewhere in the neighbourhood at a comparable rental. As such the principle of residential, development of this site is considered to be unacceptable.

2) UNI2

The existing building is a utilitarian structure which detracts from the appearance and character of the street scene. If the police box is redundant it should be removed and replaced by a building of much higher design standard and more appropriate scale and detailing. The proposal to convert the existing building to residential use, with the proposed external alterations, is inappropriate and would give this building an undue degree of permanence. Consequently it is considered that the proposal would fail to make a positive contribution to the visual amenity and character of the area and would compound the harm to the street scene caused by the existing building. The proposal is therefore contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan.

BH2009/00412

Hangleton Service Station 237 Hangleton Road Hove

Formation of 1 no. external doorway to the north elevation, blocking up of 3 no. windows and relocation of 1 no. air conditioning unit to south elevation.

Applicant: Bawa Forecourts Ltd

Officer: Mark Thomas 292336

Approved on 30/04/09 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

Noise associated with plant and machinery (including the proposed the air conditioning unit) incorporated within the development, shall be controlled, such that the Rating Level, measured or calculated at 1-metre from the façade of the

nearest existing noise sensitive premises, shall not exceed a level 5dB(A) below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997.

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

BH2009/00543

5 Godwin Road Hove

Demolition of existing timber store and erection of new two-storey side extension. Construction of new detached flat roof garage.

Applicant: Mr N. Simmonds

Officer: Mark Thomas 292336

Approved on 11/05/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2009/00553

100 Boundary Road Hove

Replacement of existing windows with UPVC double glazing.

Applicant: Hot Flibby Ltd

Officer: Clare Simpson 292454

Approved on 11/05/09 DELEGATED

1) BH01.01

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

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

BH2009/00556

4 Florence Avenue Hove

Erection of a single storey rear extension incorporating 2 No. rooflights. The replacement of a door with a window to the west elevation and new window to the north elevation.

Applicant: Mr A Keeffe

Officer: Charlotte Hughes 292321

Refused on 05/05/09 DELEGATED

1) UNI

The proposed single storey rear extension, by reason of its excessive depth, bulk and proximity to the adjoining neighbouring property would result in an increased sense of enclosure for the occupiers of No.2 Florence Avenue and have an overbearing and unneighbourly impact on their existing residential amenities. The proposed development is therefore considered to be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/00584

44 Poplar Avenue Hove

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

Applicant: Mr & Mrs Billan

Officer: Mark Thomas 292336

Refused on 01/05/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed single 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. 42 Poplar Avenue. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

NORTH PORTSLADE

BH2009/00136

49 Stanley Avenue Mileoak Portslade

Single storey rear extension.

Applicant: Mr W Hilton

Officer: Charlotte Hughes 292321

Approved on 30/04/09 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.

BH2009/00614

Peter Gladwin School Drove Road Portslade

Extension to primary school to increase size of two classrooms, create a new Pre-School Classroom with toilets and entrance, covered canopy area for nursery and extended classrooms, new entrance from street with DDA compliant access.

Applicant: Ms Caroline Parker

Officer: Clare Simpson 292454

Approved on 14/05/09 DELEGATED

1) BH01.01

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

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

2) BH11.01

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall

include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

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

3) BH11.02

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

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

4) 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.

5) UNI

Prior to development commencing an Arboricultural Method Statement shall be submitted to and approved by the Local Planning Authority in writing. The statement shall demonstrate that trees to be retained are protected in accordance with BS 5837 - 2005 - Trees on Development Sites and shall also show how the new path shall be constructed to comply with this standard.

Reason: to protect the existing trees on site and in accordance with policy QD16 of the Brighton & Hove Local Plan.

6) UNI

The applicant shall draft and submit a travel plan in consultation with the council's Schools Travel Plans team, indicating the measures to be applied to assure the council of the applicant's sustainable travel proposals for staff and students, within 6 months of occupation of the building hereby approved. The travel plan shall thereafter be adhered to for the duration of the use hereby permitted and be resubmitted for the council's written approval every 12 months thereafter.

Reason: To ensure that traffic generation is adequately managed by encouraging the use of walking, cycling and public transport, in compliance with policies TR1, TR2, TR4 TR7 and TR14 of the Brighton & Hove Local Plan.

