

**BRIGHTON & HOVE CITY COUNCIL**  
**LIST OF APPLICATIONS DETERMINED**

**PATCHAM**

**BH2008/02121**

**139 Woodbourne Avenue Brighton**

Demolition of existing garage and erection of two storey side extension.

**Applicant:** Mr & Mrs Gwynne-Smith

**Officer:** Louise Kent 292198

**Approved on 22/01/09 DELEGATED**

**1) BH01.01**

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

**2) BH02.05**

The first floor shower room window shall not be glazed otherwise than with obscured glass and top hung and thereafter permanently retained as such.

**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.

**BH2008/03015**

**Maycroft & Parkside London Road 2-8 Carden Avenue Brighton**

Demolition of existing buildings and development of residential care home for the frail elderly (C2). Resubmission of planning application BH2008/00925.

**Applicant:** Sunrise Senior Living Ltd

**Officer:** Liz Holt 291709

**Approved on 21/01/09 PLANNING APPLICATIONS SUB-COMMITTEE**

**1) 01.01AA**

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

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

**2) 02.06A**

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

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

**3) 03.01A**

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

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

#### **4) 05.01AA**

Prior to the commencement of development, details of the measures to ensure that the development achieves a "Very Good" or "Excellent" BREEAM rating shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and in accordance with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991 - 2011 and SU2 of the Brighton & Hove Local Plan.*

#### **5) 05.02A**

No development shall take place until a written statement consisting of a 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 measures shall be implemented in strict accordance with the approved details.

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

#### **6) 06.03A**

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

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

#### **7) B03.03**

A scheme for the fitting of odour control equipment to the building shall be submitted to the Local Planning Authority and no development shall commence until a scheme is approved by the Local Planning Authority. The use of the premises shall not commence until all odour control equipment works have been carried out to the satisfaction of the Local Planning Authority. The odour control equipment shall be maintained thereafter to the satisfaction of the Local Planning Authority.

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

#### **8) B03.04**

A scheme for the sound insulation of odour control equipment referred to in the condition set out above shall be submitted to the Local Planning Authority and no development shall commence until all sound insulation works have been carried out to the satisfaction of the Local Planning Authority. The sound insulation works shall be maintained thereafter to the satisfaction of the Local Planning Authority.

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

#### **9) B03.10**

A scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration shall be submitted to and approved by the Local Planning Authority. The use of the premises shall not commence until all specified works have been carried out to the satisfaction of the Local Planning Authority.

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

#### **10) B04.01**

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

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to accord with policies QD15 and QD16 of the Brighton & Hove Local Plan.*

#### **11) B04.02**

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

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to accord with policies QD15 and QD16 of the Brighton & Hove Local Plan.*

#### **12) B04.03**

The development shall not be commenced until fences for the protection of trees to be retained have been erected to a specification and in positions to be agreed by the Local Planning Authority. These fences shall be maintained in good repair until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences. The plan shall include the protection of trees which are located off site but have roots in the vicinity of the development (i.e. Withdean Park). The trees shall be protected in accordance with BS5837.

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

#### **13) UNI**

All existing trees on site which are to be retained as indicated on the drawings submitted, and any new trees which are to be planted as part of the landscaping scheme, which within a period of 5 years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

*Reason: In the interests of visual amenities of the surrounding area and the residential amenities of nearby properties and to comply with policies QD15, QD16 and QD27 of the Brighton & Hove Local Plan.*

#### **14) UNI**

Prior to the commencement of the development a method statement for the construction of all new pedestrian access routes and blocking up of existing pedestrian access routes shall be submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in strict accordance with the approved details.

*Reason: In order to protect trees from damage during construction as a result of the proposed access routes and to accord with policies QD15 and QD16 of the Brighton & Hove Local Plan.*

### **15) UNI**

Construction of the development shall not commence until details of the proposed means of foul sewage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in strict accordance with the approved details.

*Reason: To enable the Local Planning Authority to control foul sewage and surface water drainage in accordance with policies SU3, SU4 and SU5 of the Brighton & Hove Local Plan.*

### **16) UNI**

The development hereby permitted shall not be brought into use until the vehicle parking area shown on the submitted plans has been laid out and surfaced to the satisfaction of the Local Planning Authority. The parking area shall not be used otherwise than for the parking of vehicles of residents, staff and visitors associated with the development.

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

### **17) UNI**

Prior to the commencement of the development on site, detailed drawings, including levels, sections and constructional details of the proposed highway works, surface water drainage, outfall disposal and street lighting to be provided, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details and retained as such thereafter.

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

### **18) UNI**

No development shall take place within the development site until the applicant 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 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 and in order to protect and provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.*

### **19) UNI**

Notwithstanding the Ecological Assessment Document submitted as part of the application, prior to the commencement of the development full details of ecological mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved details and retained as such thereafter.

*Reason: In the interests of maintaining the biodiversity and ecological interest of the site and to comply with policy QD17 of the Brighton & Hove Local Plan.*

### **20) UNI**

Prior to the commencement of the development a timetable of works to relocate the bus stop with Carden Avenue adjacent to the site, carry out the widening of the road adjacent to the relocated bus stop, the provision of raised kerbs and the provision of relevant road markings, as shown in drawing no. 2076.10 received on the 13th January 2009, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the agreed timetable.

*Reason: To ensure that the proposed development addresses the travel demand arising from the intensification of use on the site in accordance with Brighton & Hove Local Plan policies SU15, TR1, TR19 and QD28.*

**21) UNI**

Notwithstanding the Ecological Assessment Document submitted as part of the application and the letter from Aspect Ecology dated the 8th January 2009 immediately prior to the commencement of the demolition works a further check for bats within all the buildings to be demolished shall be carried out by an experienced ecologist, including a re-inspection of the loft voids. If bats are found then work may not commence and advice must be sought from Natural England.

*Reason: In the interest of maintaining the biodiversity and ecological interest of the site and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**22) UNI**

The compost heaps located on site are to be carefully dismantled by hand between the period of the 1st of April and the 31st October. Any reptiles found are to be translocated to suitable off-site receptor sites which have been agreed in writing with the Local Planning Authority prior to translocation.

*Reason: In the interest of maintaining the biodiversity and ecological interest of the site and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**23) UNI**

Notwithstanding information submitted as part of the application a detailed, quantified landscape plan, designed to maximise the biodiversity value of the site shall be submitted to an approved in writing by the Local Planning Authority. The plan shall incorporate suitable nest and roost boxes for bats, birds and hedgehogs, berry bearing shrubs and a pond designed to attract wildlife, with a species list of all plants uses.

*Reason: In the interest of maintaining the biodiversity and ecological interest of the site and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**BH2008/03320**

**157 Ladies Mile Road Brighton**

Proposed conservatory to rear.

**Applicant:** Mr Ray Pratt

**Officer:** Chris Swain 292178

**Approved on 20/01/09 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**3) UNI**

The windows on the west facing elevation and the sidelight to the western corner of the north facing elevation shall not be glazed otherwise than with obscured glass and the windows on the west facing elevation shall open inwards with the sidelight on the western corner of the north facing elevation shall be fixed shut. Thereafter the windows shall be permanently retained as such.

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

**BH2008/03524**

**40 Westfield Crescent BRIGHTON**

Provision of hardstanding area to front of property with steps leading up to dwelling.

**Applicant:** Mr Alex Malcolm

**Officer:** Chris Swain 292178

**Approved on 19/01/09 DELEGATED**

**1) BH01.01**

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

**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.

**BH2008/03528**

**1 Braeside Avenue Brighton**

Two storey side extension.

**Applicant:** Mr John Stevens

**Officer:** Aidan Thatcher 292265

**Approved on 28/01/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.04**

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

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

**3) BH03.03**

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

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

**4) UNI**

Unless otherwise agreed in writing, the development shall be implemented fully in accordance with the details contained within the Site Waste Minimisation Statement submitted on the 5 November 2008.

**BH2008/03558**

**15 Highview Way Brighton**

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

**Applicant:** Mr & Mrs Purser

**Officer:** Helen Hobbs 293335

**Refused on 19/01/09 DELEGATED**

**BH2008/03609**

**11 Petworth Road Brighton**

Single storey side and rear extension (resubmission of BH2008/01395).

**Applicant:** Mr S Cowland

**Officer:** Sonia Kanwar 292359

**Approved on 22/01/09 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.*

**BH2008/03625**

**59 Vale Avenue Brighton**

Certificate of Lawfulness for proposed hip to gable roof extension, rear dormer and rooflights.

**Applicant:** Mr Greg Thomas

**Officer:** Sonia Kanwar 292359

**Approved on 26/01/09 DELEGATED**

**BH2008/03647**

**51 Craignair Avenue Brighton**

Demolition of existing garage and erection of a two storey hip-to-gable side extension with alteration and extension of existing single storey rear conservatory.

**Applicant:** Mr Danny Crowhurst

**Officer:** Aidan Thatcher 292265

**Approved on 27/01/09 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) BH02.05**

The ground floor side (north) facing window shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

**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.*

**BH2008/03653**

**48 Greenfield Crescent Brighton**

Erection of a single storey side extension with hip to gable roof extension over and loft conversion including front and rear dormers.

**Applicant:** Mr Jason Moore

**Officer:** Anthony Foster 294495

**Refused on 03/02/09 DELEGATED**

**1) UNI**

The proposed rear dormers, by virtue of their size, positioning and inappropriate design, would form incongruous and unsightly bulky features, detrimental to the character and appearance of the building and the surrounding area. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

**2) UNI2**

The proposed hip to half gable roof extension will disturb the visual balance and character of this pair of semi-detached bungalows to the detriment of the character and appearance of the street scene. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

**BH2008/03663**

**40 Westfield Crescent Brighton**

Certificate of Lawfulness for proposed single storey rear extension, hip to gable roof extension with rear windows and rear dormer.

**Applicant:** Mr Alex Russell

**Officer:** Helen Hobbs 293335

**Refused on 04/02/09 DELEGATED**

**1) UNI**

The proposed rear extension does not constitute permitted development under Class A of Part 1 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995, as amended by the 2008 Order.

**BH2008/03672**

**34 Dale Crescent Brighton**

Demolition of existing garage and erection of two storey side extension and the widening of the existing crossover.

**Applicant:** Mr & Mrs Bennett

**Officer:** Helen Hobbs 293335

**Approved on 26/01/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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



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

**BH2008/03781**

**Library Carden Hill Brighton**

Alterations to paving to create disabled access including new ramps with landings and tubular steel handrails to new ramps and existing front entrance steps.

**Applicant:** Brighton & Hove City Council

**Officer:** Chris Swain 292178

**Approved on 28/01/09 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.*

**PRESTON PARK**

**BH2008/03257**

**25 Southdown Road Brighton**

Installation of 2 no. velux windows to front roof slope (retrospective).

**Applicant:** Tina Wisdom

**Officer:** Helen Hobbs 293335

**Approved on 16/01/09 DELEGATED**

**1) BH12.05**

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

**BH2008/03337**

**4 Osborne Road Brighton**

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

**Applicant:** Mr Ron Gower

**Officer:** Anthony Foster 294495

**Approved on 29/01/09 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**

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

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

**BH2008/03610**

**35 Florence Road Brighton**

Installation of front, side and rear rooflights.

**Applicant:** Mr J Doxey

**Officer:** Sonia Kanwar 292359

**Approved on 21/01/09 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) 13.05A**

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.*

**BH2008/03619**

**119 Preston Drove Brighton**

Installation of front, side and rear rooflights.

**Applicant:** Mr A Davison

**Officer:** Chris Swain 292178

**Approved on 27/01/09 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 rooflights to the south and east facing roofslopes 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.*

**BH2008/03675**

**55 Edburton Avenue Brighton**

Loft conversion incorporating 1no rooflight to the front elevation.

**Applicant:** Miss J C Radcliffe

**Officer:** Chris Swain 292178

**Approved on 19/01/09 DELEGATED**

### **1) BH01.01**

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

### **2) BH12.05**

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

## **BH2008/03702**

### **Upper Maisonette 211 Ditchling Road Brighton**

Replacement of existing windows to install french doors and balustrade to first floor (retrospective).

**Applicant:** Mr Mike Smith

**Officer:** Helen Hobbs 293335

**Approved on 21/01/09 DELEGATED**

### **1) UNI**

Use of the flat roof accessed from the new first floor doors hereby approved shall be for access, maintenance or emergency purposes only. The flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

## **BH2008/03804**

### **5 Florence Road Brighton**

Erection of single storey rear extension incorporating rooflights.

**Applicant:** Mr Andrew Briggs

**Officer:** Sonia Kanwar 292359

**Approved on 29/01/09 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) 02.02A**

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 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) 13.02A**

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 and to comply with policy HE6 of the Brighton & Hove Local Plan.*

## **BH2008/03889**

### **109 Waldegrave Road Brighton**

Roof conversion incorporating front rooflight.

**Applicant:** Mr V Pajatsch

**Officer:** Louise Kent 292198

**Approved on 26/01/09 DELEGATED**

### **1) BH01.01**

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

### **2) BH12.05**

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

## **REGENCY**

### **BH2008/00746**

#### **103 Western Road Brighton**

New external door to rear first floor and reinstatement of extract flue link at rear first first floor level.

**Applicant:** N Ali

**Officer:** Lawrence Simmons 290478

**Approved on 04/02/09 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**

Prior to the operation of the flue hereby permitted, the vertical section of the flue shall be encased in a false chimney formed of fibre cement boarding with a sand, lime and cement rendered finish and painted to match exactly the paintwork of the building; the exposed horizontal section of the flue and all the existing waste and rainwater pipes on the rear of the building shall be painted to match exactly the paintwork of the building; all of which shall thereafter be maintained as such.

*Reason: To preserve the character and appearance of a Grade II Listed Building and the setting and character of the Regency Square Conservation Area, in compliance with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

#### **3) UNI**

Prior to the operation of the flue hereby permitted, the redundant extractor flue brackets on the rear of the building to the west of the proposed new duct shall be removed and the wall made good to match the existing.

*Reason: To preserve the character and appearance of a Grade II Listed Building and the setting and character of the Regency Square Conservation Area, in compliance with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

#### **4) UNI**

Prior to the first operation of the flue hereby permitted, a scheme for the suitable treatment of all plant and machinery against the transmission of sound and vibration shall be submitted to and approved by the Local Planning Authority. The use of the premises shall not commence until all specified works have been carried out to the satisfaction of the Local Planning Authority.

*Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU9, SU10, QD14 and QD27 of the Brighton & Hove Local Plan.*

#### **5) UNI**

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

provided in BS 4142:1997.

*Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU9, SU10, QD14 and QD27 of the Brighton & Hove Local Plan.*

**6) UNI**

The flue hereby permitted shall be operated at no time between the hours of 12 midnight and 08:00 hrs, 7 days a week.

*Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU9, SU10, QD14 and QD27 of the Brighton & Hove Local Plan.*

**BH2008/01121**

**Brighton Town Hall Bartholomew Square Brighton**

Internal alterations to second floor comprising DDA works.

**Applicant:** Brighton & Hove City Council

**Officer:** Jason Hawkes 292153

**Approved on 29/01/09 DELEGATED**

**1) 01.05AA**

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

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

**2) UNI**

The replacement Council Chamber door shall match the existing door in terms of design, finish and materials as closely as possible.

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

**3) UNI**

No works shall take place until the following information has been submitted to and approved by the Local Planning Authority in writing:

(i) Full details all proposed cable runs, shown on appropriate plans or photographs

(ii) Details of the works to the ramp including scaled elevations and plans.

(iii) Details of the proposed handrail including a proposed elevation.

The scheme 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 in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**BH2008/01830**

**15B Prince Albert Street Brighton**

Advertisement consent for non-illuminated fascia sign, window glazing lettering and hoarding.

