

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

**PATCHAM**

**BH2008/03475**

**1 Warmdene Way Brighton**

Demolition of existing garage and construction of a bungalow.

**Applicant:** Mr Robert Walters

**Officer:** Aidan Thatcher 292265

**Approved on 23/06/09 PLANNING COMMITTEE**

**1) BH01.01**

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

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

**2) BH02.03**

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

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

**3) BH02.08**

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

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

**4) BH03.01**

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

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

**5) BH04.01**

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

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

#### **6) BH05.01**

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

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

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

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

#### **7) BH05.02**

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

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

#### **8) BH05.08**

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

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

#### **9) 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.*

#### **10) 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.*

#### **11) 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.*

**12) BH06.04**

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

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

**13) BH11.02**

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

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

**14) UNI**

No development approved by this permission shall be commenced until detailed drawings, including levels, sections and constructional details of the access road to include 'rumple strips', junction treatment, surface water drainage, outfall disposal, street lighting and signage to be provided, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be completed in strict accordance with the approved details prior to the first occupation of the dwelling and retained as such thereafter.

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

**15) UNI**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development to include a hedgerow of a native species, 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.*

**BH2009/00608**

**Amberleigh Braypool Lane Brighton**

Single storey rear extension incorporating roof light and decking to rear.

**Applicant:** Mr S Walker

**Officer:** Chris Swain 292178

**Approved on 22/06/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.04**

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

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

**3) BH02.09**

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

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

**4) BH03.03**

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

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

**5) UNI**

Notwithstanding the hereby approved plans, details of screening to the southern end of the terraced area should be submitted to and approved in writing by the local planning authority before the commencement of development. The approved screen shall be implemented in full before the terraced area hereby approved is brought into use.

*Reason: In order to protect adjoining property to the south, The Mount from overlooking and loss of privacy and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**BH2009/00690**

**16 Sunnydale Close Patcham Brighton**

Erection of a hipped roof extension to create first floor incorporating front and rear dormers. Demolition of existing garage and erection of a side extension to create new attached garage.

**Applicant:** Mr Barry Collis

**Officer:** Sonia Kanwar 292359

**Approved on 22/06/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**BH2009/00825**

**120 Mackie Avenue Brighton**

Certificate of Lawfulness for a proposed development of ground floor single storey rear extension to side and hip to gable roof extension with rear dormer and 2 no. rooflights to front roofslope.

**Applicant:** Mr David Holford

**Officer:** Chris Swain 292178

**Refused on 26/06/09 DELEGATED**

**1) UNI**

The development is not permitted under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995 as amended.

**BH2009/00828**

**15 Warmdene Road Brighton**

Erection of a detached office in rear garden.

**Applicant:** Mr Steve Chambers

**Officer:** Helen Hobbs 293335

**Approved on 15/06/09 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The building hereby approved shall only be used ancillary to the enjoyment of the existing dwelling house and for no other purpose, unless otherwise agreed in writing by the Local Planning Authority.

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

**3) UNI**

No development shall take place until details of the boundary screening are submitted to and approved in writing by the Local Planning Authority. The boundary screening shall be fully implemented before the development is brought into use.

*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.*

**BH2009/00921**

**17 Stoneleigh Avenue Brighton**

Certificate of lawfulness for a proposed loft conversion incorporating hip to gable roof extension, rear dormer and 4 no rooflights.

**Applicant:** Mr & Mrs Worrell

**Officer:** Louise Kent 292198

**Approved on 12/06/09 DELEGATED**

**BH2009/00925**

**42 Westfield Crescent Brighton**

Certificate of lawfulness for the proposed development of a single storey rear extension and a hip to gable roof extension incorporating rear dormer to create first floor.

**Applicant:** Mr Rowland

**Officer:** Helen Hobbs 293335

**Approved on 12/06/09 DELEGATED**

**BH2009/01014**

**197 Braeside Avenue Brighton**

Erection of a single storey rear extension with rooflights over.

**Applicant:** Mr Pat Plumstead

**Officer:** Helen Hobbs 293335

**Approved on 22/06/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**BH2009/01037**

**2 Midhurst Rise Brighton**

Erection of a single storey extension to provide attached garage and study.

**Applicant:** Mr B Jordan

**Officer:** Helen Hobbs 293335

**Approved on 24/06/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.09**

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

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

**3) BH03.03**

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

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

**4) UNI**

Unless otherwise agreed in writing with the Local Planning Authority, the existing hedge present on the western boundary of the site shall be maintained and

retained at all times.

*Reason: In order to screen the development and to reduce the impact of the development on the character and appearance of the street scene in the interest of the visual amenities of the area and to comply with policies QD1, QD2, QD14 and QD15 of the Brighton & Hove Local Plan.*

#### **5) UNI**

Unless otherwise agreed in writing with the Local Planning Authority, the development hereby approved shall be carried out fully in accordance with the details contained within the Waste Minimisation Statement submitted on the 30 April 2009.

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

#### **BH2009/01090**

##### **15 Highview Way Brighton**

Single storey rear extension.

**Applicant:** Mr & Mrs Purser

**Officer:** Helen Hobbs 293335

**Approved on 24/06/09 DELEGATED**

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

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

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

#### **2) BH02.04**

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

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

#### **3) BH03.03**

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

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

#### **BH2009/01091**

##### **17B Warmdene Road Brighton**

Conversion of existing doctors surgery to form 2 no. residential units with part demolition of rear extension.

**Applicant:** HR Investments

**Officer:** Ray Hill 293990

**Approved on 25/06/09 DELEGATED**

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

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

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

## **2) BH02.03**

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

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

## **3) BH02.07**

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

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

## **4) BH03.03**

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

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

## **5) BH04.01**

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

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

## **6) BH05.03**

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

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

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

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

## **7) BH05.04**

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



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

**8) BH06.03**

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

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

**9) 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 (including screen fencing to the western boundary of the site with No.17 Warmdene Road), 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, to protect the amenities of neighbouring residential occupiers and to comply with policies QD1, QD27 and QD15 of the Brighton & Hove Local Plan.*

**10) BH11.02**

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

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

**11) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the measures for the recovery and re-use of demolition and construction industry waste shall be implemented in strict accordance with the Site Waste Minimisation Statement submitted on 6 May 2009.

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

**BH2009/01138**

**2 Overhill Way Brighton**

Proposed new pitched roof single storey front extension with 2no. rooflights.

**Applicant:** Mr M Walker

**Officer:** Sonia Kanwar 292359

**Approved on 25/06/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**PRESTON PARK**

**BH2009/00444**

**Downs Junior School Rugby Road Brighton**

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

**Applicant:** Jacqui Rice

**Officer:** Helen Hobbs 293335

**Approved Secretary of State on 18/06/09 GOVERNMENT OF THE SOUTH EAST**

**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) BH13.09**

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

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

**3) UNI**

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

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

**BH2009/00578**

**61 & 61A Ditchling Rise Brighton**

Replacement of all existing timber windows and doors with uPVC windows and doors to front elevation.

**Applicant:** Andrew Ryall

**Officer:** Chris Swain 292178

**Approved on 30/06/09 DELEGATED**

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

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

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

### **2) UNI**

The works hereby permitted shall not commence until documentary evidence, in the form of a proposed timescale and signed contracts by all interested parties, for the replacement window works to No.61 Ditchling Rise and No.61A Ditchling Rise have been submitted to and approved by the Local Planning Authority. The works shall be carried out to No.61 Ditchling Rise and No.61A Ditchling Rise within the approved timescale unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure a satisfactory appearance to the development, the preservation of the character and appearance of the wider area, to ensure that works to individual flats are not undertaken on an ad hoc basis and to comply with policy QD14 of the Brighton & Hove Local Plan.*

### **BH2009/00788**

#### **66 Balfour Road Brighton**

Certificate of Lawfulness to establish the existing use of roof for living accommodation incorporating rooflight to rear.

**Applicant:** Mrs Karen Geard

**Officer:** Louise Kent 292198

**Approved on 01/07/09 DELEGATED**

### **BH2009/01104**

#### **Top Floor Flat 61 Florence Road Brighton**

Installation of 1 front and 3 rear rooflights.

**Applicant:** Ms Wendy Robins

**Officer:** Sonia Kanwar 292359

**Approved on 25/06/09 DELEGATED**

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

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

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

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

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

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

## **REGENCY**

### **BH2009/00290**

#### **The Belgrave Hotel 60-64 Kings Road Brighton**

Display of 4 no. non illuminated logos and lettering to read "umi hotels" and 3 no. non illuminated lettering to read "umi hotels".

**Applicant:** Mr Simon Perkins

**Officer:** Mark Thomas 292336

**Split Decision on 16/06/09 DELEGATED**

### **1) BH10.01**

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

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

### **2) BH10.02**

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

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

### **3) BH10.04**

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

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

### **4) BH10.05**

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

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

### **5) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

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

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

### **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 and location of the signage, the proposed third floor logo sign represents a prominent and unsympathetic addition to the property, to the detriment of the appearance and character of the recipient building and the wider Old Town conservation area. The signage is contrary to planning policies QD12 and HE6 and is therefore unacceptable.

## **BH2009/00657**

### **22 Windlesham Road Brighton**

Conversion of existing House in Multiple Occupation into four self-contained units comprising 1.no two bedroom flat, 2.no one bedroom flats, and 1.no one bedroom studio flat, together with flat roof loft conversion. Alterations to include new front and rear paving, separate buggy and bicycle storage areas, provision of waste collection facilities, solar panel to roof and replacement windows.

Report from:

**Applicant:** Scott Lunn  
**Officer:** Chris Wright 292097  
**Approved on 16/06/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.06**

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

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

**3) BH02.08**

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

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

**4) BH05.03**

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

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

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

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

**5) BH05.04**

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

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

**6) BH05.08**

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

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

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

#### **7) BH06.02**

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

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

#### **8) UNI**

The new dwelling units hereby permitted shall be constructed to Lifetime Homes' standards to the satisfaction of the local planning authority.

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

#### **9) UNI**

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

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

### **BH2009/00743**

#### **Flat 4 15 Powis Square Brighton**

The replacement of existing upvc front and rear windows and door with timber units

**Applicant:** Mr Graham Dallison

**Officer:** Mark Thomas 292336

**Approved on 12/06/09 DELEGATED**

#### **1) BH01.05**

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

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

#### **2) BH13.02**

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

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

### **3) BH13.03**

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

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

### **BH2009/00744**

#### **Flat 4 15 Powis Square Brighton**

The replacement of existing upvc front and rear windows and door with timber units.

**Applicant:** Mr Graham Dallison

**Officer:** Mark Thomas 292336

**Approved on 12/06/09 DELEGATED**

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

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

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

#### **2) BH13.02**

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

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

#### **3) BH13.03**

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

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

### **BH2009/00771**

#### **38 West Street Brighton**

Alterations to existing shop to form new shopfronts.

**Applicant:** Selits Ltd

**Officer:** Adrian Smith 01273 290478

**Refused on 23/06/09 DELEGATED**

#### **1) UNI**

Policy QD10 of the Brighton & Hove Local Plan and Supplementary Document 02 'Shop Front Design' state that replacement shopfronts will be permitted where they represent a clear improvement in design quality, providing an ease of access and respecting the design of adjoining shop units. The proposed shopfront, by virtue of its single door access onto Cranbourne Street, is of a retrograde design that will reduce the existing ease of level access into the shop and disrupt the symmetry of the two corner units at the junction of Cranbourne Street and West Street, both of which currently have shopfronts of similar design with level double door accesses onto West Street. The proposal is therefore contrary to the above policies.