7) UNI

Within 6 months of the occupation of the building, three bird nesting boxes shall be erected in suitable locations on trees within the school site. The bird nesting boxes shall be retained in place thereafter.

Reason: To ensure the integration of nature conservation features and in accordance with policy QD17 of the Brighton & Hove Local Plan.

8) UNI

Prior to the pre-school being brought into use, the proposed pedestrian passing point shall be constructed in accordance with the approved Manual for Estate Roads and under license from the Highway Operations Manager.

Reason: In the interested of highway safety and in compliance with TR7 of the Brighton & Hove Local Plan

SOUTH PORTSLADE

BH2008/03731

Compass House 7 East Street Portslade

Ground and first floor rear extension incorporating dust extract system and revised extracts at front roof level.

Applicant: Ebony Designs

Officer: Jason Hawkes 292153

Refused on 11/05/09 PLANNING COMMITTEE

1) UNI

The proposed extension by reason of its design and close proximity to the properties to the rear would result in a development having an adverse impact on the amenities of nearby properties. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2009/00303

18 Benfield Crescent Portslade Brighton

Addition of second storey rear extension on top of existing rear single storey extension and roof dormer incorporating Juliet balcony and 2 No. rooflights.

Applicant: Mr Stephen Doe

Officer: Clare Simpson 292454

Approved on 05/05/09 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

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

3) BH02.04

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

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

4) 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.

5) 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.

BH2009/00615

15 Burlington Gardens Brighton

Single storey rear extension with pitched roof and rooflights.

Applicant: Mr Lee Appleby

Officer: Charlotte Hughes 292321

Approved on 07/05/09 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out using the materials specified in the submitted plans and no variation shall be made without the prior written consent 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.

STANFORD

BH2008/02196

1A Tredcroft Road Hove

Demolition of existing garage and rear extension and construction of a new two-storey rear and side extension.

Applicant: Mr L & C Salter

Officer: Jonathan Puplett 292525

Approved on 18/05/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

4) UNI

The side (east) facing first floor bathroom windows of the extension hereby approved shall not be glazed other than with obscure glass and shall be thereafter permanently retained as such.

Reason: To safeguard the privacy of neighbouring residents in compliance with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/03381

71 Benett Drive Hove

Roof conversion including front dormer.

Applicant: Mr Tsz Lee

Officer: Guy Everest 293334

Approved on 06/05/09 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

BH2009/00093

71 Benett Drive Hove

Certificate of lawfulness for a proposed rear dormer and rooflight, side dormer, and window to north elevation.

Applicant: Mr T Lee

Officer: Guy Everest 293334

Approved on 06/05/09 DELEGATED

BH2009/00272

24 Benett Drive Hove

Erection of a side and rear extension with raised patio to rear, roof extension to form first floor accommodation including raising roof height. 2 no.dormers to front elevation and 4 no.rooflights.

Applicant: Mr & Mrs A Brewster

Officer: Mark Thomas 292336

Refused on 30/04/09 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. Further advice is

contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposed roof extensions, including increased height of the roof ridge, represent an overdevelopment of the roofspace that would result in an unbalanced top heavy appearance to the property. Further, the proposal to finish the roof in slate tiles, is at odds with the clay tiles characteristic of the existing property and the properties in the vicinity of the site and on Bennett Drive. The proposed glazing at ground and first floor level of the rear elevation of the recipient property features units out of keeping with the scale of units to the host property. The number of units and their cumulative scale would result in an uncharacteristic predominance of glass to the rear elevation, and further, would give the rear elevation a cluttered appearance. The proposed development would harm the character and appearance of the property. The proposal is therefore contrary to the above policy and guidance.

2) UNI2

Policy QD14 of the Brighton & Hove Local Plan states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed first floor rear doors represent an inappropriate addition to the property. The development would result in an increased sense of overlooking and loss of privacy for the residents of the properties at nos. 22 and 26 Bennett Drive. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/00383

8 Hill Drive Hove

Erection of single storey rear extension loft conversion raising existing roof height by 900mm incorporating 2.no velux roof lights.