**Applicant:** Ms Claudine Hamp

**Officer:** Jonathan Puplett 292525

**Refused on 16/01/09 DELEGATED**

**1) UNI**

Policy HE9 of the Brighton & Hove Local Plan states that advertisements located on listed building and within conservation areas will only be permitted where they do not have an adverse effect on the architectural and historic character or appearance of the building, on a conservation area or on their settings. SPD09 provides more detailed design guidance in relation to advertisements. The proposed awning is considered to represent an inappropriate feature as it would interfere visually with architectural detailing of the building and would not sit flush

with the fascia. The signage to the shop windows and stall riser which has been carried out, is considered to be excessive and has created a cluttered appearance. In particular the lettering on a black background and gold dividing lines to the upper sections of the windows have broken up the proportions of the tall windows. The scheme is therefore contrary to the above policy and guidance.

**BH2008/02145**

**Flat 2 6 Montpelier Terrace Brighton**

New rooflight and replacement window to rear.

**Applicant:** Mr Andrew Proctor

**Officer:** Jason Hawkes 292153

**Approved on 15/01/09 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) 14.11A**

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) UNI**

The new window to the side elevation shall be painted softwood, double hung vertical sliding sashes with joinery details to match originals, where existing, and shall be retained as such.

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

**4) UNI**

No works shall take place until the details of the rooflight, which should be cast iron or steel, have been submitted to and approved by the local planning authority. The works shall be fully carried out and completed in accordance with the approved details and maintained as such thereafter.

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

**BH2008/02153**

**15B Prince Albert Street Brighton**

Installation of awning above shop fascia, brass initials to existing tiled entrance, glazed window beds and external condenser unit to flat roof. Removal of existing staircase and reinstallation to face the opposite direction (Part Retrospective).

**Applicant:** Miss Claudine Hamp

**Officer:** Jonathan Puplett 292525

**Refused on 15/01/09 DELEGATED**

**1) UNI**

Policy HE1 of the Brighton & Hove Local Plan states that consent will not be granted for alterations to listed buildings which have an adverse effect on the architectural and historic character or appearance of the interior or exterior of the building. Policy QD10 and Supplementary Planning Document 02 provide further advice regarding shop front design. The proposed awning is considered to be an inappropriate feature which would harm the appearance and character of the building. Insufficient detail has been submitted regarding the proposed lettering to the mosaic tiled entrance, such detailing may harm the mosaic tiling; this element

of the scheme is also inappropriate. The scheme is therefore contrary to the above policies and guidance.

**BH2008/02159**

**15B Prince Albert Street Brighton**

Listed building consent for installation of awning above shop fascia, brass initials to existing tiled entrance, glazed window beds and external condenser unit to flat roof. Removal of existing staircase and reinstallation to face the opposite direction (part retrospective).

**Applicant:** Miss Claudine Hamp

**Officer:** Jonathan Puplett 292525

**Refused on 16/01/09 DELEGATED**

**1) UNI**

In conjunction with policy HE1, policy HE9 of the Brighton & Hove Local Plan states that advertisements and sign within conservation areas, and on listed building will only be allowed in they do not have any adverse effect on the architectural and historical character and appearance of the building. The signage to the shop windows and stall riser which has been carried out, is considered to be excessive and has created a cluttered appearance. In particular the lettering on a black background and gold dividing lines to the upper sections of the windows have broken up the proportions of the tall windows. The scheme is therefore contrary to the above policies.

**2) UNI**

Policy HE1 of the Brighton & Hove Local Plan states that consent will not be granted for alterations to listed buildings which have an adverse effect on the architectural and historic character or appearance of the interior or exterior of the building. The proposed awning is considered to be an inappropriate feature which would harm the appearance and character of the building. Insufficient detail has been submitted regarding the proposed lettering to the mosaic tiled entrance, such detailing may harm the mosaic tiling; this element of the scheme is also inappropriate. The scheme is therefore contrary to the above policy.

**BH2008/02199**

**14 East Street Brighton**

Change of use from restaurant to retail, cafe and treatment rooms, refurbishment works to existing interior, and external alterations including installation of ventilation cowl to front roofslope.

**Applicant:** Aura-Soma Products Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 29/01/09 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) 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*

**3) 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.*

**4) UNI**

The premises shall not be in use except between the hours of 08.00 and 22.00 Monday to Saturday (including Bank Holidays), and between the hours of 10.00 and 18.00 on Sundays.

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

**5) UNI**

The tiling to the front entrance step shall match the samples submitted on the 17th of December 2008, and shall be laid in accordance with the tiling pattern shown on drawing no. P127.

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

**BH2008/02290**

**Flat 2 6 Montpelier Terrace Brighton**

Internal alterations, new rooflight and replacement window.

**Applicant:** Mr Andrew Proctor

**Officer:** Jason Hawkes 292153

**Approved on 15/01/09 DELEGATED**

**1) 01.05AA**

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

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

**2) 14.11A**

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) UNI**

The new window to the side elevation shall be painted softwood, double hung vertical sliding sashes with joinery details to match originals, where existing, and shall be retained as such.

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

**4) UNI**

All existing original fabric and architectural features including floors, lathe and plasterwork, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained, and repaired and made good exactly like for like, and shall not be covered over, except where otherwise agreed in writing with the Local Planning Authority before work commences. The walls and ceilings shall not be skimmed over and only defective lathe and plaster shall be removed



and shall be replaced exactly like for like using timber lathes and lime plaster.

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

**5) UNI**

All non-original doors, architraves, skirtings, dados, cornices and other features shall be removed and replaced and all missing architectural features reinstated, to match exactly the originals, unless otherwise agreed in writing by the local planning authority before work commences.

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

**6) UNI**

All new works, including doors, architraves, skirting boards, picture rails, cornices, renderwork mouldings etc. shall match exactly the originals in materials, sizes, proportions and designs.

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

**7) UNI**

The new walls shall be scribed around existing features such as skirting boards, dado rails and cornices, which shall not be cut into or damaged, and new skirting boards, picture rails, dado rails and cornices shall be run around the new walls to match exactly the originals in each respective part of the building.

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

**8) UNI**

All new internal pipework, ventilation ducting and cabling shall be concealed within the walls, floors and ceilings and shall not be surface mounted. The external waste pipework shall be of copper or cast iron and painted to match the existing pipework.

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

**9) UNI**

Any fireproofing to new doors should be an integral part of the door construction and fireproofing of original doors shall be carried out using intumescent veneers, papers or paints in such a manner as to not obscure the panelling and its mouldings. Self-closing mechanisms, if required, shall be of the concealed mortice type.

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

**10) UNI**

Any fireproofing of the floors and ceilings shall be carried out within the existing floor void depth and the original floorboards, walls and ceilings shall not be overboarded and or their lath and plasterwork removed without the prior submission and approval of details in writing of the local planning authority.

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

**11) UNI**

The kitchen and bathroom mechanical extract vents through the roof shall terminate in flush inline tile or slate vents that shall not protrude above the existing roof plane.

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

## **12) UNI**

No works shall take place until the following details have been submitted and approved by the local planning authority:

- (i) 1:20 sample elevations and sections, and 1:1 joinery sectional profiles of all new joinery work including all types of new doors, windows, architraves, skirting boards, dado rails and picture rails.
- (ii) Details of which doors are to be retained in situ and which are to be reused and their new locations, and which are to be new.
- (iii) The method of the fire and sound insulation protection of the walls, floors and ceilings, including 1:5 sections through walls and ceilings.
- (iv) Details of the method of sound and thermal insulation of the floors and walls, including 1:5 sections through walls and ceilings.
- (v) Details of the rooflight, which should be cast iron or steel.
- (vi) Details and samples of any proposed new flooring.

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

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

## **BH2008/02443**

### **103 Western Road Brighton**

Listed building consent for internal alterations, new external door to rear first floor and reinstatement of extract flue link at rear first floor level.

**Applicant:** Mr Najeh Ali

**Officer:** Lawrence Simmons 290478

**Approved on 04/02/09 DELEGATED**

### **1) 01.05AA**

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

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

### **2) UNI**

Prior to the operation of the flue hereby permitted, the vertical section of the flue shall be encased in a false chimney formed of fibre cement boarding with a sand, lime and cement rendered finish and painted to match exactly the paintwork of the building; the exposed horizontal section of the flue and all the existing waste and rainwater pipes on the rear of the building shall be painted to match exactly the paintwork of the building; all of which shall thereafter be maintained as such.

*Reason: To preserve the setting and character of the Listed Building and to comply with policies HE1 and HE3 of the Brighton & Hove Local Plan.*

### **3) UNI**

Prior to the operation of the flue hereby permitted, the redundant extractor flue brackets on the rear of the building to the west of the proposed new duct shall be removed and the wall made good to match the existing.

*Reason: To preserve the setting and character of the Listed Building and to comply with policies HE1 and HE3 of the Brighton & Hove Local Plan.*

**BH2008/02585**

**Restaurants A & B Moore House 11-13 Black Lion Street Brighton**

Variation of Condition 10 of application BH2007/01485 to change opening hours from 07:30 - 23:30 Monday to Saturday and 08:30 - 23:00 Sundays & Bank Holidays to 07:30 - 00:00 Monday to Saturday and 08:30 - 23:30 Sundays & Bank Holidays.

**Applicant:** Mr Karis

**Officer:** Lawrence Simmons 290478

**Approved on 04/02/09 DELEGATED**

**1) UNI**

The premises shall not be open or in use except between the hours of 07.30 to 00.00 on Mondays to Saturdays and 08.30 to 23.30 on Sundays and Bank Holidays.

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

**BH2008/02865**

**72 East Street Brighton**

Replacement of existing illuminated sign with 1no internally illuminated fascia sign and 1no internally illuminated projecting sign.

**Applicant:** Mr George Filmon

**Officer:** Weahren Thompson 290480

**Refused on 15/01/09 DELEGATED**

**1) UNI**

Fascia

The display of a fascia sign on East Street by reason of its size, design, siting, materials and illumination would be incongruous and would harm the appearance of the front exterior of the building. The fascia sign is a bulky, internally illuminated box sign constructed from non-traditional materials.

Projecting Sign

The display of a projecting sign on East Street by reason of its design, siting, position, length, materials and illumination would be incongruous and would harm the appearance of the front exterior of the building. The proposal would harm the architectural and historic character of the building and would be detrimental to the character and appearance of the Old Town Conservation Area that would neither be preserved or enhanced. The proposal is therefore contrary to Policy QD12 and HE9 of the Brighton & Hove Local Plan and to the provisions of Supplementary Planning Document (SPD) 07 – Advertisements.

**BH2008/03279**

**Clifton Terrace Enclosure Clifton Terrace Brighton**

The removal of existing shed to be replaced with new shed.

**Applicant:** Clifton Terrace Gardens

**Officer:** Jason Hawkes 292153

**Approved on 22/01/09 DELEGATED**

**1) BH01.01**

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

**2) UNI**

The foundations of the shed shall be pile and raft design or of a similar design agreed with the Local Planning Authority prior to the installation of the shed.

*Reason: In order to protect the roots of adjacent trees and to comply with policy QD16 of the Brighton & Hove Local Plan.*

**BH2008/03357**

**First Floor Flat 89 Montpelier Road Brighton**

Internal alterations to provide one additional bedroom.

**Applicant:** Mr Sarri

**Officer:** Lawrence Simmons 290478

**Approved on 29/01/09 DELEGATED**

**1) 01.05AA**

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

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

**2) BH13.08**

No works shall take place until full details of the proposed new doors and their architraves including 1:20 scale sample elevations and 1:1 scale profiles of the door and architrave joinery 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: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.*

**3) BH13.11**

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) BH13.15**

No works shall take place until details of the method of fire protection of the walls, floors, ceilings and doors, including 1:5 scale sections through walls and ceilings, 1:20 scale elevations of doors and 1:1 scale moulding sections have been submitted to and approved in writing by the Local Planning Authority. All existing original doors shall be retained and where they are required to be upgraded to meet fire regulations details of upgrading works shall be submitted to and approved in writing by the Local Planning Authority. Self-closing mechanisms, if required, shall be of the concealed mortice type. The works shall be carried out in accordance with the approved details.

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

**5) UNI**

All existing original fabric and architectural features including floors, lathe and plasterwork, staircases, balustrades, windows, doors, architraves, skirting boards, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained, and repaired and made good exactly like for like, and shall not be covered over, except where otherwise agreed in writing with the Local Planning Authority before work commences. The walls and ceilings shall not be skimmed over and only defective lathe and plaster shall be removed and shall be replaced exactly like for like using timber lathes and lime plaster.

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

**6) UNI**

All non-original doors, architraves, skirting boards, dados, cornices and other features shall be removed and replaced and all missing architectural features reinstated, to match exactly the originals, unless otherwise agreed in writing by

the local planning authority before work commences.

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

**7) UNI**

All new works, including doors, architraves, skirting boards, picture rails, cornices, etc. shall match exactly the originals in materials, sizes, proportions and designs.

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

**8) UNI**

The new walls shall be scribed around existing original features such as skirting boards, dado rails and cornices, which shall not be cut into or damaged, and new skirting boards, picture rails, dado rails and cornices shall be run around the new walls and the blocked up door to match exactly the originals in each respective part 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.*

**9) UNI**

Details shall be submitted of the routing of the waste water pipes serving the kitchen including a 1:50 scale plan.

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

**10) UNI**

All existing surface mounted pipework and electrical and telecommunications cabling shall be removed and all new and replacement electrical and telecommunications cabling and pipework shall be concealed and not be surface mounted.

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

**11) UNI**

All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and painted to match the colour of the background walls.

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

**BH2008/03407**

**Flats 1 and 2 94 Montpelier Road Brighton**

Erection of a garden shed and loggia to the rear. (Retrospective).

**Applicant:** Dr Susan Greenwood

**Officer:** Jonathan Puplett 292525

**Refused on 22/01/09 DELEGATED**

**1) UNI**

Policy HE1 of the Brighton & Hove Local Plan states that permission will not be granted for alterations to listed buildings which would have an adverse effect on the architectural and historical character and appearance of the interior, exterior, or setting of the building. The shed / loggia which has been constructed is considered to be of inappropriate non-traditional character and materials, is of an excessive scale, and lacks sufficient spacing from the listed building. It is therefore considered that the setting and character of the listed building has been harmed, contrary to the above policy.

**BH2008/03468**

**Flats 1 and 2 94 Montpelier Road Brighton**

Listed Building Consent for erection of a garden shed and loggia to the rear (Retrospective).

**Applicant:** Dr Susan Greenwood

**Officer:** Jonathan Puplett 292525

**Refused on 22/01/09 DELEGATED**

**1) UNI**

Policy HE1 of the Brighton & Hove Local Plan states that permission will not be granted for alterations to listed buildings which would have an adverse effect on the architectural and historical character and appearance of the interior, exterior, or setting of the building. The shed / loggia which has been constructed is considered to be of inappropriate non-traditional character and materials, is of an excessive scale, and lacks sufficient spacing from the listed building. It is therefore considered that the setting and character of the listed building has been harmed, contrary to the above policy.

**BH2008/03606**

**38 Borough Street Brighton**

Erection of rear conservatory.

**Applicant:** Mr Bownes

**Officer:** Jonathan Puplett 292525

**Approved on 02/02/09 DELEGATED**

**1) BH01.01**

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

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

**BH2008/03671**

**The Gallery 9-12 Middle Street Brighton**

Change of use from A1 retail to Sui Generis private karaoke based entertainment venue. Interior alterations, including restoration of key historic features.

**Applicant:** Mr Daniel Tonkin

**Officer:** Chris Wright 292097

**Refused on 22/01/09 DELEGATED**

**1) UNI**

The shop unit is classified as an individual shop in the Brighton & Hove Local Plan. The proposal would be contrary to policy SR8 of the Brighton & Hove Local Plan which seeks to restrict the loss of individual shops unless it has been demonstrated that the use as an A1 shop is no longer viable, within easy walking distance of a local, district, town centre or the regional shopping centre or the development would not have a significantly detrimental impact on neighbouring amenity. Applicants are expected to demonstrate active marketing of the unit on competitive terms. Insufficient information has been submitted with the application to demonstrate the unit is no longer viable. Furthermore, inadequate information has been submitted to demonstrate the proposed use would not have a significant detrimental impact on neighbouring residential amenity.