### **BH2009/00791**

#### **70-71 Ship Street Brighton**

Installation of ventilation duct to rear elevation.

**Applicant:** Mr Juned Ahmed

**Officer:** Adrian Smith 01273 290478

Report from:

## **Refused on 19/06/09 DELEGATED**

### **1) UNI**

The proposed ventilation duct by reason of its size and projection above the roofline would result in the introduction of an alien and incongruous feature to the rear of this property to the detriment of the historic and architectural character and setting of the Old Town conservation area and neighbouring listed buildings, contrary to policies QD14, HE3 and HE6 of the Brighton & Hove Local Plan.

### **2) UNI2**

Insufficient information has been received to demonstrate that the proposed ventilation duct will not result in a significant loss of amenity to the occupiers of adjacent properties in terms of noise and odour disturbance. The proposal is therefore contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

## **BH2009/00826**

### **9 Duke Street Brighton**

Display of 1no. non-illuminated timber hanging sign and 1no. non-illuminated fascia sign

**Applicant:** Mr Benjamin Tseliki

**Officer:** Jason Hawkes 292153

## **Approved on 11/06/09 DELEGATED**

### **1) 10.01**

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

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

### **2) 10.02**

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

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

### **3) 10.03**

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

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

### **4) 10.04**

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

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

### **5) 10.05**

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

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

### **6) 10.06**

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway,

Report from:



railway, waterway (including any coastal waters) or aerodrome (civil or military).

No advertisement shall be sited or displayed so as to-

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

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

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

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

**BH2009/00852**

**17-18 Prince Albert Street Brighton**

Replacement of existing double door on Prince Albert Street elevation with single glazed window. Installation of new canopies over shop front and rear exit door, 2 No. internally illuminated menu boxes, new externally illuminated fascia lighting and externally illuminated lighting onto existing projecting sign. Internal alterations.

**Applicant:** Mr Ramin Mustowfi

**Officer:** Jason Hawkes 292153

**Refused on 30/06/09 DELEGATED**

**1) UNI**

Policy HE1 of the Brighton & Hove Local Plan states that proposals involving the alteration of a listed building will only be permitted where the proposal would not have any adverse effect on the architectural and historic character and appearance of the interior or exterior of the building. The scheme lacks sufficient detail to fully assess the proposed alterations and their impact on the appearance of the building. Notwithstanding this, the removal of the double doors and their replacement with a shop window results in the loss of an architectural feature which is an important physical manifestation of the history of the building. Additionally, the alterations to the shopfront window and the application of a graphics decal towards the eastern end of the buildings on Prince Albert Street is also unacceptable and detract from the appearance of the listed building. The proposed apron blind over the rear door and blind fronting Prince Albert Street are also inappropriately positioned and appear as modern blinds with metal boxes and are not suitable for this building. The proposed light fittings for the existing and proposed projecting signs are on long stalks and are also too visually obtrusive. It is also proposed to rehang the rear doors on Nile Street so that they open outwards. This is not acceptable, as it is not a traditional or appropriate method of opening for doors and they should be retained as opening inwards. Having regard to the above, the scheme is deemed to detract from the architectural and historic character and appearance of the listed building and is contrary to the above policy.

**BH2009/00859**

**17-18 Prince Albert Street Brighton**

Replacement of existing double door on Prince Albert Street elevation with single glazed window. Installation of new canopies over shop front and rear exit door, 2 no internally illuminated menu boxes, new externally illuminated fascia lighting and externally illuminated lighting onto existing projecting sign.

**Applicant:** Mr Ramin Mustowfi

**Officer:** Jason Hawkes 292153

**Refused on 30/06/09 DELEGATED**

## 1) UNI

Policy HE1 of the Brighton & Hove Local Plan states that proposals involving the alteration of a listed building will only be permitted where the proposal would not have any adverse effect on the architectural and historic character and appearance of the interior or exterior of the building. Policy QD11 states that blinds will only be permitted provided they are sensitively design and policy HE6 states that development within a conservation area should preserve the character and appearance of the area. The scheme lacks sufficient detail to fully assess the proposed alterations and their impact on the appearance of the building. Notwithstanding this, the removal of the double doors and their replacement with a shop window results in the loss of an architectural feature which is an important physical manifestation of the history of the building. Additionally, the alterations to the shop front window and the application of a graphics decal towards the eastern end of the buildings on Prince Albert Street is also unacceptable and detracts from the appearance of the listed building. The proposed apron blind over the rear door and blind fronting Prince Albert Street are also inappropriately positioned and appear as modern blinds with metal boxes and are not suitable for this building and the scheme also lacks sufficient details to fully assess the proposed alterations and their impact on the appearance of the building. The proposed light fittings for the existing and proposed projecting signs are on long stalks and are also too visually obtrusive. Having regard to the above, the scheme is deemed to detract from the architectural and historic character and appearance of the listed building and conservation area and is contrary to policies QD1, QD2, QD11, HE1 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 2 on Shop Front Design.

## 2) UNI

Policy QD11 states that blinds should normally be a minimum of 2.4m above the footway surface level. Policy TR7 also states that planning permission will be granted for developments that do not increase the danger to users of adjacent pavements, cycle routes and roads. Having regard to the position and height of the proposed blinds, the scheme will increase the risk to users of the public highway and is contrary to the above policies.

### **BH2009/00951**

#### **54-55 Meeting House Lane Brighton**

Installation of rear glass fire escape enclosure.

**Applicant:** Sky Bars Ltd

**Officer:** Wayne Nee 292132

**Approved on 01/07/09 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) BH12.01

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

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

### **3) UNI**

Notwithstanding the details of aluminium and tinted glass indicated on drawing no. 29741/2 submitted on 22 April 2009, the fire escape enclosure and flat roof screening hereby permitted shall consist of steel frames with clear glass panels, unless otherwise agreed with the local Planning Authority. The details shall be submitted to and approved by the Local Planning Authority before work commences, and the scheme shall be implemented fully with the agreed details.

*Reason: For the avoidance of doubt, to ensure a satisfactory appearance to the development and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.*

### **4) UNI**

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

- i) 1:20 elevations and sections of the fire escape enclosure.
- ii) 1:20 elevations of the proposed second floor fire escape door which show the retention of the existing shape of the arched window as much as possible.

And 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 building and in accordance with policies HE3 and HE6 of the Brighton & Hove Local Plan.*

### **5) UNI**

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

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

## **BH2009/00958**

### **14 East Street Brighton**

Application for variation of condition 2 of application BH2008/02199 in order to read: The Premises shall not be in use except between the hours of 07.30 to 00.00 hours Monday to Saturday (including Bank Holidays), and 07.30 to 23.30 on Sundays.

**Applicant:** Ms Daisy Booth

**Officer:** Jason Hawkes 292153

**Approved on 25/06/09 DELEGATED**

### **1) UNI**

The premises shall not be in use except between the hours of 07.30 and 00.00 Monday to Saturday (including Bank Holidays), and between the hours of 07.30 and 23.30 on Sundays.

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

### **2) UNI**

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

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

**BH2009/00976**

**42 East Street Brighton**

Display of 1 no. non-illuminated fascia sign and 1 no. non-illuminated hanging sign. External refurbishment of existing shopfront frame and first floor windows.

**Applicant:** Miss Sue Jones

**Officer:** Chris Wright 292097

**Approved on 22/06/09 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

The works hereby approved shall not take place until a sample of the stained or varnished verticals in the shopfront frame along with details of the finishing product, 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) UNI**

The works hereby approved shall not take place until details pursuant to the method of affixing the letters to the existing fascia board 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.*

**4) UNI**

The works hereby approved shall not commence until a 1:5 scale drawing showing the precise details and design of the hanging sign iron bracket, along with the method of fixing to the exterior wall of the listed building, has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

**BH2009/00982**

**42 East Street Brighton**

Application for display of 1no non illuminated fascia sign and 1no non-illuminated hanging sign.

**Applicant:** Monsoon Accessorize

**Officer:** Chris Wright 292097

**Approved on 01/07/09 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.

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*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.*

**BH2009/00990**

**66 North Street Brighton**

Display of 1 no internally illuminated fascia sign.

**Applicant:** Toptrendz Fashion Accessories

**Officer:** Charlotte Hughes 292321

**Refused on 23/06/09 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 conservations areas to preserve or enhance the character of the area, with policy HE9 providing specific advice in relation to adverts in Conservation Areas. Due to the size, design and location of the signage, the development represents a prominent and unsympathetic addition to the property, to the detriment of the appearance of the host building, the street scene and the wider Old Town Conservation Area. The signage is therefore contrary to policies QD12, HE6 and HE9 of the Brighton & Hove Local Plan and the Council's Supplementary Planning Document 07 on Advertisements.

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

### **BH2008/00622**

#### **3 Pelham Square Brighton**

Proposed demolition of two existing late rear extensions, to be replaced with single storey extensions to form kitchen and dining area. Also reinstate timber sash windows to rear with minor internal alterations.

**Applicant:** Miss Emma Ross

**Officer:** Liz Holt 291709

**Approved on 26/06/09 DELEGATED**

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

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

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

#### **2) BH13.10**

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

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

#### **3) UNI**

The new French doors shall be single glazed painted timber ones without trickle vents and with architraves, glazing bar dimensions and mouldings and frame mouldings to match exactly those of the original windows and with a masonry step.

*Reason: To ensure the satisfactory preservation and enhancement of this Listed Building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

#### **4) UNI**

All roof ventilation and extract outlets shall use flush, concealed slate or tile vents to match the roof covering and concealed ridge and eaves ventilators.

*Reason: To ensure the satisfactory preservation and enhancement of this Listed Building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

#### **5) UNI**

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

*Reason: To ensure the satisfactory preservation and enhancement of this Listed Building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

#### **6) UNI**

The measures set out in the Waste Minimisation Statement submitted on the 21st February 2008 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.*

## **7) UNI**

No development shall take place until details of the proposed landscaping scheme for the rear garden, including hard and soft landscaping, tree and shrub planting, level changes, removed and reinstated oaths, new paths and hard paving areas and details and samples of the paving materials 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 and maintained as such thereafter.

*Reason: To ensure the satisfactory preservation and enhancement of this Listed Building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

## **8) UNI**

Provision shall be made to enable the erection of scaffolding for the painting and maintenance of the rear of the building in accordance with details which have been submitted to and approved 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.*

## **BH2008/00623**

### **3 Pelham Square Brighton**

Listed Building Consent for proposed demolition of two existing late rear extensions, to be replaced with single storey extensions to form kitchen and dining area. Also reinstate timber sash windows to rear with minor internal alterations.

**Applicant:** Mrs Emma Ross

**Officer:** Liz Holt 291709

**Approved on 26/06/09 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) BH13.10**

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

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

#### **3) UNI**

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

*Reason: To ensure the satisfactory preservation and enhancement of this Listed Building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

#### **4) UNI**

The new French doors shall be single glazed painted timber ones without trickle vents and with architraves, glazing bar dimensions and mouldings and frame mouldings to match exactly those of the original windows and with a masonry step.

*Reason: To ensure the satisfactory preservation and enhancement of this Listed Building and to comply with policies HE1 and HE4 of the Brighton & Hove Local*

*Plan.*

**5) UNI**

The existing basement stairs shall be retained unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of works.