Applicant: Mr Lee Gars

Officer: Charlotte Hughes 292321

Refused on 30/04/09 DELEGATED

1) UNI

The proposed dormer window, by virtue of its excessive size and inappropriate design, would result in a bulky and incongruous addition to the roof, detrimental to the appearance of the building and the surrounding area. The proposal is therefore considered to be contrary to the aims and objective of the policies QD1 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note 1: Roof Extensions and Alterations.

BH2009/00384

6 Hill Drive Hove

Loft conversion incorporating raising of roof height & 2 No. rooflights to front.

Applicant: Mr Tam Ghasemi

Officer: Charlotte Hughes 292321

Refused on 06/05/09 DELEGATED

1) UNI

The proposed dormer window, by virtue of its excessive size and inappropriate design, would result in a bulky and incongruous addition to the roof, detrimental to the appearance of the building and the surrounding area. The proposal is therefore considered to be contrary to the aims and objectives of the policies QD1 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1: Roof Extensions and Alterations.

BH2009/00398

62 Bennett Drive Hove

Erection of external staircase to side of garden terrace. Relocation of window from side elevation to lower ground floor studio. (Part Retrospective).

Applicant: Mrs M F Rawlinson

Officer: Clare Simpson 292454

Refused on 11/05/09 DELEGATED

1) UNI

The proposal to locate external access to the north of the terrace prevents the opportunity for effective screening to this side of the terrace. As a result the terrace currently under construction would be un-neighbourly, intrusive and would cause loss of privacy to the occupiers of 64 Bennett Drive. The proposal is therefore contrary to policy QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/00472

1 Tudor Barn 30 Radinden Manor Road Hove

Loft conversion incorporating dormer and 2 No. rooflights to rear roofslope and dormer to front roofslope.

Applicant: Mr & Mrs Lewis Power

Officer: Chris Wright 292097

Refused on 05/05/09 DELEGATED

1) UNI

The proposed dormer roof extensions are poorly designed in relation to the form, character and appearance of the host dwelling and by virtue of their proportions, siting and massing, would unduly dominate the original roof and alter its basic shape in an inappropriate fashion that is both detrimental to visual amenity and harmful to the street scene. As such the development proposal is contrary to the requirements of policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the design guidance published in Supplementary Planning Guidance SPGBH1: Roof alterations and extensions.

BH2009/00501

30 Goldstone Way Hove

Front extension to match existing elevation and porch infill. New external access stairs, landing and approach.

Applicant: Mr Ignacy Lechowicz

Officer: Chris Wright 292097

Refused on 11/05/09 DELEGATED

1) UNI

Policies QD1 and QD2 of the Brighton & Hove Local Plan require development to achieve a high standard of design and seek to enhance the positive qualities of the local area by taking into account characteristics including the scale, form and design of existing development. Policy QD14 of the local plan requires that alterations and extensions are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed front projection is, by reason of the design, scale, eaves and window detailing, neither distinctly subordinate nor sufficiently identical to the original front projection and as such would unbalance the appearance and composition of the dwelling façade, to the detriment of visual amenity and the wider street scene. As such the proposal is contrary to the aims and objectives of the above policies.

2) UNI2

Insufficient detail has been submitted in relation to the proposed porch/lobby enclosure for determination as to its relationship with the front projections of the dwelling and its impact on the character and appearance of the property.

Therefore the proposal is contrary to the requirements of policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2009/00504

Flat 1 255 Dyke Road Hove

Erection of a single storey rear extension with raised patio deck, alterations and replacement of 2 no. windows.

Applicant: Mr M J & Mrs J Blunt

Officer: Adrian Smith 01273 290478

Approved on 06/05/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2009/00511

Cardinal Newman School The Upper Drive Hove

Replacement of existing windows and glazing to rear of link block.

Applicant: The Governors

Officer: Chris Wright 292097

Approved on 01/05/09 DELEGATED

1) BH01.01

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

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

2) BH05.08

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

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

3) UNI

The development hereby permitted shall not commence until samples of the materials to be used have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD14 and HE10 of the Brighton & Hove Local Plan.

BH2009/00516

11 Orchard Road Hove

Erection of a single storey rear extension

Applicant: Mr Carl Marten

Officer: Charlotte Hughes 292321

Approved on 11/05/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2009/00587

7 Orchard Road Hove

Erection of a two storey side extension incorporating existing garage and first floor side extension.