**2) UNI2**

Insufficient information has been submitted with the application to adequately demonstrate that the air handling unit/air conditioning unit or other machinery associated with the implementation of the development, along with the management of the external smoking area, would not be detrimental to the character and appearance of The Old Town Conservation Area and/or on neighbouring residential amenity by reason of noise and disturbance. The

proposal is therefore contrary to policies SU10, QD27 and HE6 of the Brighton & Hove Local Plan.

### **3) UNI3**

The proposal is contrary to the objectives of current policy as there is inadequate information regarding provision for refuse and recycling storage facilities and without details of any means of enclosure the local planning authority cannot be assured the location of the bin storage would not lead to loss of amenity for nearby residents by way of noise and disturbance. The proposal is therefore contrary to policies SU2 and QD27 of the Brighton & Hove Local Plan.

### **BH2008/03692**

#### **115A Western Road Brighton**

Display of 1 x non-illuminated fascia sign above existing shopfront. (Retrospective).

**Applicant:** Mr Erkal Erguven

**Officer:** Mark Thomas 292336

**Refused on 15/01/09 DELEGATED**

#### **1) UNI**

Policy QD12 of the Brighton & Hove Local Plan states that advertisements and signs should be sensitively designed and located, and contribute to the visual amenity of the area. Further, policy HE6 requires development within or affecting the setting of conservation areas to preserve or enhance the character of the area. Due to the size, design, materials and location of the signage, the retrospective development represents a prominent and unsympathetic addition to the property, to the detriment of the appearance and character of the recipient building and the wider Montpelier and Clifton Hill conservation area. The signage is contrary to planning policies QD12 and HE6 and is therefore unacceptable.

### **BH2008/03795**

#### **23 Market Street, Brighton**

Retrospective application for advertisement consent for the display of 1no. non-illuminated fascia sign and 1no. projecting sign to retail shop (A1)

**Applicant:** Mr Paul Rooke

**Officer:** Chris Wright 292097

**Approved on 21/01/09 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.

#### **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.

#### **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.

#### **5) BH10.05**

Report from: 15/01/2009 to: 04/02/2009

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.

**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.

**ST. PETER'S & NORTH LAINE**

**BH2008/01120**

**71 Ditchling Road Brighton**

Conversion of first and second floor ancillary shop storage to residential maisonette and alterations to ground floor shop including replacement of rear pitched roof with flat roof.

**Applicant:** Mr Q Zaidi

**Officer:** Anthony Foster 294495

**Approved on 23/01/09 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) BH04.01**

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

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

**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) BH06.02**

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

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

**7) BH12.02**

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

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

**8) UNI**

No development shall take place until details of a scheme to provide sustainable transport infrastructure including cycle parking for residents and visitors to support the demand for travel generated by the development and to make the development 'Car Free' 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 addresses the travel demand arising from the intensification of use on the site in accordance with Brighton & Hove Local Plan policies SU15, TR1, TR19, HO7 and QD28.*

**9) UNI**

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

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

**BH2008/02190**

**Queensberry House 103-109 Queens Road Brighton**

Single storey roof top office extension and alterations to existing rear elevation.

**Applicant:** IPS Pension Builder: Acumen

**Officer:** Ray Hill 293990

**Approved on 19/01/09 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) 03.01A**

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

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

**3) 05.01AA**

Prior to the commencement of development, details of the measures to ensure that the development achieves a "Very Good" or "Excellent" BREEAM rating shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and in accordance with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991 - 2011 and SU2 of the Brighton & Hove Local Plan.*

**4) 06.02A**

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

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

**5) UNI**

Access to the flat roof over the extension hereby approved and access to that part of the flat roof to the original building immediately to the north of the extension adjoining No.102 Queens Road (The Ocean Building) shall be for maintenance or emergency purposes only and 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 and disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**6) UNI**

Unless otherwise agreed in writing with 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 submitted on the 25 June 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 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 & Demolition Waste.*

**7) UNI**

7.No development shall take place until details of a scheme to provide sustainable infrastructure to support the demand for travel created 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 proposed travel demands that it creates and to comply with policies TR1, SU15 and QD28 of the Brighton & Hove Local Plan.*

**BH2008/02207**

**22 Alexandra Villas Brighton**

Change of use and conversion of large four storey house from NHS hostel to seven self-contained flats. Erection of three storey side extension and access ramps to side and rear. Provision of cycle store in rear garden.

**Applicant:** J.C.S Enterprises Ltd

**Officer:** Ray Hill 293990

**Approved on 22/01/09 DELEGATED**

**1) BH01.01**

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

**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.

**3) BH02.07**

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

**4) BH04.01**

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

**5) BH05.03**

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

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

(b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes rating for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

**6) BH05.04**

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

**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.

**8) 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.

**9) BH11.01**

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

**10) BH11.02**

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

**11) 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.

**12) BH12.03**

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

**13) BH12.04**

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

**14) 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.

**15) UNI**

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

*Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste in landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, WLPP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and the Supplementary Planning Document 03 Construction and Demolition Waste.*

**16) UNI**

No development shall take place until details of the arrangements to ensure that the development shall remain genuinely car free at all times have been agreed in writing by the Local Planning Authority. The agreed measures shall be implemented in full before the development is occupied, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure that the proposed development does not place undue pressure on existing on-street parking in the city and provides for the travel demands it creates, to comply with policies TR1 and HO7 of the Brighton & Hove Local Plan.*

**BH2008/02904**

**1A-6 Air Street and 3-13 North Street Quadrant Brighton**

Change of use of first floor from Retail (A1) to Offices (B1).

**Applicant:** Wildmoor (Brighton) Limited

**Officer:** David Alabi 290486

**Approved on 23/01/09 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) 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.*

**BH2008/02970**

**93 North Road Brighton**

Change of use from retail (A1) to restaurant/cafe (A3).

**Applicant:** Chatham Commercial Properties Limited

**Officer:** Aidan Thatcher 292265

**Refused on 26/01/09 DELEGATED**

**1) UNI**

Insufficient evidence has been submitted to demonstrate that the retail unit is genuinely no longer viable and in the absence of such required evidence, the proposal is contrary to policy SR8 of the Brighton & Hove Local Plan.

**2) UNI2**

Insufficient information regarding the installation of odour control extraction units, plant and/or machinery and measures to control noise and vibration from these units/machinery, has been provided by the applicant. The applicant has therefore failed to demonstrate that the proposal would not detrimentally impact on the amenities of neighbouring properties, by reason of odours and noise disturbance, or on the visual amenity of the North Laine Conservation Area. As such the proposal is contrary to policies QD27, SU9, SU10, SR8 and HE6 of the Brighton & Hove Local Plan.

**3) UNI3**

The applicant has failed to demonstrate how the proposed 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.

#### **4) UNI4**

The proposed development would fail to provide any refuse or recycling storage, contrary to policy SU2 of the Brighton & Hove Local Plan.

#### **BH2008/03441**

##### **47 Sydney Street Brighton**

Ground floor wall extension and alterations to entrance door and shopfront.

**Applicant:** Ilias Triantafyllou

**Officer:** Aidan Thatcher 292265

**Approved on 19/01/09 DELEGATED**

##### **1) BH01.01**

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

##### **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.

##### **3) UNI**

The new entrance door hereby approved shall be of timber construction. Reason: To ensure the door integrates with the existing timber shopfront and that there is no harm to the North Laine Conservation Area and to comply with policy HE6 of the Brighton & Hove Local Plan.

#### **BH2008/03497**

##### **Basement Flat 1 Shaftesbury Road Brighton**

Conversion of existing basement to self-contained one bedroom flat.

**Applicant:** Mr Roger Drinkwater

**Officer:** Aidan Thatcher 292265

**Refused on 19/01/09 DELEGATED**

##### **1) UNI**

The proposed residential unit would, by reason of the cumulative impact of the limited outlook and inadequate access to natural light, result in an overall internal environment that would provide inadequate living conditions for future occupiers, contrary to policy QD27 of the Brighton & Hove Local Plan.

##### **2) UNI2**

The applicant has failed to demonstrate how the proposed development would provide adequate levels of natural light and that the proposal would not be overly reliant on artificial lighting. The application also fails to demonstrate efficient use of energy, water and materials and as such would be contrary to policy SU2 of the Brighton & Hove Local Plan.

##### **3) UNI3**

The proposed development, by virtue of the reduction of wall fronting Viaduct Road to just 0.2m with a deep lightwell behind increases the danger to users of the adjacent pavement and as such would be contrary to Policy TR7 of the Brighton & Hove Local Plan.

##### **4) UNI4**

The proposed development, by virtue of the reduction of external private amenity space to the host property, would result in the loss of amenity to the occupiers of this unit and would be contrary to Policy QD27 of the Brighton & Hove Local Plan.

**BH2008/03529**

**71 Roundhill Crescent Brighton**

Internal alterations including removal of internal partitions and doorways and creation of new staircase to facilitate conversion of basement flat and maisonette into a single dwelling house.

**Applicant:** Mrs Nicky Larsen-Disney

**Officer:** Chris Swain 292178

**Approved on 22/01/09 DELEGATED**

**1) BH01.05**

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

**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.

**3) 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.

**4) 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.

**5) BH13.08**

No works shall take place until full details of the proposed ground floor fireplace including 1:20 scale sample elevations and 1:1 scale profiles of the fireplace 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.

**BH2008/03575**

**31 Queens Gardens Brighton**

Addition of conservation style rooflight to front roof slope (part retrospective).

**Applicant:** Mr N. Wiltshire

**Officer:** Helen Hobbs 293335

**Approved on 16/01/09 DELEGATED**

**1) 13.05A**

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.*

**BH2008/03629**

**71 London Road Brighton**

Removal and replacement of existing shopfront and fascia.

**Applicant:** Bludor Retail

**Officer:** Chris Swain 292178

**Approved on 30/01/09 DELEGATED**

**1) BH01.01**

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

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

**BH2008/03630**

**71 London Road Brighton**

Removal and replacement of existing shopfront including new fascia with internally lit lettering and internally lit projecting sign.

**Applicant:** Bludor Retail

**Officer:** Chris Swain 292178

**Approved on 30/01/09 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) BH10.09**

The advertisement(s) hereby granted consent shall not be installed or erected until the existing signs have been removed and any damage incurred by removal repaired.

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

**BH2008/03636**

**19 Crescent Road Brighton**

Replacement of existing aluminium windows with white PVCu sash windows

**Applicant:** Mr & Mrs Merlo

**Officer:** Aidan Thatcher 292265

**Refused on 28/01/09 DELEGATED**

**1) UNI**

The proposed windows, by reason of their material (UPVC) and profiles, would form a visually inappropriate alteration to the building and adversely affect the character and appearance of the street scene and the Round Hill Conservation Area and as such is contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

**BH2008/03667**

**Sainsburys 27 New England Street Brighton**

Display of non illuminated fascia sign at location of ATM's (Retrospective).

**Applicant:** Sainsbury's

**Officer:** Sonia Kanwar 292359

**Approved on 19/01/09 DELEGATED**

**1) 10.01**

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

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

**2) 10.02**

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

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

**3) 10.03**

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

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

**4) 10.04**

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

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

**5) 10.05**

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

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

**6) 10.06**

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

No advertisement shall be sited or displayed so as to-

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

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

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

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

**BH2008/03668**

**27 New England Street Brighton**

Display of non-illuminated fascia signs at entrance.

**Applicant:** Sainsbury's Supermarket Ltd

**Officer:** Sonia Kanwar 292359

**Approved on 03/02/09 DELEGATED**

**1) 10.01**

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

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

**2) 10.02**

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

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

**3) 10.03**

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

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

**4) 10.04**

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

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

**5) 10.05**

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

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

**6) 10.06**

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

No advertisement shall be sited or displayed so as to-

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

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

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

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

**BH2008/03669**

**27 New England Street Brighton**

Display of 1 no. internally-illuminated lettering sign, 4 no. non-illuminated fascia signs, and 1 no. hanging sign. (Retrospective)

**Applicant:** Sainsbury's Supermarkets Ltd

**Officer:** Sonia Kanwar 292359

**Approved on 19/01/09 DELEGATED**

**1) 10.01**

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

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

**2) 10.02**

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

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

**3) 10.03**

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

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

**4) 10.04**

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

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

**5) 10.05**

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

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

**6) 10.06**

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

No advertisement shall be sited or displayed so as to-

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

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

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

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

**7) 10.07A**

The illumination of the advertisement shall be non-intermittent.

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

**BH2008/03705**

**96-101 Queens Road Brighton**

Replacement of ceramic tiling under wall panels to existing front and rear elevations with new tile.

**Applicant:** DMH Stallard

**Officer:** Aidan Thatcher 292265

**Approved on 22/01/09 DELEGATED**

**1) BH01.01**

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

**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.

**WITHDEAN**

**BH2007/04469**

**46 Dyke Road Avenue Brighton**

Partial demolition and alterations to existing house and erection of a two storey detached house to the rear.

**Applicant:** Mr & Mrs Collins

**Officer:** Paul Earp 292193

**Refused on 21/01/09 DELEGATED**

**1) UNI**

The site is situated within the Tongdean conservation area, the character of which is derived from the grouping of individually-designed large houses on generous plots. Policy HE6 of the Brighton & Hove Local Plan aims to ensure that proposals within a conservation area preserve or enhance the character or appearance of the area. The proposal would substantially reduce the existing plot size and the rear garden to a size disproportionate to the existing house. The proposed dwelling would be significantly closer to the original house than other nearby development and would greatly alter the open, sylvan setting of the house

and the identified spacious character of the area to its detriment. For these reasons the proposal is detrimental to the character of the Tongdean Conservation Area and contrary to policy HE6 of the Brighton & Hove Local Plan.

## **2) UNI2**

The proposal is considered to be an overdevelopment of the site and the design inappropriate to the setting. The height, mix of materials and complexity of roof form results in an overly prominent appearance intrusive in its setting. For these reasons the proposal is contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan, which seek to ensure that new developments emphasise and enhance the positive qualities of the local neighbourhood and avoid 'town cramming'.

### **BH2008/01897**

#### **250 London Road Brighton**

Ground and First Floor Front Extension. Ground Floor rear extension. Replacement garage and second car port.

**Applicant:** Mrs Emma Rehorn

**Officer:** Wayne Nee 292132

**Refused on 19/01/09 DELEGATED**

## **1) UNI**

Policies QD1 and QD2 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed two storey front extension, by virtue of its bulk, massing and prominence on the street, forms an inappropriate and incongruous addition which is to the detriment of the appearance of the existing property. Furthermore the proposed extension would result in the loss of symmetry that currently exists between this property and the property adjacent at no. 248 London Road, which would be detrimental to the character and appearance of the street scene. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

## **2) UNI2**

The proposed replacement garage and car port, by virtue of its size and bulk, forms an inappropriate and incongruous addition. The accumulation of the proposed garage bulk and the proposed front extension would be detrimental to the character and appearance of the street scene. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

### **BH2008/02908**

#### **41 Wayland Avenue Brighton**

Outline application for demolition of existing house and proposed development for 3 no. three bedroom houses.

**Applicant:** Mrs M Patten

**Officer:** Chris Wright 292097

**Refused on 26/01/09 DELEGATED**

## **1) UNI**

The plot is of an inadequate size to accommodate three dwellings in the layout proposed and of the scale indicated. The proposal represents an over development of the site which would result in a cramped form of development with inadequate spacing between dwellings and which is incongruous with the grain of existing residential development and the prevailing townscape, contrary to Brighton & Hove Local Plan policies QD1, QD2 and QD3.