*Reason: To ensure the satisfactory preservation and enhancement of this Listed Building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

**6) UNI**

All existing original fabric and architectural features including timber board, brick paver or stone slab floors (other than the bathroom, W.C and kitchen 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 and enhancement of this Listed Building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

**7) UNI**

The painted render finish of the walls within the conservatory extension shall be retained and the walls shall not be boarded over or covered up and their paint colour shall match exactly the colour of the exterior of the building. The conservatory glazing shall not be painted or covered over. The floor shall be finished in a suitable external paving finish such as brick pavers or York stone or similar, the details and samples of which shall be submitted to and approved in writing by the Local Planning Authority before work commenced. The works shall be carried out and completed fully in accordance with the approved details.

*Reason: In order to preserve the character of the building by maintaining a clear differentiation between the original interior spaces of the building and the exterior of the building by retaining an external outdoor character to the walls and space enclosed by the conservatory and to respect the building's original plan form and footprint of the building in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**8) UNI**

All roof ventilation and extract outlets shall use flush, concealed slate or tile vents, to match the roof covering and concealed ridge and eaves ventilators.

*Reason: To ensure the satisfactory preservation and enhancement of this Listed Building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

**9) UNI**

The following details shall be submitted to and approved in writing by the Local Planning Authority before works commence:

- i. details and samples of internal paving materials in the new conservatory and the kitchen and of the cill/step to the new French doors;
- ii. 1:1 joinery sectional profiles of all new joinery work, including all types of new windows and doors including their internal panelling, shutters and architraves, staircases and their balustrading and handrails, skirting boards, dado rails and picture rails;
- iii. details of door furniture;
- iv. a 1:5 scale section and details of materials of the step to the French doors
- v. details of the chimney flue lining systems;

Report from:



- vi. details of new fireplaces including 1;10 scale elevations and photographs or brochure extracts;
- vii. full details, including 1:5 scale sample plans/elevations and 1:1 sectional profiles of any new decorative plasterwork, including cornices, ceiling roses, bracketed arches and other features;
- viii. details of any fire protection required of the walls, floors, ceilings and doors, including 1:5 sections through walls and ceilings and smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes that may be required to meet fire regulations;
- ix. details of any sound and thermal insulation of the floors and walls that may be required including 1:5 sections through walls and ceilings; and
- x. details of any damp proofing work that may be required.

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

*Reason: To ensure the satisfactory preservation and enhancement of this Listed Building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

### **BH2008/03289**

#### **42 Sydney Street Brighton**

External alterations including outdoor rear seating area and provision of rear kitchen extract and vertical flue (part retrospective).

**Applicant:** Cala & Arrobas Ltd

**Officer:** Louise Kent 292198

**Approved on 24/06/09 DELEGATED**

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

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

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

#### **2) BH02.09**

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

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

#### **3) BH12.02**

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

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

#### **4) UNI**

The vertical flue shall be fully encased in a frame as shown on drawing numbered 1071/BR2/03A submitted on 18 March 2009. The external finishes of the frame shall match in material, colour, style, bonding and texture of those of the external walls 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.*

#### **5) UNI**

The decking and balustrading must be removed within a three months of the date of this permission.

*Reason: In order to protect the amenity of adjacent properties in accordance with policies HE6 and QD27 of the Brighton & Hove Local Plan.*

## **6) UNI**

No music is to be transmitted or played in the rear outdoor seating area at any time.

*Reason: In order to protect the amenity of adjacent properties in accordance with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

## **7) UNI**

The rear outdoor seating area shall not be in use and open to customers except between the hours of 10.00 to 22.30 hours on Mondays to Saturdays, and 10.00 to 22.00 on Sundays and Bank Holidays.

*Reason: In order to protect the amenity of adjacent properties in accordance with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

## **8) UNI**

The kitchen extract and vertical flue shall be installed fully in accordance with the details contained within the Environmental Noise Impact Assessment (Report no. SSC/2732) and Ventilation/Extraction Statement submitted on 23 September 2008. Unless otherwise agreed in writing with the Local Planning Authority, the kitchen extract and vertical flue shall be retained as such thereafter.

*Reason: In order to protect the amenity of adjacent properties in accordance with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

### **BH2009/00137**

#### **120-132 London Road Brighton**

Installation of external shutters to shop front.

**Applicant:** Somerfield Stores

**Officer:** Sonia Kanwar 292359

**Approved on 18/06/09 DELEGATED**

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

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

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

#### **2) UNI**

The shutter box, guides, curtain, and all visible elements of the shutters hereby approved shall be colour finished to match the shopfront and shall be retained as such.

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

### **BH2009/00355**

#### **34 Marlborough Place Brighton**

Erection of greenhouse in rear garden.

**Applicant:** Mrs Zerrin Hodgkins

**Officer:** Sonia Kanwar 292359

**Approved on 22/06/09 DELEGATED**

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

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

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

#### **2) UNI**

The greenhouse hereby approved shall be constructed of timber framing with timber doors, and shall be painted white within one month of installation and maintained as such thereafter.

Report from:

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

**BH2009/00356**

**34 Marlborough Place Brighton**

Erection of a greenhouse to external boundary wall.

**Applicant:** Mrs Zerrin Hodgkins

**Officer:** Sonia Kanwar 292359

**Approved on 22/06/09 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

The greenhouse hereby approved shall be constructed of timber framing with timber doors, and shall be painted white within one month of installation and maintained as such thereafter.

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

**BH2009/00597**

**KFC 22-23 London Road Brighton**

Display of 2 no. externally and internally illuminated fascia signs, 1 no. internally illuminated projecting sign and 1 no. internally illuminated box sign.

**Applicant:** Cascade Caterers Ltd

**Officer:** Sonia Kanwar 292359

**Refused on 26/06/09 DELEGATED**

**1) UNI**

The proposed fascia signage, by reason of its positioning which obscures part of the first floor windows above, would form an unsympathetic alteration that would fail to reflect the original character and appearance of the building and would detract from the surrounding street scene. As such it is contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD07: Advertisements.

**BH2009/00654**

**49 Gardner Street Brighton**

Change of use from A1 to A3

**Applicant:** Utopia Cafe

**Officer:** Jonathan Puplett 292525

**Refused on 19/06/09 DELEGATED**

**1) UNI**

The proposed use of the site as a café / restaurant (A3), would, together with neighbouring units in A3 use, result in a concentration of non-retail uses in this part of Gardner Street and a significant break in the prime retail frontage in excess of 10 metres. The proposal would therefore undermine the primary shopping function and the vitality and viability of the shopping centre, contrary to policy SR4 of the Brighton & Hove Local Plan.

**2) UNI2**

No improvements to the existing mechanical ventilation from the basement level kitchen are proposed. This system is not sufficient to ensure the appropriate control of odour and fumes which cooking methods associated with an A3 café/restaurant use may cause. The proposed change of use is therefore contrary

to policies SR4, SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

**BH2009/00823**

**144 North Street Brighton**

Installation of exterior lighting at high level to the front elevation.

**Applicant:** Whitbread

**Officer:** Liz Holt 291709

**Approved on 30/06/09 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The lighting hereby approved shall only be in use between dusk and 01:00am on any day.

*Reason: To safeguard the visual amenities of the property, the North Street street scene and the wider area including the setting of the adjacent Conservation Areas and the Listed Buildings within the vicinity of the site address and to ensure that the development is sustainable in compliance with policies SU2, QD1, QD2, QD14, HE3 and HE6 of the Brighton & Hove Local Plan.*

**3) UNI**

The measures set out in the Waste Minimisation Statement submitted on the 6th April 2009 shall be implemented in strict accordance with the approved details.

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

**BH2009/00856**

**12 St Georges Place Brighton**

Change of use of offices (B1) to 5 Self-Contained Flats.

**Applicant:** Mr Teesdale

**Officer:** Jonathan Puplett 292525

**Refused on 12/06/09 DELEGATED**

**1) UNI**

Policy EM5 of the Brighton & Hove Local Plan states that planning permission will not be granted for the change of use of office premises or office sites to other purposes, unless they are genuinely redundant because the site is unsuitable for redevelopment or the premises are unsuitable and cannot be readily converted to provide different types of office accommodation, or where a change of use is the only practicable way of preserving a building of architectural or historic interest. Where offices are demonstrated as genuinely redundant, preference will be given to alternative employment generating uses followed by affordable housing. It has not been adequately demonstrated that the offices are genuinely redundant, and insufficient evidence has been submitted to demonstrate that the potential for the offices to be used for alternative employment generating uses or affordable housing has been investigated and deemed non-viable. The proposed conversion is therefore contrary to the above policy.

**2) UNI2**

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

Report from:

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. Neighbouring residential properties in St. George's Mews directly abut the rear of the site; a residential use of the application building and rear garden area would result in increased overlooking and disturbance for residents of these neighbouring properties, contrary to the above policy.

### **3) UNI3**

Policy HO13 of the Brighton & Hove Local Plan requires new residential units incorporate Lifetime Homes criteria wherever practicable, whereby the accommodation can be adapted to meet the needs of people with disabilities without major structural alterations. Whilst a supporting statement has been submitted in this regard, no dimensions or turning circles have been annotated on the submitted drawings. Furthermore it has not been demonstrated that the bathroom dimensions proposed, particularly at lower ground and ground floor level, could accommodate layouts which would provide required minimum clearances. The proposed scheme is therefore contrary to the aims and objectives of the above policy and the standards described in PAN03: Accessible Housing and Lifetime Homes.

### **BH2009/00857**

#### **12 St Georges Place Brighton**

Internal and external alterations in connection with change of use from offices (B1) to 5 self contained flats.

**Applicant:** Mr Teesdale

**Officer:** Jonathan Puplett 292525

#### **Refused on 15/06/09 DELEGATED**

### **1) UNI**

The proposed development, which includes the retention of an inappropriate modern partition to the front room at ground floor level, and the removal of the lower ground floor level staircase, would harm the historic character and appearance of the listed building. Insufficient information has been submitted regarding the proposed alterations to the internal layout of the building (and any associated external alterations) to demonstrate that the architectural and historic character of the building would not be harmed by the proposed scheme of works. Furthermore, the requirement to reinstate original features to the building such as appropriate window designs and internal detailing has not been sufficiently addressed. The proposal is therefore contrary to policies HE1 and HE4 of the Brighton & Hove Plan, which seek to preserve the architectural and historic character and appearance of listed buildings, and the reinstatement of original features where appropriate.

### **BH2009/00900**

#### **128 Queens Road Brighton**

Display of 1no. non-illuminated fascia sign and 1no. non-illuminated projecting sign.

**Applicant:** Mr Martin Perry

**Officer:** Liz Holt 291709

#### **Approved on 23/06/09 DELEGATED**

### **1) BH10.01**

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

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

*amenity and public safety.*

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

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.*

**BH2009/00905**

**Flat 3 31 Compton Avenue Brighton**

The application seeks consent for the replacement of the existing rear timber door with a uPVC door and the replacement of 3 no. metal windows within timber frames to the rear with uPVC units.

**Applicant:** Ms Isabel Hunt

**Officer:** Sonia Kanwar 292359

**Approved on 25/06/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/00917**

**Undercroft East Building Brighton Station Queens Road Brighton**

Conversion of existing storage areas into a bar (A4). Internal and external alterations.