Applicant: Mr Camps-Linney

Officer: Charlotte Hughes 292321

Refused on 14/05/09 DELEGATED

1) UNI

The proposed two storey side extension would not relate sympathetically to the existing building by reason of its scale, form and design and it would result in an unduly obtrusive and incongruous form of development detrimental to the visual amenities of the locality and character and appearance of the existing property. The proposal is therefore considered to the contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed two storey side extension by reason of its siting, height and scale would be overbearing and create an undue sense of enclosure for the neighbouring properties to the east. The proposal is therefore considered to be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/00643

28 Hill Brow Hove

First Floor rear extension to incorporate pitched roof and 2no juliet balconies.

Applicant: Mr Christopher Cowen

Officer: Wayne Nee 292132

Approved on 11/05/09 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

BH2009/00691

15 Orchard Avenue Hove

Certificate of Lawfulness for a proposed development of a loft conversion incorporating barn hip roof extension, rear dormer and front and rear roof lights.

Applicant: Mr Russell Muschamp

Officer: Wayne Nee 292132

Approved on 18/05/09 DELEGATED

WESTBOURNE

BH2009/00506

47 Pembroke Crescent Hove

Erection of a single storey rear extension, part retrospective.

Applicant: Mr P Seaton

Officer: Charlotte Hughes 292321

Approved on 05/05/09 DELEGATED

1) 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.

BH2009/00526

14 Princes Square Hove

Single storey rear extension and re-cladding to existing pool building.

Applicant: Mr Andy Rose

Officer: Charlotte Hughes 292321

Refused on 07/05/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed ground floor extensions are considered to be inappropriate in terms of their scale and they do not relate well to the footprint of the original property. Cumulatively the proposed extensions, in addition to the existing rear extension, would result in an over-extended appearance to the dwelling, further diluting its original form and character and leading to overdevelopment of the site. Consequently the proposal would neither preserve nor enhance the character and appearance of the Pembroke & Princess Conservation Area and is considered to be contrary to the aims and objective of policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2009/00695

Ground Floor Flat 45 Rutland Gardens Hove

Erection of single storey rear extension.

Applicant: Mr Raj Nathan

Officer: Mark Thomas 292336

Refused on 19/05/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan states extensions and alterations will only be granted if the proposed development would not result in significant

loss of amenity to the proposed, existing and/or adjacent residents. The proposed single storey rear extension, by virtue of its bulk, projection, and positioning, forms an inappropriate addition to the property. The development would result in increased overshadowing, sense of enclosure, and loss of outlook to the property at no. 43 Rutland Gardens. Further, the development would result in increased overshadowing, loss of outlook and increased sense of enclosure for the existing and future residents of the host property Ground Floor Flat, no. 45 Rutland Gardens. 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. It is considered that the proposed extension is unduly large, and represents a bulky and incongruous addition to the rear of the recipient property. The proposed extension would result in an overextended appearance to the rear elevation to the detriment of the character and appearance of no. 45 Rutland Gardens. As such the proposed development is contrary to policy QD14 of the Brighton & Hove Local Plan.

3) UNI3

Policy HO5 of the Brighton & Hove local plan seeks to provide adequate private amenity space for occupants. It is considered that the significant reduction in size of the usable private amenity space to the rear of the no. 45 Rutland Gardens is contrary to this policy and is therefore unacceptable.

WISH

BH2009/00333

North side, West end, 14 Kingsthorpe Road Hove

Installation of new door to front elevation.

Applicant: Mr Geoffrey Harris

Officer: Chris Wright 292097

Approved on 14/05/09 DELEGATED

1) BH01.01

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

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

2) BH05.08

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

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

BH2009/00528

34 Portland Villas Hove

Certificate of Lawfulness for proposed conversion and extension of existing single storey garage to side of property, including rooflights.

Applicant: Mr Gary South

Officer: Charlotte Hughes 292321

Approved on 15/05/09 DELEGATED

BH2009/00621

17 Wish Road Hove

Certificate of lawfulness for proposed partial hip to gable roof conversion with rooflights and rear dormer.

Applicant: Mr Jon Lidgard

Officer: Mark Thomas 292336

Approved on 12/05/09 DELEGATED