## **2) UNI2**

The proposed layout shows that by reason of the width of the houses they will overlap whereby each property will partly obscure the frontage of another, and the limited separation between the properties and across the proposed turning area is such that mutual overlooking would occur and the rear gardens of the new dwellings would be overlooked by existing houses around the site. As such the proposal is contrary to the requirements of policies QD2, QD3 and QD27 of the Brighton & Hove Local Plan.

### **3) UNI3**

The applicant has failed to demonstrate how the proposed 2-storey houses would not give rise to a loss of amenity to adjoining properties in terms of overcrowding, overlooking, loss of privacy, outlook and light, without compromising the design and aesthetic of the dwellings or being unduly reliant on tall screening around the site boundary. The proposal is therefore contrary to policies HO3, QD3 and QD27 of the Brighton & Hove Local Plan.

### **4) UNI4**

The applicant has failed to demonstrate that the proposal would not result in inadequate vehicular access to the site in terms of intensity of the use by motor vehicles and impact on neighbouring occupiers' amenity, and accessibility for service and emergency vehicles. The proposal therefore conflicts with the objectives of policies TR1, TR7 and QD27 of the Brighton & Hove Local Plan.

## **BH2008/03095**

### **48 Fernwood Rise Brighton**

Rear extension and conservatory with lower ground floor room below. Rear garden landscaping works (retrospective).

**Applicant:** Mrs Starr

**Officer:** Jonathan Puplett 292525

### **Refused on 19/01/09 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 two storey rear extension which has been constructed is of an excessive scale, and, in conjunction with the roof extensions which have been constructed, create an over extended appearance to the bungalow. The rear extensions have a prominent / overly dominant appearance when viewed from the rear, and due to the sloping nature of the site and surrounding land, this side of the building forms a prominent part of the outlook from neighbouring dwellings. It is therefore considered that the appearance of the building, and the visual amenities of the surrounding area have been harmed, contrary to the above policy.

#### **2) UNI**

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to protect the amenity of neighbouring residents. The raised terrace area to the rear of the rear extension, and the roof terrace, which have been constructed, have caused increased overlooking of surrounding residential properties. Significant harm has been caused to the privacy of neighbouring residents, contrary to the above policies.

**BH2008/03673**

**24 Fernwood Rise Brighton**

Erection of a single storey rear extension.

**Applicant:** Mr Sean Bolingbroke

**Officer:** Wayne Nee 292132

**Refused on 02/02/09 DELEGATED**

**1) UNI**

Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed development would by reason of its depth, scale and height would have a significant impact on the amenity in terms of increased building bulk and increased sense of enclosure to the adjacent property at no. 26 Fernwood Rise.

**BH2008/03674**

**27A Bates Road Brighton**

Loft conversion with roof light to front roof slope and dormer to rear.

**Applicant:** Mr Martin Keane

**Officer:** Weahren Thompson 290480

**Approved on 19/01/09 DELEGATED**

**1) BH01.01**

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

**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.

**BH2008/03681**

**Flat 39 Kingsmere London Road Brighton**

Replacement white timber windows to double glazed PVCU windows (Retrospective).

**Applicant:** Mr John Wheeler

**Officer:** Jonathan Puplett 292525

**Approved - no conditions on 22/01/09 DELEGATED**

**BH2008/03746**

**23 Glen Rise Brighton**

Demolition of existing rear garage and erection of a single storey rear and side extension including new garage.

**Applicant:** Mr Mailer

**Officer:** Mark Thomas 292336

**Approved on 27/01/09 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) BH02.05**

The north facing bathroom window shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

## **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.*

### **BH2008/03747**

#### **22 Tongdean Rise Brighton**

Creation of elevated parking space to front garden and crossover.

**Applicant:** Mr Gary Becarevic

**Officer:** Mark Thomas 292336

**Refused on 23/01/09 DELEGATED**

#### **1) UNI**

Policy QD14 states that planning permission will only be granted if the proposed development is well designed and sited in relation to the property to be extended, adjoining properties and to the surrounding area. Having regard to the excessive size, bulk and unsympathetic appearance of the proposed parking space at an elevated position in close proximity to the host building, the proposal has an overbearing impact on the appearance of the property and surrounding area, and is deemed inappropriate in terms of its design. The scheme is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

### **BH2008/03769**

#### **68 Peacock Lane Brighton**

Loft conversion incorporating 2no dormers to front and 1no dormer to side elevation, rooflights and raising of ridge height, and single storey rear extension.

**Applicant:** Mr & Mrs Clark

**Officer:** Jason Hawkes 292153

**Refused on 28/01/09 DELEGATED**

#### **1) UNI**

The proposed dormers, by virtue of their excessive size, siting and inappropriate design, would form incongruous and unsightly features, detrimental to the appearance of the building and the surrounding area. The proposal is therefore contrary to the objectives of development plan policies QD1 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note 1: Roof Alterations and Extensions.

### **EAST BRIGHTON**

### **BH2008/03383**

#### **Stanley Deason Leisure Centre Wilson Avenue Brighton**

Creation of 2 no. additional disabled access tarmac parking bays on existing verge.

**Applicant:** Brighton & Hove City Council

**Officer:** Anthony Foster 294495

**Approved on 26/01/09 DELEGATED**



### **1) BH01.01**

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

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

### **2) BH05.10**

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

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

### **3) UNI**

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

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

## **BH2008/03473**

### **LGFF 15 Marine Square Brighton**

Addition of structural steel beam within ceiling void.

**Applicant:** Mr Graham Wellfare

**Officer:** Chris Swain 292178

**Approved on 29/01/09 DELEGATED**

### **1) 01.05AA**

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

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

## **BH2008/03545**

### **15 Eaton Place Brighton**

Basement extension and internal alterations to lower maisonette.

**Applicant:** Mrs Merle Lipton

**Officer:** Louise Kent 292198

**Approved on 27/01/09 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) 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.*

**4) BH13.06**

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

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

**5) UNI**

No works shall take place until full details of the proposed external staircase 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 preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.*

**6) UNI**

The 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.*

**BH2008/03546**

**15 Eaton Place Brighton**

Basement extension and internal alterations to lower maisonette.

**Applicant:** Mrs Merle Lipton

**Officer:** Louise Kent 292198

**Approved on 27/01/09 DELEGATED**

**1) BH01.05**

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

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

**2) BH13.02**

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

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

**3) BH13.05**

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.*

#### **4) BH13.06**

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

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

#### **5) UNI**

No works shall take place until full details of the proposed external staircase 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 preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.*

#### **6) UNI**

The 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*

#### **BH2008/03552**

##### **163 Wilson Avenue Brighton**

Certificate of Lawfulness for proposed loft conversion including hip to gable roof extension, rear dormer and front rooflights.

**Applicant:** Mrs L Woods

**Officer:** Louise Kent 292198

**Approved on 22/01/09 DELEGATED**

#### **BH2008/03601**

##### **123 Marine Drive Rottingdean Brighton**

Extension of existing vehicle crossover.

**Applicant:** Mr John Nash

**Officer:** Helen Hobbs 293335

**Approved on 30/01/09 DELEGATED**

#### **1) BH01.01**

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

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

#### **BH2008/03704**

##### **Alliance Pharmacy 1 Rock Street Brighton**

Display of non-illuminated fascia signs and internally illuminated projecting sign.

**Applicant:** Boots The Chemist PLC

**Officer:** Helen Hobbs 293335

**Approved on 22/01/09 DELEGATED**

#### **1) 10.01**

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

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

## **2) 10.02**

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

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

## **3) 10.03**

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

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

## **4) 10.04**

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

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

## **5) 10.05**

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

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

## **6) 10.06**

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

No advertisement shall be sited or displayed so as to-

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

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

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

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

## **7) 10.07A**

The illumination of the advertisement shall be non-intermittent.

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

## **HANOVER & ELM GROVE**

### **BH2008/03248**

#### **18 Wellington Road Brighton**

Part demolition and conversion of the existing building and construction of a new 3-storey block to provide a total of 25 self-contained units with 24 hour support for people with learning/physical disabilities and the provision of a drop-in learning disability centre for people with learning/physical disabilities.

**Applicant:** The Baron Homes Corporation

**Officer:** Kate Brocklebank 292175

**Approved on 29/01/09 PLANNING APPLICATIONS SUB-COMMITTEE**

**1) 01.01AA**

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

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

**2) UNI**

Prior to the commencement of development drawings at 1:20 scale illustrating the detail and finishes of the ramps, and handrails, and details of the glazed link, must be submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and retained thereafter.

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

**3) UNI**

The windows servicing the bath and shower rooms shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

**4) UNI**

The windows on the west elevation of the new build block which adjoins the boundary with Ainsworth House and those within the east elevation of the extended block which adjoins the boundary with number 20 Wellington Road 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.*

**5) UNI**

The lower half of the sash windows in the rear elevation at first and second story level servicing units labelled '13', '19' and the 'Relatives room' on drawing number 0769-011c shall not be glazed otherwise than with obscured glass and shall be fixed shut and thereafter permanently retained as such.

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

**6) UNI**

No development shall take place until samples of the slate to be used in the construction of the external surfaces of the roofs of the development and the windows to be used in the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

**7) UNI**

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.*

**8) UNI**

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

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

### **9) UNI**

Construction of the development shall not commence until details of the proposed means of surface water disposal have been submitted to, and improved in writing by the Local Planning Authority. The scheme shall then be approved in strict accordance with the approved details.

*Reason: To enable the Local Planning Authority to control foul sewerage and surface water drainage in accordance with policies SU3, SU4 and SU5 of the Brighton & Hove Local Plan.*

### **10) UNI**

All showers within the wheelchair units shall have level access.

*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.*

### **11) UNI**

Notwithstanding the approved plans, prior to the commencement of development, details of the parking areas shall be submitted to and approved in writing by the Local Planning Authority. They shall include the provision of two designated disabled parking bays on the site near the main entrance. The parking areas shall be implemented in accordance with the approved details and thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

*Reason: In the interest of highway safety and in accordance with policy TR1 and TR18 of the Brighton & Hove Local Plan.*

### **12) UNI**

Development shall not be commence until, detailed drawings, including levels, sections and constructional details of the proposed vehicle access and egress, surface water drainage, outfall disposal, have been submitted to and approved in writing by the Planning Authority and be subject to its approval. The scheme shall be implemented in strict accordance with the approved details.

*Reason: In the interests of highway safety and for the benefit and convenience of the public at large and in accordance with TR1 and TR7 of the Brighton & Hove Local Plan.*

### **13) UNI**

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

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

### **14) UNI**

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

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

### **15) UNI**

Prior to the commencement of development, details of measures to ensure that the converted element of the development achieves an "Excellent" BREEAM rating and the remainder of the development achieves Level 4 of the Code for Sustainable Homes shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with

the approved details.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and in accordance with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan.*

**16) UNI**

Notwithstanding the approved drawings the new units 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.*

**17) UNI**

No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme for landscaping, which shall include permeable 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 accord with policy QD15 of the Brighton & Hove Local Plan.*

**18) UNI**

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

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

**19) UNI**

No development shall commence until a scale plan showing the extent of the demolition proposed and a written methodology for the demolition has been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved details.

*Reason: To ensure satisfactory preservation of the existing building and to comply with QD14 of the Brighton & Hove Local Plan.*

**20) UNI**

All existing external mouldings, including architraves, hood mouldings, cornices, eaves brackets and corner quoins, shall be retained unless they form part of the building to be demolished, as shown on a demolitions plan. All new mouldings shall exactly match the profile and detail of the existing mouldings.

*Reason: To ensure satisfactory preservation of the existing building and to comply with QD14 of the Brighton & Hove Local Plan.*

**21) UNI**

No development shall commence until 1:20 scale elevations of the entrance doors/fanlights to the existing and new buildings has 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 policies QD1 of the Brighton & Hove Local Plan.*

**22) UNI**

The existing chimney stacks shall be retained and restored in accordance with a specification of works to be submitted to and approved in writing by 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.*

**23) UNI**

The trees covered by a Tree Preservation Order shall all be protected to BS 5837 (2005) Trees on Development Sites during the development. A plan showing the line of protective fencing and a method statement on its construction should be submitted to and approved in writing by the Local Planning Authority prior to any development commencing and the protective fencing shall be completed prior to any demolition, use of the site for storage of materials, lifting of hard and soft surfaces within the site or other works in connection with the development which may affect the root systems of the existing trees on the site.

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

**24) UNI**

A Method Statement regarding the treatment of surfaces in the vicinity of tree roots of the Beech Trees at the rear of the site shall be submitted to and approved in writing by the Local Planning Authority. These trees shall be protected to BS 5837 (2005) Trees on Development Sites during the development.

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

**25) UNI**

No development shall take place until a written statement consisting of a 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 measures shall be implemented in strict accordance with the approved details.

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

**26) UNI**

Scrub and tree clearance shall not be undertaken during the bird nesting season, from the beginning of March until the end of July.

*Reason: To ensure conformity with the Wildlife and Countryside Act 1981 and to protect nesting birds in accordance with policy QD18 of the Brighton & Hove Local Plan.*

**27) UNI**

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



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

**BH2008/03297**

**107 Southover Street Brighton**

Change of use from A1 retail shop with living accommodation above into a single dwelling unit incorporating alterations and renovation works.

**Applicant:** Mrs Jackie Linturn

**Officer:** Anthony Foster 294495

**Approved on 20/01/09 PLANNING APPLICATIONS SUB-COMMITTEE**

**1) 01.01AA**

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

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

**HOLLINGBURY & STANMER**

**BH2008/03677**

**53 Coldean Lane Coldean Brighton**

Proposed first floor side extension.

**Applicant:** Mr & Mrs Verrall

**Officer:** Anthony Foster 294495

**Approved on 19/01/09 DELEGATED**

**1) BH01.01**

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

**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.

**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.

**4) UNI**

The window in the south elevation shall not be glazed otherwise than with obscured glass and top hung and thereafter permanently retained as such.

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

**5) UNI**

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

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

**BH2008/03737**

**7 Upper Hollingdean Road Brighton**

Loft conversion incorporating rear dormer, front rooflights and new first floor front window.

**Applicant:** Mr Mark Lower

**Officer:** Aidan Thatcher 292265

**Refused on 23/01/09 DELEGATED**

**1) UNI**

The proposed development, by virtue of the positioning, size and design of the rear dormer and associated window openings and the front rooflights would result in the development causing harm to the character and appearance of the host dwelling and the street scene. As such the application would be contrary to policies QD1, QD2, QD14 and Supplementary Planning Guidance Note 1.

**BH2008/03810**

**20 Ashburnham Drive Brighton**

Removal of existing porch and garage and erection of a new porch and single storey side extension with pitched roof over.

**Applicant:** Miss B Leach

**Officer:** Sonia Kanwar 292359

**Approved on 26/01/09 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.*

**MOULSECOOMB & BEVENDEAN**

**BH2008/01957**

**101 Milner Road Brighton**

Conversion of existing 3-bedroom house to create 1 no. two bedroom and 1 no. three bedroom flats.

**Applicant:** Mr A King

**Officer:** Anthony Foster 294495

**Approved on 16/01/09 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) 02.06A**

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

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

**3) 02.07A**

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) 04.02A**

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

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

**5) 06.02A**

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

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

**6) UNI**

Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall be implemented fully in accordance with the Site Waste management Plan which was submitted on the 3 June 2008.

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

**BH2008/03482**

**4 Beech Grove Brighton**

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

**Applicant:** Ms J Bardsley

**Officer:** Liz Holt 291709

**Approved on 21/01/09 DELEGATED**

**BH2008/03581**

**34 Chailey Road Brighton**

Certificate of lawfulness for proposed roof alterations including a rear dormer.

**Applicant:** Mr Ken Warren

**Officer:** Sonia Kanwar 292359

**Approved on 26/01/09 DELEGATED**

## **QUEEN'S PARK**

### **BH2008/02482**

#### **48/49 St James Street Brighton**

New shopfront to replace existing.