**Applicant:** Gingin Group

**Officer:** Aidan Thatcher 292265

**Approved on 30/06/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.08**

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

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

**3) BH05.09**

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

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

**4) 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.*

**5) BH12.01**

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

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

**6) UNI**

The details of the proposed landscaping scheme for the front forecourt shall be submitted to and approved by the local planning authority before works commence and the works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

*Reason: To ensure a satisfactory appearance to the development, to protect the setting of a listed building and to comply with policies HE3 and HE6 of the*

*Brighton & Hove Local Plan.*

**7) UNI**

No fences, walls gates, railing or other means of enclosure shall be erected on the front forecourt without the prior approval of the local planning authority unless otherwise agreed in writing.

*Reason: To ensure a satisfactory appearance to the development, to protect the setting of a listed building and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.*

**8) UNI**

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

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

**9) UNI**

The existing original paving materials of the front forecourt shall be retained and following any ground works or repairs these shall be reinstated and made good to match the original and any new paving shall match exactly the original materials without the prior approval of the local planning authority unless otherwise agreed in writing.

*Reason: To ensure a satisfactory appearance to the development, to protect the setting of a listed building and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.*

**BH2009/01027**

**126-127 Queens Road Brighton**

Display of externally illuminated fascia and projecting signs.

**Applicant:** Halfords Limited

**Officer:** Liz Arnold 291709

**Approved on 29/06/09 DELEGATED**

**1) BH10.01**

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

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

**2) BH10.02**

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

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

**3) BH10.03**

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

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

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#### **4) BH10.04**

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

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

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

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

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

#### **6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

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

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

#### **7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

#### **8) UNI**

The advertisements shall not be illuminated later than 20:00 Monday to Saturday and 17:00 on Sundays or after the premises are closed to the public (whichever is the earlier) and shall not be illuminated before 08:00 on any day.

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

### **BH2009/01054**

#### **45 Shaftesbury Road Brighton**

Erection of a single storey rear extension

**Applicant:** Ms Lader

**Officer:** Helen Hobbs 293335

**Approved on 22/06/09 DELEGATED**

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

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

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

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

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

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

## **WITHDEAN**

### **BH2009/00284**

#### **37 Clermont Terrace Brighton**

Installation of replacement white UPVC windows and 2 no. doors to flats 2,3,4,5,8,9,10,11 and 12.

**Applicant:** Mrs Heather Eastwood

**Officer:** Mark Thomas 292336

#### **Refused on 16/06/09 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 and the wider Preston Park conservation area is characterised by timber framed windows, or slim-line framed steel windows, and the proposal to install UPVC units would represent an unsightly addition to the detriment of the property. The property is therefore contrary to the aforementioned policy.

### **BH2009/00396**

#### **Flats 6-11 Harrington Mansions 5a Harrington Road Brighton**

Replacement windows from wooden sash to double glazed UPVC sash to flats 6-11 Harrington Mansions.

**Applicant:** Mr Paul Christer

**Officer:** Wayne Nee 292132

#### **Approved on 18/06/09 DELEGATED**

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

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

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

### **BH2009/00461**

#### **94-96 Reigate Road Brighton**

Construction of a new three-bedroom semi-detached house.

**Applicant:** Mr Steve Gumbrell

**Officer:** Clare Simpson 292454

#### **Approved on 17/06/09 PLANNING COMMITTEE**

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

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

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

##### **2) BH02.03**

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

*Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the*

Report from:

*character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**3) BH02.04**

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

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

**4) BH02.05**

The side windows, south east elevation, shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

**5) 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.*

**6) BH03.01**

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

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

**7) BH04.01**

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

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

**8) BH05.01**

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

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

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

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

#### **9) BH05.02**

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

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

#### **10) 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.*

#### **11) 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.*

#### **12) BH06.04**

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

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

#### **13) 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.*

#### **14) 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.*

#### **BH2009/00644**

##### **9 South Road Brighton**

Conversion of first and second floors to form self-contained flat.

**Applicant:** Dr Carmen Hass-Klau

**Officer:** Charlotte Hughes 292321

**Refused on 12/06/09 DELEGATED**

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

Policy EM6 of the Brighton & Hove Local Plan seeks to restrict the loss of office floor space unless it has been demonstrated that the use is no longer viable and is unsuitable for alternative employment generating uses. Applicants are expected to demonstrate active marketing of the unit on competitive terms for a period of at least 12 months. Insufficient evidence has been submitted with the application to demonstrate that the use of the office space is no longer viable and the proposal is therefore considered to be contrary to policy EM6 of the Brighton & Hove Local Plan.

#### **BH2009/00645**

##### **9 South Road Brighton**

Internal alterations to form dwelling unit.

**Applicant:** Dr Carmen Hass-Klau

**Officer:** Charlotte Hughes 292321

**Approved on 12/06/09 DELEGATED**

##### **1) BH01.05**

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

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

##### **2) BH13.12**

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

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

#### **BH2009/00843**

##### **230 Dyke Road Brighton**

Single storey rear extension to ground floor with access over to first floor maisonette and side door reinstated to ground floor.

**Applicant:** Ms K Thomas

**Officer:** Charlotte Hughes 292321

**Approved on 12/06/09 DELEGATED**

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

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

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

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

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

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

### **BH2009/00930**

#### **18 Windmill Drive Brighton**

Single storey rear extension (part retrospective).

**Applicant:** Mr V Clark

**Officer:** Mark Thomas 292336

**Refused on 17/06/09 DELEGATED**

#### **1) UNI**

Policy QD14 of the Brighton & Hove Local Plan states extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to the proposed, existing and/or adjacent residents. The proposed single storey rear extension, by virtue of its bulk, projection, and positioning, forms an inappropriate addition to the property. The development would result in increased overshadowing, sense of enclosure, and loss of outlook to the property at no. 16 Windmill Drive. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2009/00972**

#### **95 Preston Drove Brighton**

Loft conversion incorporating 2 no. rooflights to the rear and 1 no. rooflight to the front.

**Applicant:** Mr Terry Murrell

**Officer:** Charlotte Hughes 292321

**Approved on 19/06/09 DELEGATED**

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

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

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

#### **2) UNI**

The rooflight in front elevation of the property shall be of 'conservation style' fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

### **BH2009/00978**

#### **52 Withdean Crescent Brighton**

Erection of a lower ground and ground floor rear extension with glazed pitched roof.

**Applicant:** Mr Jon Weldon

**Officer:** Clare Simpson 292454

**Approved on 17/06/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/00987**

**14 Clermont Terrace Brighton**

Erection of a lower ground and ground floor rear extension with glazed pitched roof.

**Applicant:** Mr David Jenkins

**Officer:** Charlotte Hughes 292321

**Approved on 17/06/09 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The works for which planning permission are hereby granted shall be carried out using the materials specified in the submitted plans and no variation shall be made without the prior written consent of the Local Planning Authority.

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

**BH2009/01052**

**3 Mulberry Close Brighton**

Erection of single storey rear extension incorporating roof light.

**Applicant:** Mr Grant Braiden

**Officer:** Wayne Nee 292132

**Approved on 26/06/09 DELEGATED**

**1) 01.01AA**

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

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

**2) 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.*

**EAST BRIGHTON**

**BH2009/00721**

**23 & 23 First floor Flat Whitehawk Road Brighton**

Replacement shop-front and conversion of studio flat to a self-contained flat on first floor. Alterations to rear window and installation of 1no new window and 1no roof-light on first floor.

**Applicant:** Mrs Maria Bish

**Officer:** Anthony Foster 294495

**Approved on 17/06/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.08**

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

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

**3) BH05.09**

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

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

**4) BH06.02**

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

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

**5) UNI**

The replacement shopfront shall be a painted hardwood timber frame and shall be retained as such thereafter.

*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 QD10 of the Brighton & Hove Local Plan.*

**6) UNI**

The proposed window on the southern 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.*

**7) 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.*



## **HANOVER & ELM GROVE**

### **BH2009/00470**

#### **7 Hanover Mews Brighton**

Erection of single storey lean-to rear conservatory.

**Applicant:** Ms Elaine Watts

**Officer:** Helen Hobbs 293335

**Approved on 24/06/09 DELEGATED**

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

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

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

### **BH2009/00618**

#### **Woodvale Crematorium Lewes Road Brighton**

Proposed repairs and replacements to stonework. Rebuilding of flint facings to tower walls. Structural repairs to buttresses including some stone replacements. Leaded light repairs.

**Applicant:** Brighton & Hove City Council

**Officer:** Chris Swain 292178

**Approved Secretary of State on 26/06/09 GOVERNMENT OF THE SOUTH EAST**

#### **1) BH01.05**

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

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

#### **2) UNI**

A photographic record must be made clearly showing all areas of historic fabric that are to be replaced and a copy of that record must be submitted to the Local Planning Authority within one month of completion of the works.

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

#### **3) UNI**

The works hereby approved shall be carried out in strict accordance with the methodology set out in section 10 of the Design and Access Statement dated March 2009 submitted with the application.

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

#### **4) UNI**

If any additional works of reconstruction, replacement and/or repairs are found to be necessary during the course of the works, details of the extent and scope of those additional works shall be submitted to and approved in writing by the Local Planning Authority before each phase of the additional works is carried out. Any additional works shall be carried out in strict accordance with the agreed details.

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

#### **5) UNI**

Samples of the proposed mortar repair or lime shelter coating to the stone window dressings shall be submitted to and approved in writing by the Local Planning Authority before those works commence. The works shall be carried out in strict accordance with the agreed details.

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

**BH2009/00759**

**10 Bernard Place Brighton**

Installation of cladding to canopy structure (part retrospective)

**Applicant:** Mr Mark Bryant

**Officer:** Jonathan Puplett 292525

**Refused on 23/06/09 DELEGATED**

**1) UNI**

The proposal, by reason of its siting, height and materials, would result in a prominent feature which would have the appearance of a 'temporary' shelter rather than a permanent addition in keeping with the main building. As such the proposal would appear as an incongruous addition to the building and the street scene and would be of detriment to the character and appearance of the area, contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

**2) UNI**

The proposed structure would block the outlook from and light to the rear windows of no. 45 Brading Road, and would also harm the outlook from the rear windows and rear garden areas of other neighbouring properties, particularly no. 43 Brading Road. As such the proposal would harm the residential amenity currently enjoyed by neighbouring properties and would be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2009/00866**

**10 Beaufort Terrace Brighton**

Certificate of lawfulness for proposed replacement of existing single storey basement structure with new single storey extension with flat roof.

**Applicant:** Mrs Louisa Bush

**Officer:** Chris Swain 292178

**Approved on 22/06/09 DELEGATED**

**BH2009/01004**

**9 Scotland Street Brighton**

Erection of a rear first floor extension.

**Applicant:** Dr Housainou Taal

**Officer:** Helen Hobbs 293335

**Approved on 23/06/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.09**

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

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

**3) BH03.03**

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

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

**BH2009/01084**

**St Martins C of E Primary School Hartington Road Brighton**

Erection of a single storey extension in void under car park and external alterations to existing nursery store.

**Applicant:** St Martin's C of E Nursery and Primary School

**Officer:** Liz Arnold 291709

**Approved on 22/06/09 DELEGATED**

**1) 01.01AA**

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

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

**2) 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 measures set out in the Waste Minimisation Statement submitted on the 5th May 2009 shall be implemented in strict accordance with the approved details.

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

**HOLLINGDEAN & STANMER**

**BH2006/00063**

**Stanmer House Stanmer Village Brighton**

Installation of lighting posts and fences to the garden area at the side of the building.