**Applicant:** Mr M. Rahman

**Officer:** Louise Kent 292198

**Refused on 15/01/09 DELEGATED**

#### **1) UNI**

The inappropriate design, materials and finish of the proposed shopfront will result in a detrimental impact on the appearance and character of the building and surrounding East Cliff conservation area. The proposal is therefore contrary to policies HE6, QD1, QD10 and QD27 of the Brighton & Hove Local Plan, and the Supplementary Guidance Document 02 on Shopfronts.

### **BH2008/03057**

#### **64 St James's Street Brighton**

Demolition of facade and infill between pub (A4) and beauticians (SG08). Forming of maisonette and A1 unit.

**Applicant:** Mr Mark Lower

**Officer:** Aidan Thatcher 292265

**Refused on 22/01/09 PLANNING APPLICATIONS SUB-COMMITTEE**

#### **1) UNI**

The proposed development would have an adverse impact on the amenity of the neighbouring property through loss of light and as such would be contrary to policy QD27 of the Brighton & Hove Local Plan.

#### **2) UNI**

The proposed design, by virtue of insufficient detailing and quality fails to demonstrate that the proposal would enhance the character and appearance of the East Cliff conservation area and as such would be contrary to policy HE6 of the Brighton & Hove Local Plan.

### **BH2008/03083**

#### **102 Marine Parade Brighton**

Internal and external alterations, to enable conversion of house into 5 flats. Construction of bin/cycle store on front amenity area.

**Applicant:** Mr & Mrs McClymont

**Officer:** Anthony Foster 294495

**Refused on 20/01/09 PLANNING APPLICATIONS SUB-COMMITTEE**

#### **1) UNI**

The proposed development would harm the historical and architectural form and character of the Listed Building by removing original internal features and altering the historic building form and layout contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 11 Listed Building Interiors and Supplementary Planning Guidance Note 13 Listed Building General Advice.

#### **2) UNI2**

The proposed refuse and cycle storage enclosure, by reason of its siting, height, design and materials results in a bulky and incongruous addition, would be detrimental to the open appearance of the formal garden area and to the setting of the listed building, contrary to Brighton & Hove Local Plan policy HE3.

**BH2008/03096**

**102 Marine Parade Brighton**

Conversion of existing four-storey house into five self-contained flats.

**Applicant:** Mr & Mrs McClymont

**Officer:** Anthony Foster 294495

**Refused on 20/01/09 PLANNING APPLICATIONS SUB-COMMITTEE**

**1) UNI**

The proposed refuse and cycle storage enclosure, by reason of its siting, height, design and materials results in a bulky and incongruous addition, would be detrimental to the character and appearance of the open formal garden area, the East Cliff Conservation Area and to the setting of the listed building. As such the proposal is contrary to policies QD1, QD2, QD14, HE3 and HE6 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed development fails to provide adequate provision for secure cycle parking at ground floor level in accordance with the Council's standard, and is therefore considered to be inconsistent with the aim to encourage alternative means of travel, contrary to policies TR1 and TR14 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposed development fails to demonstrate that it will meet the travel demands from the site or contribute to improving sustainable transport methods. As such the proposal is contrary to policies TR1, HO7 and SU15 of the Brighton & Hove Local Plan.

**4) UNI4**

The applicant has failed to demonstrate that the proposal would incorporate adequate measures to reduce the use of raw materials, water and energy and as such would be likely to result in excessive use of these limited resources. This would be contrary to policy SU2 of the Brighton & Hove Local Plan.

**5) UNI6**

The application fails to provide adequate provision for the storage of recyclables, contrary to policies QD27 and SU2 of the Brighton & Hove Local Plan and PAN05 Design Guidance for the Storage and Collection of Recyclable Materials and Waste.

**BH2008/03244**

**42 Queens Park Road Brighton**

Loft conversion including new rear dormer, inset balcony and front and rear rooflights.

**Applicant:** Mr J Woodcock

**Officer:** Helen Hobbs 293335

**Approved on 29/01/09 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

### **3) 13.05A**

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.*

## **BH2008/03310**

### **4 Grafton Street Brighton**

Installation of rooflight to rear elevation.

**Applicant:** Mrs R Wright

**Officer:** Anthony Foster 294495

**Approved on 16/01/09 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) 14.12A**

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 work 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**

Prior to the commencement of works details of the rooflights should be submitted to and approved by the Local Planning Authority in writing and the works shall be carried out and completed fully in accordance with these details and maintained as such thereafter.

*Reason: To safeguard the appearance of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).*

## **BH2008/03435**

### **4 Grafton Street Brighton**

Installation of rooflight to rear elevation.

**Applicant:** Mrs R Wright

**Officer:** Anthony Foster 294495

**Approved on 16/01/09 DELEGATED**

#### **1) 01.05AA**

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

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

#### **2) 14.12A**

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 work 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**

Prior to the commencement of works details of the rooflights should be submitted to and approved by the Local Planning Authority in writing and the works shall be carried out and completed fully in accordance with these details and maintained as such thereafter.

*Reason: To safeguard the appearance of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).*

### **BH2008/03622**

#### **1-3 The Colonnade Madeira Drive Brighton**

Change of use of nos 1 and 2 from retail (A1) to public house (A4) and night club (Sui Generis) as an extension to no 3. Installation of extract flue to front elevation. (Amended description)

**Applicant:** Mr J Papanicola

**Officer:** Liz Holt 291709

**Refused on 04/02/09 DELEGATED**

### **1) UNI**

Part b of Policy SR7 of the Brighton & Hove Local Plan requires applicants to demonstrate that the retail use is no longer economically viable. Applicants are expected to demonstrate active marketing of the unit on competitive terms however insufficient evidence has been submitted to demonstrate that the retail unit is no longer viable. The proposal would not therefore make a positive contribution to the vitality and viability of the parade and is contrary to policy SR7 of the Brighton & Hove Local Plan.

### **BH2008/03657**

#### **6 East Drive Brighton**

Addition of two small dormers to rear elevation. Replacement of existing garage door. Installation of storm door to front entrance.

**Applicant:** Mrs J Kazimir

**Officer:** Helen Hobbs 293335

**Approved on 27/01/09 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.*

### **BH2008/03732**

#### **8 College Road Brighton**

Demolition and reconstruction of existing garage to suit original dimensions and setting out. Worn glazed roof to be replaced and new timber garage door to be installed to entrance facing Clarendon Place.

**Applicant:** Mr Geoffrey Weiner

**Officer:** Aidan Thatcher 292265

**Approved on 03/02/09 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 garage hereby approved shall be used only for the parking of a private vehicle and the storage of a private archive collection for the benefit of Mr G Weiner only and for no other person or business or industrial use whatsoever. Upon cessation of occupation and use by Mr G Weiner, the premises shall be used for purposes ancillary to No. 8 College Road.

*Reason: To enable the Local Planning Authority to fully consider the impact of possible alternative uses, to safeguard the amenities of nearby occupiers of residential properties and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**4) UNI**

Unless otherwise agreed in writing, the development shall be implemented fully in accordance with the details contained within the Site Waste Minimisation Statement submitted on the 5 December 2008.

*Reason: To conserve the use of materials and to comply with policy SU2 of the Brighton & Hove Local Plan.*

**BH2008/03791**

**12 Lower Rock Gardens Brighton**

Replacement of front entrance door.

**Applicant:** Mr McDonald

**Officer:** Helen Hobbs 293335

**Approved on 29/01/09 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.*

**ROTTINGDEAN COASTAL**

**BH2008/01405**

**12 Lustrells Close Saltdean**

To extend bungalow at rear and create lower floor with two bedrooms and bathroom.

**Applicant:** Mr Leon Botwright

**Officer:** Chris Swain 292178

**Approved on 29/01/09 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 window on the north west facing elevation shall not be glazed other than with obscured glass and the lower panel shall be fixed shut. Thereafter the windows shall be permanently retained as such.

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

**BH2008/01710**

**31 Roedean Crescent Brighton**

Installation of windows and doors (Retrospective).

**Applicant:** Mr Mark Lloyd

**Officer:** Anthony Foster 294495

**Approved - no conditions on 04/02/09 DELEGATED**

**BH2008/02616**

**10 Ainsworth Avenue Ovingdean Brighton**

Erection of new family dwelling.

**Applicant:** Mrs Elaine Tyler

**Officer:** Ray Hill 293990

**Refused on 15/01/09 DELEGATED**

**1) UNI**

The proposed development would be detrimental to the amenities of adjoining residential occupiers by reason of its size, siting and design, resulting in over-dominance, visual intrusion and loss of privacy contrary to policy QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The development contains an excessive number of car parking spaces, which would encourage the use of cars at the expense of more sustainable means of travel and, as such is contrary to Planning Policy Guidance 13: Transport, policies TR1 and TR19 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 4: Parking Standards.

**3) UNI3**

The proposal fails to meet the travel demands arising from the development contrary to policies TR1 and QD28 of the Brighton & Hove Local Plan.

**BH2008/02852**

**Flat 1 18 Lewes Crescent Brighton**

Listed building consent for alterations to rear storage areas to form additional bedroom and bathroom including new windows and door and damp proofing system.

**Applicant:** Ms Sherry Loh

**Officer:** Anthony Foster 294495

**Approved on 19/01/09 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.*

**2) 14.01A**

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

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

**3) 14.12A**

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 work commencing.

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

**4) UNI**

Prior to the commencement of the development 1:1 sections and 1:20 elevations of the internal alterations shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

**5) UNI**

Prior to the commencement of the development 1:1 sections and 1:20 elevations of the proposed fenestration shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

**6) UNI**

Notwithstanding the details on the approved plans, prior to the commencement of the development 1:1 sections and 1:20 elevations of the proposed external door shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

**7) UNI**

Prior to the commencement of the development details relating to the method of damp proofing shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

**BH2008/02986**

**St Aubyns School 76 High Street Rottingdean Brighton**

Installation of porous macadam tennis/netball court on school playing fields with fencing to height of 2.75m.

**Applicant:** Mr Simon Hitchings

**Officer:** Anthony Foster 294495

**Approved on 15/01/09 DELEGATED**

**1) BH01.01**

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

**2) BH05.10**

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

**BH2008/03174**

**Flat 1 9 Lewes Crescent Brighton**

Replacement of front porch and rear skylight and window. New "patio" doors to lower courtyard area.

**Applicant:** Ms Caroline Gratton

**Officer:** Helen Hobbs 293335

**Approved on 15/01/09 DELEGATED**

**1) 01.05AA**

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

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

**2) 14.02A**

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

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

**3) 14.05A**

No works shall take place until full details of the proposed works including 1:20 sample elevations and 1:1 joinery profiles have been submitted to and approved by the Local Planning Authority. The scheme 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 in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**BH2008/03326**

**Grand Ocean Hotel Longridge Avenue Saltdean**

The removal of existing boundary walls to be replaced with fencing and planting to the north, west and south elevations.

**Applicant:** Explore Living

**Officer:** K Haffenden 292361

**Approved on 26/01/09 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) UNI**

No development shall take place until details, including samples, of the construction, size, height, colour and materials of the perimeter fencing hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

### **BH2008/03366**

#### **Grand Ocean Hotel Longridge Avenue Saltdean Brighton**

Alterations to basement car park entrance.

**Applicant:** Explore Living

**Officer:** K Haffenden 292361

**Approved on 26/01/09 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) BH06.01**

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

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

## **3) BH11.01**

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

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

#### **4) 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.*

### **BH2008/03450**

#### **105 Tumulus Road Brighton**

Re-instatement of bungalow to original 2 bedroom footprint as built, by separating main bungalow from adjoining granny annexe (added c.1976) to create two separate dwellings. Demolition of detached garage to allow side access and extension of driveway to accommodate parking for both properties.

**Applicant:** Mr Christopher Blay

**Officer:** Aidan Thatcher 292265

**Refused on 15/01/09 DELEGATED**

#### **1) UNI**

The proposed development would result in the loss of a small family dwelling which has a floor area of less than 115 sq.m and has less than 4 bedrooms (as originally built), and as such the proposal is contrary to policy HO9 of the Brighton & Hove Local Plan.

### **BH2008/03605**

#### **43 Chichester Drive West Saltdean Brighton**

First floor extension over existing garage including moving of garage forward (resubmission of BH2008/00750).

**Applicant:** Mr Stuart Passingham

**Officer:** Sonia Kanwar 292359

**Approved on 21/01/09 PLANNING APPLICATIONS SUB-COMMITTEE**

#### **1) 01.01AA**

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

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

#### **2) 02.01A**

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

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

### **3) 02.02A**

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 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) 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.*

## **BH2008/03611**

### **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

**Refused on 15/01/09 DELEGATED**

#### **1) UNI**

The proposed development, by virtue of its design, height, bulk and massing would result in a building which is incongruous and out of character with the rest of the properties on The Cliff and would be of detriment to the character and appearance of both the Roedean Road and The Cliff street scenes. The proposal is therefore contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

## **BH2008/03626**

### **44 Arundel Drive East Brighton**

Certificate of Lawfulness for proposed hip to gable roof conversion (part retrospective).

**Applicant:** Mrs Jenny Campbell

**Officer:** Helen Hobbs 293335

**Refused on 26/01/09 DELEGATED**

## **BH2008/03638**

### **1a Ashdown Avenue Saltdean Brighton**

Erection of two storey side extension and replacement of conservatory with single storey rear extension incorporating rooflights.

**Applicant:** Mr Adrian Conley

**Officer:** Sonia Kanwar 292359

**Refused on 15/01/09 DELEGATED**

#### **1) UNI**

The proposed two storey extension, by reason of the two different styles of roof design and height, would result in an extension which is out of character with the existing building and would appear incongruous within the street scene, to the detriment of the character and appearance of the existing building and surrounding area. As such the proposal is contrary to QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2008/03724**

**30 Roedean Crescent Brighton**

Alterations to balustrade of existing roof terrace and positioning of spiral staircase (Retrospective).

**Applicant:** Mr Jonathan Allen

**Officer:** Liz Holt 291709

**Approved - no conditions on 28/01/09 DELEGATED**

**BH2008/03754**

**30 Roedean Crescent Brighton**

Replacement of existing garden fence panels with two walls (Retrospective).

**Applicant:** Mr J Allen

**Officer:** Liz Holt 291709

**Approved - no conditions on 19/01/09 DELEGATED**

**BH2008/03789**

**1 Bishopstone Drive Saltdean**

Insertion of two UPVC glazed doors to the side elevation. (Retrospective).

**Applicant:** Mr Fares George

**Officer:** Sonia Kanwar 292359

**Approved on 28/01/09 DELEGATED**

**1) UNI**

The doors 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.*

**BH2008/03799**

**19 Burnes Vale Rottingdean Brighton**

Loft conversion incorporating rear facing dormers and 3 no. Velux windows.

**Applicant:** Mr David Brown

**Officer:** Chris Swain 292178

**Refused on 30/01/09 DELEGATED**

**1) UNI**

The rear dormers, by reason of their scale, siting and excessive bulk would result in additions that relate poorly to the existing building, unbalancing the pair of semi-detached properties and detracting from the appearance and character of the building and the rear street scene, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**2) UNI**

The front rooflights, by reason of their siting, relate poorly to the existing building, unbalance the pair of semi-detached properties and detract from the appearance and character of the building and the Burnes Vale street scene, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2008/03877**

**7 Bazehill Road Rottingdean Brighton**

Convert garage and external recess to living accommodation and enlarge front and rear dormers. New access to highway.

**Applicant:** Mr & Mrs Andy & Jacky Noakes

**Officer:** Louise Kent 292198

**Approved on 29/01/09 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) BH05.08**

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

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

### **5) BH05.10**

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

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

## **WOODINGDEAN**

### **BH2008/02029**

#### **Jehovah Witness Church 176 - 180 Warren Road Brighton**

Insertion of two ventilation grills to eastern elevation, one ventilation grill to west elevation and erection of fence and railings with gates around boundary of the site.

**Applicant:** The Trustees

**Officer:** Chris Swain 292178

**Approved on 22/01/09 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 railings hereby approved shall be painted black within 14 days of installation and shall be retained so coloured thereafter.

*Reason: In the interests of the character and appearance of the building and the visual amenities of the area and to comply with policies QDI and QD14 of the Brighton & Hove Local Plan.*

### **BH2008/02088**

#### **144 Crescent Drive South Woodingdean Brighton**

Two storey rear extension and terrace.

**Applicant:** Mr Stephen Lankstead

**Officer:** Chris Swain 292178

**Approved on 16/01/09 DELEGATED**

#### **1) 01.01AA**

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

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

#### **2) 03.02A**

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

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

## **3) UNI**

The terraced area shall not be brought into use until details of the screening hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The screening should be implemented in accordance with the approved plans before the terraced area is brought into use and retained as such thereafter.

*Reason: In the interests of residential amenity and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

### **BH2008/03514**

#### **13 Warren Way Brighton**

Display of part internally illuminated 1 No. fascia sign and internally illuminated 1 No. projecting sign (retrospective).

**Applicant:** SSC Admin (Pharmacy)

**Officer:** Helen Hobbs 293335

**Approved on 20/01/09 DELEGATED**

#### **1) 10.01**

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

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

#### **2) 10.02**

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

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

### **3) 10.03**

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

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

### **4) 10.04**

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

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

### **5) 10.05**

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

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

### **6) 10.06**

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

No advertisement shall be sited or displayed so as to-

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

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

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

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

### **7) 10.07A**

The illumination of the advertisement shall be non-intermittent.

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

## **BH2008/03602**

### **30 Balsdean Road Brighton**

Erection of a single storey rear extension (resubmission of BH2008/01083).

**Applicant:** Mrs Rahman

**Officer:** Sonia Kanwar 292359

**Approved on 22/01/09 DELEGATED**

#### **1) BH01.01**

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

#### **2) BH02.01**

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

### **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.

### **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.

### **5) UNI**

The terrace hereby approved shall not be brought in use until the privacy screens have been installed.

*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.*

## **BH2008/03694**

### **61A The Ridgway Brighton**

Rear dormer window (retrospective).

**Applicant:** Mr Andrew Lovell

**Officer:** Anthony Foster 294495

**Approved on 27/01/09 DELEGATED**

#### **1) BH02.05**

The dormer window hereby approved shall not be glazed otherwise than with obscured glass and top hung 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.*

## **BH2008/03797**

### **Toilets The Lawns Memorial Cemetary Warren Road Brighton**

Alterations to provide disabled access to toilet on west elevation including widening of path, construction of new entrance ramp and landings, external lighting, new entrance door and blocking up of existing entrance door.

**Applicant:** Brighton & Hove City Council

**Officer:** Chris Swain 292178

**Approved on 28/01/09 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH03.03**

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

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

## **BRUNSWICK AND ADELAIDE**

### **BH2008/01321**

#### **Flat 3 16 Brunswick Terrace Hove**

Removal of rotten french doors and replacement with period box sash windows.

**Applicant:** Mr & Mrs Leslie & Susan Dedman

**Officer:** Chris Wright 292097

**Approved on 20/01/09 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) 13.02A**

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 and to comply with policy HE6 of the Brighton & Hove Local Plan.*

#### **3) UNI**

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

(i). 1:20 elevations and sections, and 1:1 joinery sectional profiles of all new joinery work including the new windows and their internal architraves;

(ii). details of the steps, cills and reveals of the windows and doors at 1:5 scale;

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

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

### **BH2008/02222**

#### **Flat 5 30 Brunswick Terrace Hove**

Listed Building Consent for internal alterations and rooflight (Retrospective).

**Applicant:** Location Property Investments Ltd

**Officer:** Jonathan Puplett 292525

**Refused on 15/01/09 DELEGATED**

#### **1) UNI**

Policy HE1 of the Brighton & Hove Local Plan states that consent will not be granted for alterations to listed buildings which have an adverse effect on the architectural and historic character or appearance of the interior or exterior of the building. The internal windows between the kitchen and bedroom, which have only been partially infilled and are clearly visible when viewed from the bedroom side, are considered to be inappropriate features which have harmed the character and appearance of the interior of the building.

### **BH2008/02278**

#### **Mews House St Johns Road Hove**

Demolition of existing terrace and construction of single storey rear extension and new terrace.

**Applicant:** Aurotos Ltd

**Officer:** Chris Wright 292097

**Withdrawn on 28/01/09 DELEGATED**

**BH2008/03150**

**Flat 5 27 Cambridge Road Hove**

Removal and replacement of front dormer.

**Applicant:** Ms Lucy Bundy

**Officer:** Jonathan Puplett 292525

**Approved on 27/01/09 DELEGATED**

**1) BH01.01**

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

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

**BH2008/03226**

**4 Queens Place Hove**

Internal and external alterations incorporating juliette balcony to first floor window, works to window and door frames and replacement of ground floor door.

**Applicant:** Mrs Veronica Craig

**Officer:** Weahren Thompson 290480

**Refused on 26/01/09 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.*

**1) UNI**

The proposed development would harm the architectural and historic character of this Grade II statutory listed building and appearance of the exterior of the building located within the setting of a listed mews, which would be incongruous within the street scene with the introduction of balcony treatment, disproportionate glazing at ground floor and the front door design. The proposal is therefore contrary to Policy HE1 of the Brighton & Hove Local Plan and to the provisions of Supplementary Planning Guidance BH 13 Listed Buildings - General Advice.

**BH2008/03650**

**Flat 1 32 Brunswick Square Hove**

Application for approval of condition 2 of application BH2008/01749.

**Applicant:** Ms Rachel Atherton

**Officer:** Jason Hawkes 292153

**Approved - no conditions on 15/01/09 DELEGATED**

**BH2008/03661**

**7 Brunswick Street West Hove**

Replacement of garage door.

**Applicant:** Mr Danny Ferrari

**Officer:** Clare Simpson 292454

**Approved on 23/01/09 GOVERNMENT OF THE SOUTH EAST**

**1) 01.05AA**

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

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

## **2) UNI**

No works shall take place until full details of the proposed works including 1:20 sample elevations and 1:1 joinery profiles have been submitted to and approved by the Local Planning Authority. The scheme 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 in accordance with policy HE1 of the Brighton & Hove Local Plan.*

### **BH2008/03793**

#### **17-19 Holland Mews Hove**

Construction of a terrace of 3 no. three storey, two bedroom houses, with garages and bicycle stores.

**Applicant:** Holland Mews (Hove) Develop. Ltd

**Officer:** Jason Hawkes 292153

**Refused on 28/01/09 DELEGATED**

## **1) UNI**

The proposal would, by virtue of its height, bulk, site coverage extending in close proximity to the site's boundaries and massing, result in an unneighbourly development, considered detrimental to the amenities enjoyed by the neighbouring occupiers of 16 & 20 Holland Mews by way of its overbearing presence. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

## **2) UNI**

The applicants have failed to demonstrate that the development will not have a detrimental effect on the rear of properties in Holland Road in term of loss of privacy, light and overshadowing and would be contrary to policy QD27 of the Brighton & Hove Local Plan. The obligation submitted prepared in collaboration with owner of 41-45 Holland Road is considered an inappropriate method of ensuring the adequate protection of residential amenity of the occupiers of both the application site and 41-45 Holland Road.

## **CENTRAL HOVE**

### **BH2008/02561**

#### **43 Osborne Villas Hove**

Extension of existing rear wooden balcony and creation of additional storage space underneath (retrospective).

**Applicant:** Mr Neil Bloomfield

**Officer:** Wayne Nee 292132

**Refused on 19/01/09 DELEGATED**

## **1) UNI**

Policy QD14 of the Brighton & Hove Local Plan states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed upper ground floor balcony, by virtue of its height, projection, positioning, and proximity to the neighbouring boundary of nos. 41 and 41A Osborne Villas, forms an inappropriate and unsympathetic addition to the building and rear garden, and represents a development which results in a significant loss of privacy to the residents of these immediately adjoining neighbouring properties. 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 states that extensions and alterations will only be granted if the proposed development is well designed, sited and detailed in relation to the property and the adjoining properties. Policy HE6 states that proposals within the setting of a conservation area should preserve or enhance the character or appearance of the area. The proposed upper ground floor balcony, by virtue of its bulk and incongruous nature forms an unsympathetic feature poorly related to the appearance of the building and to the visual amenity of the rear garden and surrounding Conservation Area. The proposal is therefore contrary to the above policies.

### **BH2008/02656**

#### **Flat 10 20 St Aubyns Hove**

Replacement double glazed windows and doors.

**Applicant:** Mr Julian Cunliffe

**Officer:** Mark Thomas 292336

**Refused on 27/01/09 DELEGATED**

## **1) UNI**

Policy HE6 of the Brighton & Hove local plan states that proposals within or affecting the setting or a conservation area should show; a consistently high standard of design and detailing; use building materials and finishes which are sympathetic to the area; and preserve or enhance the character or appearance of the area. Further, policy QD14 of the Local Plan requires all development to use material sympathetic to the parent building. The recipient property is characterised by timber and aluminium framed windows, and the proposal to install UPVC units would represent an unsightly addition to the detriment of the character and appearance of the property and the wider Conservation Area. The proposal is therefore contrary to the aforementioned policy.

### **BH2008/03233**

#### **8 Medina Terrace Hove**

Construction of new roof structure to fourth floor of property, to replace non-original roof development. Reinstatement of correctly proportioned ornate external chimney breasts, together with various internal period alterations.

**Applicant:** Mrs Polly Samson

**Officer:** Clare Simpson 292454

**Approved on 19/01/09 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) 13.01A**

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

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

### **3) UNI**

Prior to development commencing, full details of the glazing works to the retained sash windows shall be submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in strict accordance with the approved details and retained as such thereafter.

*Reason: As insufficient information has been submitted and to preserve the historic character of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.*

### **BH2008/03235**

#### **8 Medina Terrace Hove**

Construction of new roof structure to fourth floor of property, to replace existing non-original roof development. Reinstatement of correctly proportioned ornate external chimney breasts, together with various internal period alterations.

**Applicant:** Mrs Polly Samson

**Officer:** Clare Simpson 292454

**Approved on 19/01/09 DELEGATED**

#### **1) 01.05AA**

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

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

#### **2) 13.01A**

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

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

#### **3) 13.05A**

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

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

#### **4) 13.07A**

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 is commenced in accordance with a scheme for which Planning Permission has been granted within a period of 6 months following commencement of demolition.

*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.*

#### **5) UNI**

No works shall take place until full details of the proposed skirting and fire places including 1:20 sample elevations and 1:1 profiles of the have been submitted to and approved by the Local Planning Authority. The scheme 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 in accordance with policy HE1 of the Brighton & Hove Local Plan.*



## **6) UNI**

Prior to development commencing, full details of the glazing works to the retained sash windows shall be submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in strict accordance with the approved details and retained as such thereafter.

*Reason: As insufficient information has been submitted and to preserve the historic character of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.*

### **BH2008/03467**

#### **19 Vallance Gardens Hove**

Application for Variation of Condition 2 of application 3/87/0798 in order to allow use of the premises as a home for the care of adults with a learning disability.

**Applicant:** ACH Ltd

**Officer:** Guy Everest 293334

**Approved - no conditions on 22/01/09 DELEGATED**

### **BH2008/03557**

#### **Courtenay Lodge Courtenay Terrace Hove**

Repair works to front elevation bay above main entrance incorporating replacement of supporting steelwork, bay windows and masonry above and below bay windows and felt roof covering below cupola.

**Applicant:** Courtenay Lodge Management Co. Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 19/01/09 DELEGATED**

#### **1) BH01.05**

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

#### **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.

#### **3) UNI**

No works shall take place until further details regarding the following elements of the scheme have been submitted to and approved by the Local Planning Authority:

(i) Notwithstanding the details shown in drawing no. 37522/01 C, annotated 'DETAIL C', further details shall be submitted regarding the fixings of attachment of the cupola posts to the parapet; the bolt heads should be recessed where practicable.

(ii) Notwithstanding the details submitted, further details shall be submitted regarding the use of plasterboard in the scheme of works, which should be for reinstatement work only; lath and plaster should be used where this is the existing material in place.

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

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

**BH2008/03604**

**Kingsway Court Queens Gardens Hove**

Change of use of a recessed section of entrance lobby to an office (B1).

**Applicant:** Kingsway Court Freeholders Limited

**Officer:** Jonathan Puplett 292525

**Approved on 27/01/09 DELEGATED**

**1) BH01.01**

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

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

**BH2008/03627**

**85 to 87 Blatchington Road Hove**

Formation of first floor front terrace to cafe (A3).

**Applicant:** Mr Stephen Vokins

**Officer:** Guy Everest 293334

**Refused on 22/01/09 DELEGATED**

**1) UNI**

The first floor terrace, and associated balustrading and door openings, by reason of its projection, design, siting and detailing would create an unduly prominent addition to the street that obscures and dominates views along Blatchington Road and appears out of character with the prevailing character of the street. The proposal would therefore fail to make a positive contribution to the surrounding area contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The first floor terrace by reason of its projection and siting in relation to adjoining windows at 83 & 89 Blatchington Road would result in a loss of privacy and increased noise disturbance for occupants of these properties to the significant detriment of their amenity. The proposal is therefore contrary to policies SU10, QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2008/03654**

**La Piazza 72a & b Church Road Hove**

Change of use from retail/offices to restaurant/wine bar. Replacement of shopfront doors and windows to match existing layout of restaurant.

**Applicant:** Mr Behrooz Samandi

**Officer:** Guy Everest 293334

**Approved on 27/01/09 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**

No alcohol shall be sold or supplied except to persons who are taking meals on the restaurant premises and who are seated at tables.

*Reason: To ensure that service is solely for seated customers in the manner of a restaurant or café such that there is no vertical drinking space disproportionate to the seating area, and to minimise opportunities for crime and disorder to take place on and in the vicinity of the site, to comply with policy SR12 of the Brighton & Hove Local Plan.*

### **3) UNI**

The folding doors to the premises shall be closed daily between the hours of 22.30 and 07.00 except for access and ingress.

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

### **4) UNI**

Any amplified sound equipment installed in the premises shall be operated so as to ensure that its maximum level is inaudible in any adjoining residential premises.

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

### **5) UNI**

The shopfront hereby approved shall match exactly the detailing, materials and finish of the existing shopfront at 70 & 72 Church Road.

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

## **GOLDSMID**

### **BH2008/00901**

#### **5 & 7 Wilbury Villas Hove**

Creation of hardstanding for off-street parking and enlargement of existing crossover.

**Applicant:** Borderstock Limited

**Officer:** Ray Hill 293990

**Approved on 03/02/09 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH05.10**

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

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

### **BH2008/02093**

#### **17 The Upper Drive Hove**

Demolition of existing house and erection of a new block of 6 flats.

**Applicant:** Mr Nigel Rowlands

**Officer:** Chris Wright 292097

**Approved on 28/01/09 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) 02.06A**

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

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

## **3) 03.01A**

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

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

## **4) 04.02A**

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

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

## **5) 05.01A**

No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority which details measures to ensure that the development hereby approved will achieve an EcoHomes rating of 'Very Good' or higher or a Code for Sustainable Homes rating of 'Level 3' or higher or an equivalent level of performance if an alternative independently assessed means of sustainability assessment is used. The agreed scheme shall be implemented in strict accordance with the approved details prior to the occupation of the development.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and in accordance with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan.*

## **6) 05.03**

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

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

## **7) 06.02A**

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

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

**8) UNI**

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

*Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with policies TR7 and TR19 of the Brighton & Hove Local Plan.*

**9) UNI**

All planting, seeding or turfing included in the approved landscaping scheme shall be carried out in the first planting and seeding season 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: In the interests of visual amenity, screening and the environment of the development and to comply with policies QD15, QD16, QD20 and QD27 of the Brighton & Hove Local Plan.*

**10) UNI**

All tree works to be carried out shall be done with the agreement of and under the supervision of the city council's Arboricultural Officer.