**Applicant:** Cherrywood Investments Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 25/06/09 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

No development shall take place until further details of the proposed replacement gates, including 1:20 elevational drawings, and details of materials and finishes, have been submitted to and approved in writing by the Local Planning Authority. The gates shall be in strict accordance with the approved details and shall be retained as such thereafter.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies HE3, HE6, and HE11 of the Brighton & Hove Local Plan.*

Report from:

### **3) UNI**

Notwithstanding the submitted details, no development shall take place until further details of the proposed lighting columns and plinths including 1:20 elevations of the proposed lighting columns and plinths, and manufacturers details, have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in strict accordance with the approved scheme and retained as such thereafter.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies HE3, HE, and HE11 of the Brighton & Hove Local Plan.*

### **4) UNI**

Details of lighting luminance of the external lamps hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the lamps being erected. Works shall be carried out in strict accordance with the approved scheme and retained as such thereafter.

*Reason: To ensure that the lighting does not have an adverse impact on the character and appearance of the listed building and its setting within the park and to comply with policies HE3, HE6 and HE 1 of the Brighton & Hove Local Plan.*

### **5) UNI**

All of the existing modern lamp posts in the garden area to the south-eastern side of the Stanmer House building shall be removed within 28 days of the installation of the new lighting columns and plinths hereby approved.

*Reason: To ensure the satisfactory preservation of the setting of the listed building and to comply with policies HE3, HE, and HE11 of the Brighton & Hove Local Plan.*

### **6) UNI**

No development shall take place until a landscaping plan including the following details has been submitted to and approved in writing by the local planning authority:

- (a) Full details, including the species, size and location of a tree to replace the existing hawthorn (which is to be removed) and timescales for the planting of the replacement tree;
- (b) A scheme for the protection of trees to be retained surrounding the development, and any required pruning of trees;
- (c) A schedule for the removal of the exotic trees and shrubs planted along the western and eastern fence boundary prior to the installation of the new fence and;
- (d) A scheme for the planting of hedges in front of the extent of the fencing to the eastern boundary of the garden hereby approved, as indicated on drawing no. 1588/54 C.

All works shall be carried out in strict accordance with the approved details. The tree and hedges referenced above shall be planted out in the first planting and seeding seasons following the completion of the development, and any tree/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.

*Reason: To preserve the setting of the listed building and the open views of the House from Stanmer Park to comply with policies HE3, HE6, and HE11 and QD15 of the Brighton & Hove Local Plan.*

## **BH2009/00629**

### **17 Millcross Road Portslade Brighton**

First floor rear extension.

**Applicant:** Mr Marcus Osborne

**Officer:** Adrian Smith 01273 290478

Report from:

## **Refused on 11/06/09 DELEGATED**

### **1) UNI**

Policies QD14 and QD27 of the Brighton & Hove Local Plan state that development will only be granted if the proposal would not result in significant loss of amenity to neighbouring properties. The proposed first floor rear extension, by virtue of its projection, positioning, and east flank window, would result in a dominating and un-neighbourly addition to the property affording direct overlooking and a significant loss of privacy for the residents of the property at no.15 Millcross Road. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **2) UNI2**

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

## **BH2009/00796**

### **Land Adjacent to 3 Ashburnham Close Brighton**

Construction of a new two-storey, two bedroom dwelling house with garage.

**Applicant:** Mr Adam Dorrington

**Officer:** Anthony Foster 294495

## **Approved on 11/06/09 DELEGATED**

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

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

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

### **2) BH02.08**

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

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

### **3) BH04.01**

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

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

### **4) BH06.01**

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.*

### **5) 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.*

**6) BH14.02**

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

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

**7) UNI**

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

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

**8) UNI**

Notwithstanding the approved plan details of the proposed windows, including materials and dimensions shall be submitted to and approved in writing by the Local Planning Authority before works may commence. The works shall be carried out in strict accordance with the approved details and thereafter retained as such.

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

**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.*

**10) UNI**

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

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

**11) UNI**

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.*

**12) UNI**

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

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

**13) UNI**

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

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

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

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

**14) 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: 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.*

**15) UNI**

No development shall be commenced until full details of existing and proposed ground levels within the site and on land adjoining the site by means of spot heights and cross-sections; proposed siting and finished floor levels of all

buildings and structures, have been submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved level details.

*Reason: To safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policies QD2, QD14 and QD27 of the Brighton & Hove Local Plan.*

**16) UNI**

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the adjacent building - 3 Ashburnham Close.

*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.*

**17) UNI**

The east side facing ground floor 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.*

**BH2009/00815**

**Hertford Infants School Hertford Road Brighton**

Demolition and replacement of single storey timber classroom.

**Applicant:** Ms Di Smith

**Officer:** Louise Kent 292198

**Approved on 19/06/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/01103**

**251-253 Ditchling Road Brighton**

Installation of a rooflight to each of the rear elevations of 9 no. houses. (Part-retrospective).

**Applicant:** Cook (Brighton) Ltd

**Officer:** Liz Arnold 291709

**Approved - no conditions on 30/06/09 DELEGATED**

**BH2009/01144**

**Downs Infants School Ditchling Road Brighton**

Removal of existing high level timber windows and replacement with PVCu double glazed units.

**Applicant:** Brighton & Hove City Council - Director Of Childrens Services

**Officer:** Sonia Kanwar 292359

**Approved on 25/06/09 DELEGATED**

**1) BH01.01**

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

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



## **MOULSECOOMB & BEVENDEAN**

### **BH2009/00792**

#### **79 & 81 Riley Road Brighton**

Alterations and extension to form an additional 2 bed dwelling unit and to include change of use of ground floor from B1 offices to C3 residential.

**Applicant:** Mr Anthony Saxby

**Officer:** Aidan Thatcher 292265

**Refused on 12/06/09 DELEGATED**

#### **1) UNI**

The proposal would result in the loss of a small commercial unit, and in the absence of demonstration that the use is redundant, the loss of the unit is considered to be detrimental to local employment opportunities contrary to Brighton & Hove Local Plan policy EM6.

#### **2) UNI2**

There is an existing rear amenity space which serves the existing four bedroom flat. The proposal seeks only to provide amenity space for the proposed unit of accommodation. Consequently the applicant has failed to demonstrate that there is sufficient private usable outside amenity space for each unit of accommodation. As such the development is contrary to policy HO5 of the Brighton & Hove Local Plan.

### **BH2009/01079**

#### **50 The Highway Moulescoomb Brighton**

Installation of a temporary portacabin on the forecourt of the property to maintain a dispensary facility (A1) for a period of 12 weeks.

**Applicant:** Mr Peter Chotai

**Officer:** Aidan Thatcher 292265

**Approved on 30/06/09 DELEGATED**

#### **1) UNI**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. The date of commencement shall be provided to the local planning authority in writing within two weeks of its commencement and the portacabin removed within a period of 12 weeks from that date.

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and the works approved are not considered suitable as a permanent form of development.*

## **QUEEN'S PARK**

### **BH2008/02932**

#### **75 Grand Parade Brighton**

Certificate of Lawfulness for an existing use of (A3) restaurant.

**Applicant:** Kenneth McGrath

**Officer:** Jonathan Puplett 292525

**Refused on 15/06/09 DELEGATED**

#### **1) UNI**

The applicant has failed to provide sufficient evidence to prove on the balance of probabilities that the ground floor of the building has been in use as a restaurant for a period of at least ten continuous years up until the date of this application.

## **BH2009/00201**

### **1-2 Morley Street Brighton**

Conversion of first floor nightclub and erection of additional inset storey with terrace area to create 5 self-contained flats. Front extension to provide balcony areas to first floor flats

**Applicant:** Mr Ben Gill

**Officer:** Ray Hill 293990

**Refused on 26/06/09 DELEGATED**

#### **1) UNI**

The proposed development, by virtue of its design, would adversely affect the amenities of neighbouring residential properties resulting in overlooking and a loss of privacy contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed development would provide an unsatisfactory standard of accommodation for the future residential occupiers by virtue of poor outlook, contrary to policy QD27 of the Brighton & Hove Local Plan.

#### **3) UNI3**

The proposal fails to meet the travel demands that it creates and does not provide the necessary contribution towards the enhancement of sustainable transport infrastructure contrary to policies TR1 and QD28 of the Brighton & Hove Local Plan.

#### **4) UNI4**

Insufficient information has been provided by the Applicant to satisfactorily demonstrate to the Local Planning Authority that the operation of the ground floor bar and basement nightclub would not adversely effect the amenities of the future upper floor residential occupiers from undue noise, vibration and general disturbance contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

## **BH2009/00328**

### **164 Queens Park Road Brighton**

Change of use from private dwelling (C3) to house in multiple occupation (Sui Generis) with minor internal alterations.

**Applicant:** Mr P Conrad

**Officer:** Ray Hill 293990

**Refused on 24/06/09 DELEGATED**

#### **1) UNI**

The use of the property as a house in multiple occupation (Sui generis) results in the loss of a single dwelling house (Use Class C3) contrary to policy HO8 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The development results in an over-intensification of the use of the property, detrimental to the amenities of the occupiers of neighbouring residential properties by reason of noise and general disturbance, contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

#### **3) UNI3**

The development fails to meet the travel demands that it creates and does not provide a financial contribution towards the enhancement of sustainable methods of transport, contrary to policies TR1 and QD28 of the Brighton & Hove Local Plan.

**BH2009/00331**

**162 Queens Park Road Brighton**

Change of use from private dwelling (C3) to house in multiple occupation (Sui Generis).

**Applicant:** Mr P Conrad

**Officer:** Ray Hill 293990

**Refused on 24/06/09 DELEGATED**

**1) UNI**

The use of the property as a house in multiple occupation (Sui generis) results in the loss of a single dwelling house (Use Class C3) contrary to policy HO8 of the Brighton & Hove Local Plan.

**2) UNI2**

The development results in an over-intensification of the use of the property, detrimental to the amenities of the occupiers of neighbouring residential properties by reason of noise and general disturbance contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

The development fails to meet the travel demands that it creates and does not provide the necessary financial contribution towards the enhancement of sustainable methods of transport, contrary to policies TR1 and QD28 of the Brighton & Hove Local Plan.

**BH2009/00344**

**19 Devonshire Place Brighton**

Erection of a single storey side extension at second floor level, roof terrace and conversion of roof space into mansard type roof to provide additional living accommodation.

**Applicant:** Mr Miles Sigley-Brown

**Officer:** Ray Hill 293990

**Approved on 24/06/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH12.01**

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

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

**3) BH12.03**

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

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

**4) 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 Waste Management Statement submitted on the 11 February 2009.

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

**5) UNI**

No works shall take place until full details of the proposed French doors which access the roof terrace, including a 1:20 sample elevation and 1:1 joinery profile have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details and maintained as such thereafter.

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

**BH2009/00687**

**Sloane Court Park Street Brighton**

Replacement of timber & aluminium windows and external doors to all flats with uPVC units.

**Applicant:** Brighton & Hove City Council- Planned Maintenance

**Officer:** Sonia Kanwar 292359

**Approved on 11/06/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/00890**

**218 Freshfield Road Brighton**

Rear first floor extension (resubmission of BH2008/00603).

**Applicant:** Mr Wayne Russell

**Officer:** Sonia Kanwar 292359

**Approved on 18/06/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.04**

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

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

**3) BH02.09**

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

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

**4) BH03.03**

The external finishes of the development hereby permitted shall match in

material, colour, style, bonding and texture those of the existing building.  
*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.*

**BH2009/00971**

**6 St Georges Road Brighton**

Display of 1 no. fascia sign.