*Reason: To ensure good maintenance of the preserved trees and to comply with policies In the interests of visual amenity and the environment of the development and to comply with policies QD15, QD16, QD20 and QD27 of the Brighton & Hove Local Plan.*

**11) UNI**

The windows on the north eastern and south western elevations (the flank walls) of the development shall not be glazed otherwise than with obscured glass with an opening configuration to be agreed in writing by the local planning authority and retained as such thereafter.

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

**12) UNI**

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

*Reason: In the interests of visual amenity and the environment of the development and to comply with policies QD16 and QD20 of the Brighton & Hove Local Plan.*

**13) UNI**

No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all

existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

*Reason: In the interests of visual amenity, screening and the environment of the development and to comply with policies QD15, QD16, QD20 and QD27 of the Brighton & Hove Local Plan.*

**14) UNI**

The development hereby permitted shall not commence unless and until the vehicular crossover onto the public highway has been constructed in accordance with the Council approved Manual for Estate Roads and under licence from the Highway Operations Manager.

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

**15) UNI**

Notwithstanding the approved floor plans, the development hereby permitted shall not commence until details of sustainability measures shown on the approved plans have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials, in particular securing natural light and ventilation to the main bathrooms and en suite bathroom areas. 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, in accordance with policy SU2 of the Brighton & Hove Local Plan.*

**16) UNI**

Details of the solar panels and facilities to enable the reuse of grey-water 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.*

**17) UNI**

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

*Reason: To ensure that the proposed development does not put undue pressure on existing on-street car parking in the city and to comply with policies HO7, D28 and SU15 of the Brighton & Hove Local Plan.*

**18) UNI**

Prior to commencement of development full details of land levels of the proposed development relative to surrounding properties shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include finished floor levels and the development shall be constructed in accordance with the agreed details.

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

## **BH2008/02655**

### **Davigdor County Infants School Somerhill Road Hove**

Demolition of existing single-storey front extension & replacement with 2-storey extension & solar panels on roof. Provision of temporary classroom adjacent to boundary with 17 Lansdowne Road.

**Applicant:** Ms Gillian Churchill

**Officer:** Jason Hawkes 292153

### **Approved on 23/01/09 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH03.02**

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

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

#### **3) BH05.07**

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.*

#### **4) BH11.02**

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

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

#### **5) UNI**

The temporary classroom hereby permitted shall be removed and the land restored to its condition immediately prior to the development authorised by this permission commencing on or before 30 September 2010 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

*Reason: The building hereby approved is not considered suitable as a permanent form of development to safeguard residential amenity and to comply with policy QD27 of the Brighton & Hove Local Plan.*

## **6) UNI**

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

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

## **7) UNI**

The south facing window in the temporary classroom shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

## **8) UNI**

No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority which details measures to ensure that the development hereby approved will achieve a 'very good' of the BREEAM or higher or an equivalent level of performance if an alternative independently assessed means of sustainability assessment is used. The agreed scheme shall be implemented in strict accordance with the approved details prior to the occupation of the development.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and in accordance with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan.*

## **9) UNI**

At least six months prior to the occupation of the extension hereby approved, a site travel plan shall be submitted to and approved in writing by the Local Planning Authority. The use of the facilities shall be carried out in accordance with the agreed Travel Plan. The Travel Plan must be reviewed on an annual basis by undertaking a travel survey and updating the travel plan where appropriate.

*Reason: In order to address potential car borne traffic implications and to promote alternative modes of transport, therefore complying with policy TR7 of the Brighton & Hove Local Plan.*

## **10) UNI**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained. The scheme shall include details of one further replacement tree to compensate for the loss of existing trees. All retained trees shall be protected in accordance with the method statement outlined in the submitted Arboricultural Report.

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area, to protect existing trees and to comply with policies QD1, QD15 and QD16 of the Brighton & Hove Local Plan.*



**BH2008/03517**

**1A Garden Court Somerhill Avenue Hove**

Replacement of wooden door with white PVC door.

**Applicant:** Mr Derek Dray

**Officer:** Mark Thomas 292336

**Approved on 27/01/09 DELEGATED**

**1) BH01.01**

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

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

**BH2008/03678**

**Flat 9 8 Eaton Gardens Hove**

Erection of new balcony and double doors to first floor flat bay window.

**Applicant:** Mr Paul Davies

**Officer:** Guy Everest 293334

**Refused on 29/01/09 DELEGATED**

**1) UNI**

The proposed balcony constitutes an inappropriate and unneighbourly form of development that would harm neighbouring amenity through increased noise and disturbance and loss of privacy to an adjoining private garden area. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2008/03734**

**St Anthonys Nursing Home 1 Wilbury Villas Hove**

Certificate of lawfulness for proposed change of use within existing use class (C2) from residential nursing home to residential training college.

**Applicant:** Mr R P Lallchand

**Officer:** Guy Everest 293334

**Refused on 23/01/09 DELEGATED**

**1) UNI**

Insufficient information has been submitted to demonstrate that the proposed residential training college, as a matter of fact and degree, would not represent a material change of use constituting development under the provisions of Section 55 of the Town and Country Planning Act 1990, as amended.

**BH2008/03800**

**56B Goldstone Road, Hove,**

Alterations/Installation of windows to side/rear elevation and installation of french doors to rear elevation

**Applicant:** Mr Christopher Page

**Officer:** Mark Thomas 292336

**Approved on 27/01/09 DELEGATED**

**1) BH01.01**

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

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

**BH2008/03811**

**Moss Pharmacy 88 Davigdor Road Hove**

Display of non-illuminated window vinyls

**Applicant:** Boots the Chemist plc

**Officer:** Chris Wright 292097

**Approved on 27/01/09 DELEGATED**

**1) 10.01**

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

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

**2) 10.02**

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

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

**3) 10.03**

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

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

**4) 10.04**

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

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

**5) 10.05**

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

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

**6) 10.06**

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

No advertisement shall be sited or displayed so as to-

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

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

## **HANGLETON & KNOLL**

### **BH2008/02461**

#### **73 Rowan Avenue Hove**

Kitchen extension to rear (retrospective).

**Applicant:** Mr Hesman Salim

**Officer:** Mark Thomas 292336

**Approved - no conditions on 29/01/09 DELEGATED**

### **BH2008/03140**

#### **Delphi House English Close Hove**

Erection of 2 new units for B1 (Light Industrial), B2 (General Industrial) and/or B8 (Storage & Distribution) use

**Applicant:** Mr Ian Fry

**Officer:** Clare Simpson 292454

**Approved on 20/01/09 PLANNING APPLICATIONS SUB-COMMITTEE**

#### **1) 01.01AA**

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

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

#### **2) UNI**

The storage and distribution (class B8) uses hereby permitted shall be ancillary to the primary uses of both premises as either class B1 or B2 (Business or General Industries) uses.

*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.*

#### **3) 03.01A**

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

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

#### **4) UNI**

BH05.05 BREEAM - Pre-Commencement (New build non-residential) 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 and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of '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 '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) UNI**

BH05.06 BREEAM - Pre-Occupation (New build non-residential) 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 '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) UNI**

Before development commences, a location plan identifying the location for the 2 x 200 litre water harvesting butts, as confirmed in the agents email dated 13th January 2009, shall be submitted to and approved by the Local Planning Authority in writing.

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

## **7) 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.*

## **8) 02.05A**

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 all times.

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

## **9) 05.02A**

No development shall take place until a written statement consisting of a 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 measures shall be implemented in strict accordance with the approved details.

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

## **10) 08.01**

No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until there have been submitted to and approved in writing by the Local Planning Authority:

(a) A desk top study documenting all the previous and existing land uses of the site and adjacent land;

(b) A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and

(c) A detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works. The development hereby permitted shall not be occupied or brought into use until verification has been submitted to the Local Planning Authority by the agreed competent person that any remediation scheme has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

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

*Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution and in accordance with policy SU11 of the Brighton & Hove Local Plan.*

#### **11) UNI**

Prior to commencement of development, a detailed scheme of any proposed external lighting and/or floodlighting shall be submitted to, and approved in writing by, the Local Planning Authority. This lighting scheme shall demonstrate that there will not be lighting overspill or glare from the site. The lighting scheme shall be implemented in accordance with the approved details and complied with at all times thereafter.

*Reason: To ensure that the external lighting within the development does not result in detriment to neighbouring properties, in accordance with Brighton & Hove Local Plan policy SU9, and QD27, of the Brighton & Hove Local Plan.*

#### **12) UNI**

Prior to commencement of development a scheme for the soundproofing of the building shall be submitted to and approved by the Local Planning Authority. Works shall be carried out in accordance with the approved scheme and retained in place thereafter.

*Reason: To safeguard the amenities of neighbouring occupiers in accordance with QD17 and SU10 of the Brighton & Hove Local Plan.*

#### **13) UNI**

A scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration shall be submitted to and approved by the Local Planning Authority in writing. The use of the premises shall not commence until all specified works have been carried out to the satisfaction of the Local Planning Authority. The works shall be retained in place thereafter.

*Reason: To safeguard the amenities of neighbouring occupiers in accordance with QD17 and SU10 of the Brighton & Hove Local Plan.*

#### **14) UNI**

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

*Reason: To safeguard the visual amenities of the area in accordance with policy QD1 of the Brighton & Hove Local Plan.*

### **15) UNI**

No development shall take place until a landscaping scheme has been submitted to and improved by the Local Planning Authority in writing. The scheme shall include hard landscaping, means of enclosure, and planting details. All planting, seeding and turfing shall be carried out in the first planting season following the occupation of the building, and any plants which, within a period of 5 years from the completion of the development die, or become seriously damaged or removed shall be replaced unless the Local Planning Authority given written consent to a variation.

*Reason: To enhance the appearance of the development in the interest of the visual amenity of area, in accordance with policy QD1 and QD15 of the Brighton & Hove Local Plan.*

### **16) UNI**

The car and motorcycle parking spaces and loading areas shall be permanently marked out as shown on the approved plans prior to the first occupation of any of the units hereby approved, including the designation of wheelchair user spaces, and thereafter shall be retained and used for such purposes only.

*Reason: To ensure adequate parking provision and the effective provision for the needs of those with mobility impairment, in accordance with Brighton & Hove Local Plan policies TR1, TR18 and TR19.*

### **17) UNI**

Prior to first occupation of the site, a Travel Plan shall be submitted to, and be approved in writing by, the Local Planning Authority. The Travel Plan shall include a package of measures aimed at promoting sustainable travel choices and reducing reliance on the car and shall be implemented within a time frame which shall have been agreed with the Local Planning Authority. The travel plan shall be subject to annual review, and this review shall be submitted to, and approved in writing by, the Local Planning Authority at annual intervals. The travel plan shall make reference to the travel plans produced for the earlier phases of development. Should the travel plan reviews indicate a need for additional wheelchair user parking to be provided on the site, this shall be implemented through the conversion of existing spaces, in agreement with the Local Planning Authority.

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

## **BH2008/03277**

### **5 Hangleton Gardens Hove**

Removal of existing garage and rear outhouse and replacement with two storey side and rear extension including side roof extension, juliet balcony to rear and new entrance porch.

**Applicant:** Mrs Sophia Warner

**Officer:** Mark Thomas 292336

**Refused on 30/01/09 DELEGATED**

### **1) UNI**

Policy QD14 of the Brighton & Hove Local Plan states that permission will only be granted if the proposed development is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed rear extensions represent incongruous and bulky additions that fail to respect the character and design of the existing building. As such, the proposed rear extensions would have a 'tacked on' appearance to the detriment of the appearance and character of the recipient property and the wider street scene. The proposed two storey extension and roof extension will disturb the visual balance of this pair of semi-detached houses and

adversely affect the character and appearance of Hangleton Gardens. The proposal is therefore contrary to the above mentioned policy.

**BH2008/03824**

**3 Martin Road Hove**

Certificate Of Lawfulness for proposed hip to gable roof extension

**Applicant:** Mr Darren Pilkington & Miss Jane Williams

**Officer:** Mark Thomas 292336

**Approved on 22/01/09 DELEGATED**

**NORTH PORTSLADE**

**BH2008/02794**

**1 Thornbush Crescent Portslade**

Single storey rear extension and new garden fence.

**Applicant:** Mr B Williams

**Officer:** Guy Everest 293334

**Approved on 22/01/09 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 external finishes of the single storey rear extension 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**

Prior its erection further details of the hereby approved fencing shall be submitted to and approved in writing by the Local Planning Authority. The fence shall thereafter be erected in accordance with the agreed details.

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

**SOUTH PORTSLADE**

**BH2008/03222**

**Caffyns Victoria Road Portslade**

Advertisement consent for internally and externally illuminated fascia and other external signs.

**Applicant:** Caffyns PLC

**Officer:** Weahren Thompson 290480

**Approved on 15/01/09 DELEGATED**

**1) 10.01**

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

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

## **2) 10.02**

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

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

## **3) 10.03**

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

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

## **4) 10.04**

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

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

## **5) 10.05**

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

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

## **6) 10.06**

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

No advertisement shall be sited or displayed so as to-

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

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

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

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

## **7) 10.07A**

The illumination of the advertisement shall be non-intermittent.

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

## **1) UNI**

The proposed development would result in the loss of a small family dwelling which has a floor area of less than 115 sq.m and has less than 4 bedrooms (as originally built), and as such the proposal is contrary to policy HO9 of the Brighton & Hove Local Plan.

## **BH2008/03635**

### **27 Deacons Drive Portslade Brighton**

Removal of existing rear extension and replacement with a new conservatory.

**Applicant:** Mr Anthony Jackson

**Officer:** Mark Thomas 292336

**Approved on 19/01/09 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.*

**BH2008/03743**

**Easthill Police Box Easthill Way Portslade Brighton**

Replace existing timber windows with double glazed UPVC units.

**Applicant:** Sussex Police Authority

**Officer:** Mark Thomas 292336

**Approved on 28/01/09 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.*

**STANFORD**

**BH2008/01113**

**BHASVIC College 205 Dyke Road Hove**

Proposed redevelopment of educational facilities comprising one 4-storey, one 3-storey and one 3 and 1-storey blocks and associated works.

**Applicant:** Ms Jutta Knapp

**Officer:** Clare Simpson 292454

**Approved on 29/01/09 PLANNING APPLICATIONS SUB-COMMITTEE**

**1) 01.01AA**

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

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

**2) 02.04A**

No cables, wires, aerials, pipework (except rainwater downpipes as shown on 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) 02.06A**

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

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

#### **4) 02.07A**

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) 03.01A**

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

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

#### **6) 05.01AA**

Prior to the commencement of development, details of the measures to ensure that the development achieves a "Very Good" or "Excellent" BREEAM rating shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and in accordance with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991 - 2011 and SU2 of the Brighton & Hove Local Plan.*

#### **7) 05.02A**

No development shall take place until a written statement consisting of a 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 measures shall be implemented in strict accordance with the approved details.

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

#### **8) UNI**

No development shall take place until a Travel Plan has been submitted to and agreed in writing by the Local Planning Authority. The use of the facilities shall be carried out in accordance with the agreed Travel Plan. The Travel Plan must be reviewed on an annual basis by undertaking a travel survey and updating the travel plan where appropriate.

*Reason: In order to address potential car borne traffic implications and to promote alternative modes of transport, and to comply with policy TR7 of the Brighton & Hove Local Plan.*

#### **9) UNI**

No development shall take place until a scheme for the soundproofing of the building has been submitted to and agreed in writing by the Local Planning Authority. The use of the premises shall not commence until all soundproofing works have been carried out in accordance with the agreed details which shall thereafter be retained to the satisfaction of the Local Planning Authority.