**Applicant:** Mrs Susan Gray

**Officer:** Liz Holt 291709

**Approved on 19/06/09 DELEGATED**

**1) BH10.01**

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

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

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

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.*

Report from:

## **7) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, within 3 months of the date of this permission the existing unauthorised sign shall be replaced with the fascia shown in drawing no. 29745/3A. Reason: In the interests of the visual amenities of the property, the St. Georges Road street scene and the wider area especially the surrounding East Cliff Conservation Area and in accordance with policies QD12 and HE9 of the Brighton & Hove Local Plan.

## **ROTTINGDEAN COASTAL**

### **BH2008/03953**

#### **87 Lustrells Vale Brighton**

Display of externally illuminated fascia sign and internally illuminated projecting sign. (Retrospective).

**Applicant:** Orchid Group

**Officer:** Louise Kent 292198

**Approved on 11/06/09 DELEGATED**

#### **1) 10.01**

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

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

#### **2) 10.02**

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

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

#### **3) 10.03**

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

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

#### **4) 10.04**

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

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

#### **5) 10.05**

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

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

#### **6) 10.06**

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

No advertisement shall be sited or displayed so as to-

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

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

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

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

**7) 10.07A**

The illumination of the advertisement shall be non-intermittent.

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

**BH2009/00723**

**Our Lady of Lourdes School The Green Brighton**

Replacement of existing steel single glazed windows with uPVC double glazed windows.

**Applicant:** The Governors of Our Lady of Lourdes Catholic Primary School

**Officer:** Chris Swain 292178

**Approved on 26/06/09 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

Additional drawings showing 1:1 scale sections of the frames and trickle vents of the proposed windows should be submitted to and approved in writing by the Local Planning Authority before the commencement of development:

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

**BH2009/00754**

**1 Loes Barn Close Brighton**

Erection of a single storey UPVC rear conservatory.

**Applicant:** Mr D Brookshaw

**Officer:** Chris Swain 292178

**Approved on 12/06/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/00913**

**47 Roedean Crescent Brighton**

Erection of two storey rear glass extension.

**Applicant:** Mr Douglas Lyons

**Officer:** Sonia Kanwar 292359

**Approved on 17/06/09 DELEGATED**

**1) BH01.01**

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

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

## **2) UNI**

The first floor windows to the western elevation shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

## **BH2009/00928**

### **3 Roedean Crescent Brighton**

Demolition of existing house to provide a three storey house with a new belvedere and lower ground floor.

**Applicant:** Mr Steve Lilly

**Officer:** Liz Holt 291709

**Approved on 18/06/09 DELEGATED**

#### **1) 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.*

#### **2) BH01.01**

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

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

#### **3) BH02.07**

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

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

#### **4) BH03.01**

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

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

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

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

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

#### **6) BH06.03**

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



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

**7) BH11.01**

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

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

**8) BH11.02**

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

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

**9) BH14.01**

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

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

**10) UNI**

The ground floor one bedroom unit hereby approved shall only be used as ancillary accommodation in connection with the use of the main property as a single private dwelling house and shall at no time be converted to or sold as a self-contained unit.

*Reason: In order to protect the amenities of neighbouring properties and in accordance with policies QD27 of the Brighton & Hove Local Plan.*

**11) UNI**

All existing trees on site which are to be retained as indicated on drawing no. J39.36/01 and within the Broad Oak Tree Consultants Arboricultural Report, the retained street trees 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: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.*

**12) UNI**

The measures set out in the Waste Minimisation Statement submitted on the 21st April 2009 shall be implemented in strict accordance with the approved details.

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

**13) UNI**

The street tree located within the area of the proposed driveway shall be replaced by another suitable trees, which have been approved in writing by the Local Planning Authority, within the first planting season following the completion of the development, and if the trees 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 other similar sized tree, unless the Local Planning Authority gives written consent to any variation.

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

**14) UNI**

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 4 for all residential units have been submitted to the Local Planning Authority; and

(b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

**15) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Building Research Establishment issued Final Code Certificate confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 has been submitted to, and approved in writing by, the Local Planning Authority.

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

**16) 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. The use of the swimming pool 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 residential properties in accordance with policies QD27 and SU10 of the Brighton & Hove Local Plan.*

**17) UNI**

Prior to the commencement of works a Arboricultural Method Statement in relation to the provision of the proposed driveway shall be submitted to and approved in writing by the Local Planning Authority. The development shall be

carried out in strict accordance with the approved details and the driveway shall be built in accordance with BS5837.

*Reason: To ensure that the development and associated works do not jeopardise the health and structural stability of the tree and to comply with policy QD16 of the Brighton & Hove Local Plan.*

#### **18) UNI**

The second floor balustrading and associated planting as shown on drawing no. D.01RevC shall be fully implemented in accordance with the approved scheme prior to the first use of the second floor amenity area and shall be retained and maintained thereafter.

*Reason: In order to protect adjoining properties from overlooking and loss of privacy and to comply with policy QD27 of the Brighton & Hove Local Plan.*

#### **19) UNI**

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

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

### **BH2009/00933**

#### **5 Edward Avenue Brighton**

Demolition of existing garage and construction of single storey extension to side/rear with part pitched, part flat roof (resubmission of BH2009/00037).

**Applicant:** Mr S Francis

**Officer:** Sonia Kanwar 292359

**Approved on 12/06/09 DELEGATED**

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

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

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

#### **2) BH02.09**

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

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

#### **3) BH03.03**

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

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

### **BH2009/00957**

#### **19 Burnes Vale Rottingdean Brighton**

Loft conversion incorporating 2 no dormers to the rear, 1 no rooflight to the front and 1 no window to the side elevation.

**Applicant:** Mr David Brown

**Officer:** Chris Swain 292178

Report from:

## **Refused on 26/06/09 DELEGATED**

### **1) UNI**

The proposed rear dormers, by reason of their number and siting on the prominent rear roofslope 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.

## **BH2009/01001**

### **19 Stanmer Avenue Saltdean Brighton**

Erection of a single storey side extension.

**Applicant:** Mr David Flower

**Officer:** Sonia Kanwar 292359

## **Approved on 18/06/09 DELEGATED**

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

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

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

### **2) BH02.04**

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

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

### **3) BH02.09**

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

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

### **4) BH03.03**

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

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

## **BH2009/01171**

### **10 Eley Crescent Rottingdean Brighton**

Certificate of Lawfulness for the proposed development of the conversion and extension of existing garage to form a single storey summer house.

**Applicant:** Mr Jim Deverall

**Officer:** Sonia Kanwar 292359

## **Approved on 25/06/09 DELEGATED**

## **WOODINGDEAN**

### **BH2008/02746**

#### **48 Cowley Drive Brighton**

Front extension and loft conversion to include gable ends, velux windows and increase in ridge height.

**Applicant:** Mr Paul Lawes

**Officer:** Chris Swain 292178

**Refused on 12/06/09 DELEGATED**

#### **1) UNI**

The proposed hip to gable alterations to the front elevation in conjunction with the raising of the ridge height would form an overly dominant frontage that would relate poorly to the property and would form an unacceptably prominent element in the street scene, out of character with the neighbouring properties and as such is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

### **BH2009/00641**

#### **146 Bexhill Road Woodingdean Brighton**

Erection of single storey front extension.

**Applicant:** Miss Sally Baldwin

**Officer:** Chris Swain 292178

**Refused on 15/06/09 DELEGATED**

#### **1) UNI**

The proposal, by reason of its siting, scale and design is considered to be detrimental to the appearance and character of the property forming an incongruent feature in the Bexhill Road street scene and detracting from the appearance and appearance of the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The depth, height and siting of the proposal would, by reason of loss of light and outlook and overshadowing adversely impact on the residential amenity currently enjoyed by the adjoining property No.144 Bexhill Road, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2009/00910**

#### **Woodingdean Primary School Warren Road Brighton**

Replacement UPVC windows and partial bricking up of double doors and replacement with UPVC window to northern façade of building adjacent to playground.

**Applicant:** Woodingdean Primary School

**Officer:** Helen Hobbs 293335

**Approved on 11/06/09 DELEGATED**

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

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

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

**BH2009/01055**

**432 Falmer Road Woodingdean Brighton**

Construction of rear extension in connection with the formation of a granny annexe.

**Applicant:** Mr M Peters

**Officer:** Sonia Kanwar 292359

**Approved on 24/06/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.03**

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

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

**3) BH02.04**

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

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

**4) BH03.03**

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

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

**BH2009/01124**

**25 The Ridgway Woodingdean Brighton**

Demolition of existing dwelling and the erection of a replacement dwelling.

**Applicant:** Mr & Mrs A & P Bradley

**Officer:** Aidan Thatcher 292265

**Approved on 19/06/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.03**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration

of the dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

### **3) BH02.08**

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

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

### **4) BH03.01**

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

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

### **5) BH04.01**

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

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

### **6) BH05.01**

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

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

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

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

### **7) BH05.02**

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

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

*Building Design.*

**8) BH05.10**

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

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

**9) BH06.02**

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

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

**10) UNI**

No development shall commence until a contextual street scene confirming the ridge heights of the proposed and neighbouring properties has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the approved details and thereafter retained as such unless otherwise agreed in writing.

*Reason: To ensure there is no detrimental impact on the street scene and wider area and to comply with policies QD1, QD2 and QD4 of the Brighton & Hove Local Plan.*

**11) UNI**

The double height velux windows in the north and south elevations shall be standard velux windows and not 'balcony' style velux windows and retained as such thereafter.

*Reason: In order to protect the amenities of the neighbouring properties and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**BH2009/01149**

**18 The Brow Brighton**

Alterations to existing rear conservatory incorporating flat roof and altered elevations.

**Applicant:** Mr Stephen Killick

**Officer:** Liz Arnold 291709

**Approved on 29/06/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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



### **3) UNI**

The measures set out in the Waste Minimisation Statement submitted on the 11th May 2009 shall be implemented in strict accordance with the approved details.

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

## **BRUNSWICK AND ADELAIDE**

### **BH2009/00874**

#### **29 York Road Hove**

Removal of existing stairs to garden and replacement with relocated stairs and new landing area, bike store at garden level.

**Applicant:** Mr Adam Ellis

**Officer:** Charlotte Hughes 292321

**Refused on 11/06/09 DELEGATED**

#### **1) UNI**

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to ensure that alterations and additions to properties do not have a harmful impact upon the residential amenity of neighbouring occupiers. Whilst it is acknowledged that mutual overlooking to the rear of these properties is already in existence, it is considered that this would be intensified by the proposed raised landing area and staircase, to a level which would adversely impact on the residential amenity currently enjoyed by the adjoining neighbouring properties, in particular No.29a York Road. The proposal is therefore considered to contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2009/00936**

#### **42 Brunswick Place Hove**

Resurfacing of external front steps.

**Applicant:** Baron Homes Corporation Ltd

**Officer:** Adrian Smith 01273 290478

**Approved on 15/06/09 DELEGATED**

#### **1) BH01.05**

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

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

#### **2) UNI**

No works shall take place until a sample of the tiling to be used in the construction of the external surfaces of the works hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

#### **3) UNI**

The external finishes of the repair works to the basement steps and light well hereby permitted shall match in material, colour, style and texture those of the existing steps and light well.

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

**BH2009/01032**

**4 Queens Place Hove**

Replacement front and rear windows and doors (retrospective).

**Applicant:** Mrs Veronica Craig

**Officer:** Charlotte Hughes 292321

**Approved - no conditions on 24/06/09 DELEGATED**

**CENTRAL HOVE**

**BH2009/00095**

**Land Rear Of 16 - 18 Blatchington Road Hove**

Erection of a two storey building comprising 2 three-bedroom houses with 2 on street car parking spaces and rear dormers to both houses.