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

### **10) UNI**

No development shall take place until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration shall be submitted to and agreed in writing by the Local Planning Authority. The use of the premises shall not commence until all specified works have been carried out in accordance with the agreed details and thereafter be retained to the satisfaction of the Local Planning Authority.

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

### **11) UNI**

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

*Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policy QD27 of the Brighton & Hove.*

### **12) UNI**

All trees to be retained on site shall be protected to BS 5837 (2005) Tress and Development Sites, any cable laying should be in accordance with NJUG 10 Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees and all road surfacing and hard landscaping is carried out in accordance with BS 5837 and APN (1) Driveways in Relation to Trees.

*Reason: For the avoidance of doubt, in compliance with the submitted Arboriculture Method Statement and to ensure satisfactory protection of the existing trees on site to comply with policy QD16 of the Brighton & Hove Local Plan.*

### **13) UNI**

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five 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 interests of the visual amenities of the area and to comply with policies QD1, QD2 and QD16 of the Brighton & Hove Local Plan.*

### **14) UNI**

No development shall take place until details of the new car park have been submitted, including materials for the car parking surface 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 that the car parking layout will not have a detrimental impact on highway safety and to comply with policies QD1, QD14 and TR7 of the Brighton & Hove Local Plan.*

### **15) UNI**

Notwithstanding the details on the approved drawings, no development shall take place until revised details of the cycle parking facilities have been submitted to and approved by the Local Planning Authority in writing. The details shall show that this facility will be fully accessible.

*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 policies TR1 and TR14 of the Brighton & Hove Local Plan.*

### **16) UNI**

Report from: 15/01/2009 to: 04/02/2009

Within three months of the extensions being brought into use, the existing temporary classrooms shall be demolished and the area provided as a green open space for the pupils attending the college.

*Reason: The temporary classrooms are unsightly and to comply with policies QD1, QD2, QD14 of the Brighton & Hove Local Plan.*

**BH2008/03583**

**28 Benett Drive Hove**

Single storey side infill extension, roof extension including raising height of roof, front dormers and rear velux roof terrace with inset balcony.

**Applicant:** Mr Dean Moore

**Officer:** Jason Hawkes 292153

**Approved on 19/01/09 DELEGATED**

**1) BH01.01**

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

**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.

**BH2008/03613**

**Pantiles Shirley Drive Hove**

Change of use from existing playroom to additional dental treatment area (D1).

**Applicant:** Mr & Mrs Austin

**Officer:** Guy Everest 293334

**Approved on 22/01/09 DELEGATED**

**1) 01.01AA**

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

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

**2) UNI**

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, or any amendment thereto, the basement premises, as indicated on drawing no. 1699 D5, shall only be used as a dental practice and for no other purpose, including any other use within Class D1 (Non-residential institutions) of the Schedule to the Order.

*Reason: For the avoidance of doubt and to enable the Council to control the use of the premises which if used for any other purpose, including any other purpose in Use Class D1, might be injurious to the amenities of the area, and to comply with policies TR1 and QD27 of the Brighton & Hove Local Plan.*

**3) UNI**

The premises shall not operate outside the hours of 08.00 to 18.00 hours Monday to Sunday.

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

**4) UNI**

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

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

**BH2008/03618**

**24 Tongdean Avenue Hove**

Erection of 2 no. single storey side extensions to south east and south west elevations and 1 no. two storey extension to front elevation and installation of 4 roof lights and solar panels to roof.

**Applicant:** Mr A & Mrs T Hill

**Officer:** Lawrence Simmons 290478

**Approved on 22/01/09 DELEGATED**

**1) BH01.01**

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

**2) BH02.05**

The south facing ground floor windows and doors shall not be glazed otherwise than with obscured glass side hung and thereafter permanently retained as such.

**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.

**4) 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.

**5) 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.

**6) UNI**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority an arboricultural method statement which shall include details of any wall removal, hard surfacing, means of enclosure, 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.*

**BH2008/03623**

**76 Woodland Drive Hove**

Erection of detached garden building with raised decking in rear garden.

**Applicant:** Mr B Collins

**Officer:** Chris Wright 292097

**Approved on 19/01/09 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) 05.03**

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

*Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, policy 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 unless and until the precise details of the foundations of the approved structure have been submitted to and agreed in writing by the local planning authority. Thereafter the development shall be implemented only in accordance with the details as agreed.

*Reason: In order to safeguard the nearby trees in Three Cornered Copse and accord with policy QD16 of the Brighton & Hove Local Plan.*

## **4) UNI**

Prior to the commencement of the development hereby permitted a Method Statement relating to the construction methods of the building shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be implemented only in accordance with the details as agreed.

*Reason: In order to safeguard the nearby trees in Three Cornered Copse and accord with policy QD16 of the Brighton & Hove Local Plan.*

## **BH2008/03652**

### **71 Woodland Avenue Hove**

Relocation of aerial from the north elevation to the south elevation (Retrospective).

**Applicant:** Mr Graham Lindsay

**Officer:** Weahren Thompson 290480

**Approved - no conditions on 30/01/09 DELEGATED**

## **BH2008/03718**

### **59 Woodruff Avenue Hove**

Erection of a single storey side extension incorporating a rooflight, new entrance to property and infill to veranda to form an en-suite wet room.

**Applicant:** Mr Gerry Adler

**Officer:** Mark Thomas 292336

**Approved on 27/01/09 DELEGATED**

## **1) BH01.01**

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

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

## **2) BH03.03**

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

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

## **BH2008/03719**

### **7 Sandringham Close Hove**

Erection of single storey rear conservatory.

**Applicant:** Mrs Manser

**Officer:** Mark Thomas 292336

**Approved on 27/01/09 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) BH02.05**

The west facing elevation windows 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.*

#### **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.*

## **BH2008/03726**

### **16 Orchard Avenue Hove**

Extension at first floor level over existing garage.

**Applicant:** Mr & Mrs J P McFarlane

**Officer:** Mark Thomas 292336

**Approved on 22/01/09 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.*

## **WESTBOURNE**

## **BH2008/02979**

### **Skerrit House 23B C & D Coleridge Street Hove**

Installation of four air conditioning units to rear.

**Applicant:** Mr Richard Skerritt

**Officer:** Weahren Thompson 290480

**Approved on 30/01/09 DELEGATED**

#### **1) UNI**

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

the guidance provided in BS 4142:1997.

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

**BH2008/03147**

**39 Walsingham Road Hove**

Certificate of lawfulness for proposed conversion of stables to provide ancillary residential accommodation to the main house.

**Applicant:** Mrs Heather Gratton

**Officer:** Lawrence Simmons 290478

**Refused on 15/01/09 DELEGATED**

**1) UNI**

The proposed development is not permitted under Schedule 2 Class E of Part 1 of the Town & Country Planning (General Permitted Development) Order 1995 as amended.

**BH2008/03501**

**27 Braemore Road Hove**

Certificate of Lawfulness for a proposed hip to gable and rear dormer with obscured window to side of house and bathroom.

**Applicant:** Ms Joanne Norris

**Officer:** Mark Thomas 292336

**Approved on 27/01/09 DELEGATED**

**BH2008/03512**

**Ground Floor Flat 53 Sackville Gardens Hove**

Replacement of single timber door with PVCU double doors to rear.

**Applicant:** Miss D Jenner

**Officer:** Mark Thomas 292336

**Approved on 29/01/09 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.*

**BH2008/03544**

**54 Sackville Gardens Hove**

Conversion of roofspace above existing maisonette including rear dormer and front rooflights. Creation of rear staircase leading from first floor to garden.

**Applicant:** Hardwick Hartley Partership

**Officer:** Clare Simpson 292454

**Approved on 15/01/09 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) 13.02A**

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 and to comply with policy HE6 of the Brighton & Hove Local Plan.*



### **3) 13.05A**

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

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

### **4) UNI**

Prior to development commencing, further details on design and detail of the new staircase, including elevation drawings 1:20 scale, shall be submitted to and approved by the Local Planning Authority in writing, development shall be carried out in strict accordance with the approved details and retained as such thereafter.

*Reason: As insufficient information has been submitted, to ensure satisfactory design and appearance in accordance with policy QD1, QD14 and HE6 of the Brighton & Hove Local Plan.*

### **5) UNI**

Use of the platform between the new first floor doors and the staircase hereby approved shall be for access, maintenance or emergency purposes only. The platform shall not be used as a roof garden, terrace, patio or similar amenity area.

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

## **BH2008/03600**

### **52 Langdale Road Hove**

Certificate of Lawfulness for a proposed development of a single storey rear extension and 3 no. roof lights to form room in roof.

**Applicant:** Ms Pam Hassett & Ms Julie Hull

**Officer:** Jonathan Puplett 292525

**Approved on 19/01/09 DELEGATED**

## **BH2008/03614**

### **77 Portland Road Hove**

Change of use from retail shop (A1) to A3 and A5 (sale of hot food for consumption on and off the premises) and separation from flat over.

**Applicant:** Mr Anthony Roberts

**Officer:** Chris Wright 292097

**Refused on 26/01/09 DELEGATED**

### **1) UNI**

The unit is located in a Local Centre as defined by Policy SR6 of the Brighton & Hove Local Plan, which seeks to retain a balance of retail and non-retail uses. The proposed change of use from A1 to A3 & A5 would exceed the permitted proportion of non-retail frontages in the centre. Furthermore, part b of policy SR6 requires applicants to demonstrate that the retail use is no longer economically viable. Applicants are expected to demonstrate active marketing of the unit on competitive terms and no evidence has been submitted to demonstrate that the unit is no longer viable. The proposal would not therefore make a positive contribution to the vitality and viability of the centre. The proposal is therefore contrary to policy SR6 of the Brighton & Hove Local Plan.

### **2) UNI2**

The application is not accompanied with sufficient information relating to satisfactory refuse storage provision or the extraction and ventilation systems normally associated with a restaurant/takeaway use, with particular regard to visual and noise impact, and because the windows of self contained residential premises are within close proximity of the premises, the local planning authority is

not satisfied that the proposed use could operate without causing loss of residential amenity by way of noise, disturbance and unpleasantness of outlook. In this regard the proposal conflicts with policies SU10 and QD27 of the Brighton & Hove Local Plan.

**BH2008/03829**

**24 Richardson Road Hove**

Certificate of Lawfulness for proposed rear dormer, front rooflights and removal of chimney stacks.

**Applicant:** Mr Alan Sawyer

**Officer:** Jonathan Puplett 292525

**Approved on 20/01/09 DELEGATED**

**WISH**

**BH2008/02011**

**1 Welbeck Avenue Hove**

Demolition of existing detached house to be replaced with a block of six two bedroom flats.

**Applicant:** Mr Philip Worley

**Officer:** Jonathan Puplett 292525

**Refused on 28/01/09 DELEGATED**

**1) UNI**

Policies QD1 and QD2 of the Brighton & Hove Local Plan seek to secure a high standard of design in regard to all new development. QD1 states that such proposals must demonstrate a high standard of design and make a positive contribution to the visual quality of the environment. Policy QD2 states that all new development should be designed to emphasise and enhance the positive qualities of the local neighbourhood. The proposed development by reason of its form, bulk, scale, positioning in the site, and poor design, would be out of keeping with surrounding development and represents an incongruous feature that fails to respect the context of its setting. Furthermore, the relationship between the proposed building and the dwelling to the north, no. 3 Welbeck Avenue, would be inappropriately cramped due to the height of the proposed structure and insufficient spacing from the northern boundary. The use of brick as the primary finish to the building worsens the overly bulky appearance of the proposed structure, and fails to relate to the majority of surrounding dwellings in Welbeck Avenue which are primarily of a painted render finish. The proposal would not make a positive visual impact; the character and appearance of the Welbeck Avenue street scene would be harmed, contrary to the above policies, and Policies QD3, QD5, HO3 and HO4 of the Brighton & Hove Local Plan.

**2) UNI**

Policies QD14 and QD27 of the Brighton & Hove Plan states that planning permission will not be granted where a development would cause material harm and loss of amenity to the residents of neighbouring properties. The bulk of the northern side of the proposed structure would have a significant impact on the outlook from the ground floor and first floor rear fenestration of the property located to the north of the application site, no. 3 Welbeck Avenue. The increased massing along this boundary would create a sense of enclosure, harming the amenity of residents of no. 3. The use of a brick finish to both side elevations would create a 'heavy' appearance adding to the sense of increased bulk and enclosure for residents of adjoining properties. Furthermore, in the absence of suitable privacy screening, the proposed rear balconies would cause overlooking of neighbouring properties and gardens, causing harm to the privacy of neighbouring residents. The proposal is therefore contrary to the above policies.

### **3) UNI**

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. Insufficient information has been submitted with the application in this regard to demonstrate that the proposed dwelling could achieve a Code for Sustainable Homes rating of "Level 3" or higher. The scheme is therefore contrary to the above policy, and the guidance laid out in supplementary planning document SPD08 'Sustainable Building Design'.

#### **BH2008/02973**

##### **158 New Church Road Hove**

Part demolition of wall to front of property and creation of new crossover and hardstanding.

**Applicant:** Mrs Anne Stock

**Officer:** Jonathan Puplett 292525

**Approved on 27/01/09 DELEGATED**

##### **1) BH01.01**

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

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

##### **2) BH05.10**

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

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

#### **BH2008/03642**

##### **78 Boundary Road Hove**

Installation of new shopfront, fascia, roller shutter, extract outlet and air conditioning condensers.

**Applicant:** Mr Chris Ford

**Officer:** Wayne Nee 292132

**Refused on 28/01/09 DELEGATED**

##### **1) UNI**

Policy SU9 of the Brighton & Hove Local Plan states that developments may be liable to cause pollution and nuisance. Policy SU10 seeks to ensure new development minimises the impact of noise for occupiers of adjoining buildings. There is potential for significant noise, pollution and nuisance disturbance for occupants of the dwelling units above and the adjoining residential properties from the air conditioning units and kitchen extraction unit. Insufficient information has been submitted setting out specific noise and odour data for the air conditioning units and kitchen extraction unit. The applicant has failed to demonstrate that the proposal will not be significantly detrimental to the amenity of neighbouring properties by way of noise and pollution nuisance. The proposal is therefore contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

##### **2) UNI**

Policy QD8 of the Brighton & Hove Local Plan and the Supplementary Planning Document on shop front design state that solid shutters, which obscure the window display at any time, will not be permitted except in isolated locations or in special circumstances where evidence, supported by the Police, has shown that

security poses a special problem and all other appropriate security measures as advised by the Police have already been taken. No such evidence relating to security problems has been submitted. Roller shutters obscure the shop front and window display when down, creating an unattractive, dead appearance to the frontage which harms the vitality of shopping streets. The box housing of the shutters would also protrude in front of the existing shop front which is considered an unsympathetic addition. The proposal would have a negative impact on the character and appearance of the existing building and the street scene. Therefore, having regard to the lack of evidence supporting the scheme and to the visual impact of the roller shutters, the proposal is contrary to policies QD8 and QD10 (related policy to shopfronts) of the Brighton & Hove Local Plan, and SPD02 - Shop front design.

**BH2008/03643**

**78 Boundary Road Hove**

Installation of internally illuminated fascia and projecting signs.

**Applicant:** Mr Chris Ford

**Officer:** Wayne Nee 292132

**Approved on 28/01/09 DELEGATED**

**1) 10.01**

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

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

**2) 10.02**

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

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

**3) 10.03**

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

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

**4) 10.04**

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

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

**5) 10.05**

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

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

**6) 10.06**

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

No advertisement shall be sited or displayed so as to-

(a) endanger persons using any highway, railway, waterway, dock, harbour or

aerodrome (civil or military);

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

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

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

**7) 10.07A**

The illumination of the advertisement shall be non-intermittent.

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