**Applicant:** Highgrove Real Estate Ltd

**Officer:** Guy Everest 293334

**Refused on 11/06/09 DELEGATED**

**1) UNI**

The application site is not of an adequate size relative to surrounding properties to accommodate an additional plot. The proposal would result in the loss of visually important space between Blatchington Road and adjoining properties on Brooker Street and, by reason of inadequate separation from shared boundaries, would appear a cramped form of development. The proposal would therefore appear out of character with the surrounding neighbourhood and represents an overdevelopment of the site. The proposal is therefore contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

**2) UNI2**

The development by reason of its siting in relation to adjoining properties would result in significant loss of outlook and light, and appear overbearing resulting in an increased sense of enclosure for occupiers of adjoining properties. The proposal is therefore contrary to policies QD27 of the Brighton & Hove Local Plan.

**BH2009/00926**

**4a Tisbury Road Hove**

Conversion of existing one bed flat to form 2 no. self-contained studio flats.

**Applicant:** Mr Jimmy James

**Officer:** Adrian Smith 01273 290478

**Refused on 11/06/09 DELEGATED**

**1) UNI**

Policy HO9 of the Brighton & Hove Local Plan seeks to retain the stock of small dwellings in response to the identified housing need in the city and states that proposals for the conversion of dwellings into smaller units of self contained accommodation will only be approved where the original floor area is greater than 115m<sup>2</sup> or the dwelling has more than three bedrooms as originally built. The property fails to meet this criterion therefore this proposal is contrary to policy.

**2) UNI2**

The proposed front studio flat appears cramped and owing to its limited size and outlook would provide for a poor standard of accommodation for future residents below what the council reasonably expects. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

## **BH2009/00961**

### **Flat 6 20 Ventnor Villas Hove**

Loft conversion incorporating roof projection to accommodate french doors with access to new balcony and 1 no rooflight.

**Applicant:** Mr Andrew Millage

**Officer:** Mark Thomas 292336

**Refused on 18/06/09 DELEGATED**

#### **1) UNI**

Policies QD14 and QD27 state that planning permission will not be granted for alterations which would cause material nuisance and loss of amenity to existing / future residents and users of adjoining properties. The proposed roof terrace would provide new views towards windows serving habitable rooms at nos. 19, 20, 21 Ventnor Villas, resulting in significant overlooking and loss of privacy. As such, the proposed development is contrary to the above policies.

#### **2) UNI2**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Properties in the vicinity of the site feature three storey rear projections with eaves height comparable to the existing at the application property. Further, the majority of these projections feature pitched roofs over. The removal of the existing pitched roof, and the building up of the rear projection's elevation walls would detract from this unity. Further, the proposed rear dormer, housing double doors, does not follow guidance outlined in Supplementary Planning Guidance on Roof Alterations and Extensions, SPGBH1, which states that except in exceptional circumstances, dormers should be set back from the eaves line. As such it is considered that the proposed development would significantly detract from the character and appearance of the recipient building and the wider Cliftonville conservation area

## **BH2009/01043**

### **70 Tisbury Road Hove**

Conversion of existing roofspace to form one new one bed flat.

**Applicant:** HR Investments (South East)

**Officer:** Chris Wright 292097

**Approved on 17/06/09 DELEGATED**

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

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

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

#### **2) BH02.08**

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

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

#### **3) BH04.01**

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

*Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the*

*Brighton & Hove Local Plan.*

**4) 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.*

**5) 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.*

**6) BH12.01**

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

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

**7) BH12.03**

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

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

**8) BH12.05**

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

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

**9) UNI**

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

*Reason: To ensure that the proposed development does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1, TR2, QD28 and SU15 of the Brighton & Hove Local Plan.*

## **BH2009/01074**

### **1A Brooker Street Hove**

Conversion of existing shop into two self-contained one bedroom flats with associated external works.

**Applicant:** Mr Morris Goldring

**Officer:** Chris Wright 292097

**Refused on 16/06/09 DELEGATED**

#### **1) UNI**

The application does not adequately demonstrate that an A1 retail use is no longer economically viable in this particular unit and therefore the proposal is not acceptable in principle and is contrary to the aims and objectives of policy SR8 of the Brighton & Hove Local Plan.

#### **2) UNI2**

Policy QD27 of the Brighton & Hove Local Plan seeks to safeguard the amenity of existing and future occupiers and residents and policy SU2 requires development to be efficient in the use of energy and water. The shape of the building footprint is such that Flat 1A accessed off Stirling Place, would have a narrow and cramped living area, which would not only reduce occupiers' quality of life but also result in greater use of artificial light due to the siting, which is carbon loaded and inefficient in terms of energy use. Both proposed flats feature internal bathrooms, which, notwithstanding the proposed light tubes, would also be unduly reliant upon artificial light and mechanical ventilation, contrary to the drive towards sustainable development and contrary to policies QD27 and SU2 of the local plan.

#### **3) UNI3**

Policy HO13 of the Brighton & Hove Local Plan requires applications for changes of use and residential conversions to meet Lifetime Homes' standards wherever practicable. The existing floor plan indicates sufficient scope to meet Lifetime Homes' standards but not in the two unit configuration proposed. Circulation areas are limited, corridors and doorway widths too narrow, and bathrooms either inaccessible for wheelchair users or not adequately laid out to accommodate the needs of the ambulant disabled. The application conflicts with policy HO13.

#### **4) UNI4**

The proposed external alterations to the southern elevation of the building would, by reason of the window proportions and style of entrance, along with the detailing of the glazed doors on the Brooker Street façade, fail to enhance the character of the building and would be detrimental to the appearance of the property and the wider street scene, with consequent harm to visual amenity. The application thereby conflicts with policies QD2 and QD14 of the Brighton & Hove Local Plan.

## **BH2009/01304**

### **28 Vallance Gardens Hove**

3 x Sycamore - 30% crown reduction. 1 x Horse chestnut - 30% crown reduction.

**Applicant:** Mr Tim Clapham

**Officer:** Di Morgan 292186

**Approved on 17/06/09 DELEGATED**

## **GOLDSMID**

### **BH2009/00678**

#### **10-12 Goldstone Villas Hove**

Replacement of all existing windows and 1 no door with white UPVC double glazing.

**Applicant:** Sanctuary Hereward

**Officer:** Wayne Nee 292132

**Approved on 18/06/09 DELEGATED**

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

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

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

### **BH2009/00822**

#### **The Cottage Rear of 28 Wilbury Gardens Hove**

Demolition of existing conservatory at rear and construction of single storey rear extension.

**Applicant:** Mr Jason Pugh

**Officer:** Wayne Nee 292132

**Approved on 12/06/09 DELEGATED**

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

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

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

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

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

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

### **BH2009/00953**

#### **17A Newtown Road Hove**

Single Storey rear extension with glazed roof.

**Applicant:** Mr Neil Mannifield

**Officer:** Wayne Nee 292132

**Approved on 29/06/09 DELEGATED**

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

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

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

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

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

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

**BH2009/00962**

**8 Furzedene Furze Hill Hove**

Single storey rear extension incorporating 5 no. rooflights.

**Applicant:** Mr J Taylor

**Officer:** Mark Thomas 292336

**Approved on 17/06/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**BH2009/01080**

**Flat 2 15 Cissbury Road Hove**

Loft conversion with installation of front and side rooflights.

**Applicant:** Mr Tom Conroy

**Officer:** Mark Thomas 292336

**Refused on 16/06/09 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area, further guidance is contained within Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1). The proposed front rooflights would represent an overdevelopment of the front roofslope resulting in a cluttered appearance, to the detriment of the character and appearance of the recipient property and the wider street scene. As such, the proposal is contrary to the aforementioned policy and guidance.

**HANGLETON & KNOLL**

**BH2008/01585**

**Linneys Field Off Devils Dyke Road Hove**

Amendments to approval BH2001/03018/FP for the replacement of existing buildings with lodge, stables and tack room.

**Applicant:** Mr Tony Camps-Linney

**Officer:** Clare Simpson 292454

**Approved on 16/06/09 DELEGATED**

**1) 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.*

**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) UNI**

The chalet hereby permitted shall not be used for overnight residential accommodation.

*Reason: For the avoidance of doubt and to ensure that a new residential building in the countryside is not created, which would otherwise be contrary to NC7 of the Brighton & Hove Local Plan.*

**4) UNI**

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

*Reason: To maintain the open aspect of this part of the Sussex Downs Area of Outstanding Natural Beauty and to comply with policy NC7 of the Brighton & Hove Local Plan.*

**5) UNI**

No new trees or shrubs shall be planted except as may be approved in writing with the local planning authority.

*Reason: To maintain the open aspect of this part of the Sussex Downs Area of Outstanding Natural Beauty and to comply with policy NC7 of the Brighton & Hove Local Plan.*

**6) UNI**

All external timberwork shall only be treated with clear wood preservative and shall be allowed to weather to a natural silver-grey colour.

*Reason: In the interests of the design and appearance of the building and in accordance with policies NC6, NC7 and NC8 of the Brighton & Hove Local Plan.*

**7) UNI**

Within 2 months of the date of the permission, all existing buildings shall be demolished and all building materials cleared from the site to the satisfaction of the Local Planning Authority.

*Reason In the interests of the design and appearance of the building and in accordance with policies NC6, NC7 and NC8 of the Brighton & Hove Local Plan.*

**8) UNI**

No new fencing shall be erected on the site and the erection of any replacement fencing shall be in accordance with details submitted to and approved by the Local Planning Authority.

*Reason: To maintain the open aspect of this part of the Sussex Downs Area of Outstanding Natural Beauty and to comply with policy NC7 of the Brighton & Hove Local Plan.*

**9) UNI**

All roof ventilation and extract outlets shall use flush, concealed slate or tile vents, to match the roof covering, and concealed ridge and eaves ventilators.

*Reason: In the interests of the design and appearance of the building and in accordance with policies NC6, NC7 and NC8 of the Brighton & Hove Local Plan.*

**10) UNI**

Before the work commences, a sample panel of flintwork shall be constructed on the site and shall be approved by the local planning authority in writing and the works shall be carried out and completed to match the approved sample flint panel.



*Reason: In the interests of the design and appearance of the building and in accordance with policies NC6, NC7 and NC8 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: In the interests of the design and appearance of the building and in accordance with policies NC6, NC7 and NC8 of the Brighton & Hove Local Plan.*

**BH2009/00125**

**Land Rear Of 88 Dale View, Kingston Close, Hove**

Demolition of existing single garage and erection of a double garage, levelling of area and improvements to existing walls and fences.

**Applicant:** Mr Gary South

**Officer:** Guy Everest 293334

**Approved on 23/06/09 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The garages hereby permitted shall be used for domestic purposes only and no trade or business shall be carried out there from.

*Reason: To protect neighbouring residential amenity in compliance with policy QD27 of the Brighton & Hove Local Plan.*

**3) UNI**

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

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

**BH2009/00891**

**61 Hangleton Road Hove**

Construction of new retaining walls for the creation of a new driveway for off street parking with new access to the front door.

**Applicant:** Mr S Rickard

**Officer:** Mark Thomas 292336

**Approved on 12/06/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

## **NORTH PORTSLADE**

### **BH2008/03981**

#### **9 Southon Close Portslade Brighton**

Excavations to rear garden and erection of raised decking (retrospective).

**Applicant:** Mrs Dionne Metcalfe

**Officer:** Mark Thomas 292336

**Refused on 16/06/09 DELEGATED**

#### **1) UNI**

Policies QD14 and QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed development by virtue of its bulk, height, positioning, and proximity to the neighbouring boundary, forms an inappropriate addition to the property. The development would result in an unacceptable level of overlooking and loss of privacy for the residents of nos. 6, 7 and 10 Southon Close. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

#### **2) UNI2**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed development represents an incongruous and inappropriately bulky addition to the rear garden of the recipient property and would result in unacceptable harm to the character and appearance of the recipient building and the wider area. The proposal is therefore contrary to the above policy and guidance.

### **BH2009/00888**

#### **181 North Lane Portslade**

Single storey rear extension with porch to front elevation.

**Applicant:** Mr & Mrs Millyard

**Officer:** Charlotte Hughes 292321

**Approved on 12/06/09 DELEGATED**

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

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

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

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

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

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

## **SOUTH PORTSLADE**

### **BH2007/02818**

#### **6 Locks Hill Portslade Brighton**

Replacement of timber windows on the north, south, east and west elevations with UPVC double glazed units.

**Applicant:** Brighton & Hove City Council

**Officer:** Jonathan Puplett 292525

**Approved on 15/06/09 DELEGATED**

**BH2009/00265**

**Travis Perkins Baltic Wharf Wellington Road Portslade Brighton**

Application for approval of details reserved by conditions 4, 6, 8, 9, 10, 11, 13, 16, 21 (and 22\*) of application BH2007/02974.

**Applicant:** Travis Perkins (Properties) Ltd

**Officer:** Chris Wright 292097

**Approved on 15/06/09 DELEGATED**

**1) UNI**

Condition 4.

Condition 6.

Condition 8.

Condition 9.

Condition 10.

Condition 11.

Condition 13.

Condition 16.

Condition 21.

**BH2009/00777**

**51 Greenways Highlands Road Portslade Brighton**

Replacement of windows and doors with UPVC double glazing.

**Applicant:** Mr Stephen Dimery

**Officer:** Mark Thomas 292336

**Approved on 16/06/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/00778**

**33b Carlton Terrace Portslade**

Erection of a single storey rear extension.

**Applicant:** Mr Anthony Gahan

**Officer:** Adrian Smith 01273 290478

**Approved on 15/06/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

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 policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

**BH2009/00799**

**297 Old Shoreham Road Portslade Brighton**

Demolition of existing outbuildings and construction of a 2-storey building comprising a one bedroom ground floor flat and a three bedroom first floor/attic maisonette to include 3 no. rooflights and rear dormer with solar panels.

**Applicant:** Mr Terry Sadler

**Officer:** Jason Hawkes 292153

**Refused on 26/06/09 DELEGATED**

**1) UNI**

Policies QD1, QD2, and QD3 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy HO4 states that residential development will be permitted at higher density where it can be demonstrated that the proposal exhibits a high standard of design. The proposed building by virtue of its excessive scale in this relatively small plot is considered to be an overdevelopment of the site which fails to respect the constraints of the site and its relationship to surrounding residential properties. The proposal is therefore contrary to the above policies.

**2) UNI2**

The proposed gable-end roof to the property would create an excessively bulky, top heavy appearance in juxtaposition with the hipped roofs on the majority of the neighbouring properties. The proposed rear dormer, by virtue of its excessive size and inappropriate design, would also form an incongruous and unsightly bulky feature, detrimental to the appearance of the building and the surrounding area. The design of the proposed building is therefore contrary to the objectives of development plan policies QD1 and QD2 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

**3) UNI3**

Policy QD27 of the Brighton & Hove Local Plan seek to protect the residential amenity of neighbouring properties. Due to the position and bulk of the dwelling in close proximity to adjacent properties, the proposal results in a significant loss of outlook, overshadowing, loss of light and a heightened sense of enclosure to neighbouring properties to the east and west. The proposal therefore leads to a loss of amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2009/00919**

**62 St Andrews Road Brighton**

Certificate of Lawfulness for proposed single-storey rear extension.

**Applicant:** Miss Terese Rowan

**Officer:** Mark Thomas 292336

**Approved on 16/06/09 DELEGATED**

## **STANFORD**

### **BH2008/03523**

#### **Land rear of 6 & 8 Kelly Road Hove**

Erection of two-storey dwelling on land rear of 6 and 8 Kelly Road

**Applicant:** Ms Eman Barakat

**Officer:** Guy Everest 293334

#### **Approved on 25/06/09 DELEGATED**

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

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

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

##### **2) BH02.05**

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

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

##### **3) BH03.01**

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

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

##### **4) BH05.01**

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

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

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

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

##### **5) BH05.02**

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

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

##### **6) UNI**

No development shall commence until full details of proposed land levels relative to surrounding properties have been 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 policy QD27 of the Brighton & Hove Local Plan.*

**7) UNI**

No development shall commence until details of temporary protective fencing and a temporary driveway to the northern boundary of the site have been submitted to and approved in writing by the Local Planning Authority. The temporary fencing and driveway shall be in place in accordance with the agreed details prior to the commencement of development. The temporary fencing and driveway shall remain in place as agreed throughout construction works associated with the main building.

*Reason: In order to secure the satisfactory preservation of protected trees adjoining the site and to comply with policy QD16 of the Brighton & Hove Local Plan.*

**8) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no further windows, dormer windows or rooflights shall be constructed at first floor level or above on the western elevation of the hereby approved dwelling.

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

**9) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no extension or enlargement of the building 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 adjoining protected trees, the amenities of the occupiers of nearby properties and to the character of the area, and for this reason would wish to control any future development to comply with policies QD14, QD15 and QD27 of the Brighton & Hove Local Plan.*

**10) UNI**

Notwithstanding the submitted details no development shall commence until details demonstrating that the dwelling will be constructed to Lifetime Home standards has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details.

*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**

No development shall commence until a construction method and phasing schedule for the permanent access road and parking area, which shall both be made of porous materials, has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall outline temporary protective measures to minimise the impact of the access road and parking area on adjoining trees to the north of the site during construction.

*Reason: In order to secure the satisfactory preservation of protected trees adjoining the site and to comply with policy QD16 of the Brighton & Hove Local Plan.*

## **12) UNI**

The access road and parking area shall be constructed in accordance with the details approved under condition 5 prior to occupation of the hereby approved dwelling and shall thereafter be retained as such.

*Reason: In order to secure the satisfactory preservation of protected trees adjoining the site and to comply with policy QD16 of the Brighton & Hove Local Plan.*

## **13) UNI**

No development shall commence until a scheme for the landscaping and enclosure of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall make provision for the retention and protection of existing planting along the east and southern boundaries of the site, the planting of six new trees to compensate for the loss of existing trees and shall also include details of planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes and proposed numbers / densities and an implementation programme.

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

## **14) UNI**

The landscaping scheme approved under condition 7 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. 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 with others of similar size and species, unless the Local Planning Authority give written consent to any variation.

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

## **BH2009/00307**

### **64 and 66 The Upper Drive Hove**

Conversion of roof space to 64 and 66 The Upper Drive to form 2no. one-bedroom flats including front and rear dormers and rooflights; two-storey rear extension to form extensions to existing studios (amended description).

**Applicant:** Geneva Investment Group

**Officer:** Jason Hawkes 292153

**Approved on 11/06/09 DELEGATED**

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

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

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

### **2) BH02.07**

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

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

### **3) BH03.02**

No development shall take place until samples of the materials (including colour

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

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

#### **4) BH04.01**

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) 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.*

#### **6) BH06.04**

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

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

#### **7) UNI**

No development shall commence until details of arrangements to ensure the development is constructed in its entirety to both 64 & 66 The Upper Drive have been submitted to and agreed in writing with the Local Planning Authority.

*Reason: To ensure the satisfactory appearance of the development and in accordance with policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.*

#### **8) UNI**

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

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

#### **9) UNI**

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

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



*Document 03: Construction and Demolition Waste.*

**10) UNI**

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

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

**BH2009/00421**

**Currys 184 to 186 Old Shoreham Road Hove**

Installation of external air conditioning equipment to rear of store.

**Applicant:** DSGI

**Officer:** Adrian Smith 01273 290478

**Approved on 24/06/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/00676**

**52 Hill Brow Hove**

Heightening of existing walls and pillars to 1.8 Metres and installation of 1 no. double gates and 1 no. single gate.

**Applicant:** Ms Maria Higgins

**Officer:** Wayne Nee 292132

**Refused on 12/06/09 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property in question, adjoining properties and to the surrounding area. The proposed 1.8 metre brick front boundary wall is excessive in height and given the prominent location of the property, would represent an overly prominent incongruous feature in the street scene. The wall would harm the character and appearance of the property and the wider street scene, contrary to the above policy.

**BH2009/00812**

**47 Hill Drive Hove**

Alterations to garden landscaping and external alterations to front, rear and side elevations, including front balcony. (amendment to previously approved application BH2007/01722)

**Applicant:** Mr Farnood Asghari-Coliveri

**Officer:** Clare Simpson 292454

**Approved on 12/06/09 DELEGATED**

**1) 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.*

**2) 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*

**3) 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.*

**4) 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.*

**5) BH01.01**

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

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

**6) BH02.03**

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

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

**7) 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.*

**8) UNI**

The windows on the south west and north east elevations 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 properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**9) UNI**

Within three months of the date of this permission, 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 shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

**10) UNI**

The development hereby approved shall be implemented in strict accordance with the Waste Minimisation Statement submitted on the 10 May 2007 and the additional information submitted on the 28 June 2007 and 5 July 2007.

*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.*

**11) UNI**

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

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

**12) UNI**

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is 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.*

**BH2009/00860**

**41 Hove Park Road Hove**

Demolition of existing rear conservatory and erection of a new single storey timber framed glazed conservatory with extension.

**Applicant:** Dr G J Barwell

**Officer:** Chris Wright 292097

**Approved on 12/06/09 DELEGATED**

**1) BH01.01**

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

Report from:

*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) BH05.08**

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

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

**BH2009/00901**

**30 Bishops Road Hove**

Construction of rear terrace incorporating rainwater and garden storage below.

**Applicant:** Mr James Groves

**Officer:** Wayne Nee 292132

**Refused on 22/06/09 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed rear terrace would be located alongside the side boundary of no. 28 Bishops Road. It is considered that the proposed terrace would represent an overbearing addition for residents of no. 28 Bishops Road by reason of an increased sense of overlooking and loss of privacy, and therefore to the detriment of their residential amenity. The proposal is therefore contrary to policies QD1, QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2009/00927**

**9 Shirley Road Hove**

Proposed single storey rear extension with new conservatory and extension of first floor bathroom above. Loft conversion incorporating new glazed front dormer, addition of 5 no rooflights and 1 no solar panel, together with removal of 2 no existing chimney stacks. Replacement windows and doors.

**Applicant:** Mr & Mrs Tom Haynes

**Officer:** Clare Simpson 292454

**Approved on 01/07/09 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of

Report from:

three years from the date of this permission.

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

**2) BH02.04**

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

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

**3) UNI**

Access to the flat roof on the front roof slope 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) UNI**

The roof lights in the approved development shall be standard roof lights and shall not be 'cabrio' design roof lights.

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

**5) UNI**

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

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

**BH2009/00939**

**115 Goldstone Crescent Hove**

Erection of front wall.

**Applicant:** Mr Philip Grant

**Officer:** Mark Thomas 292336

**Approved on 16/06/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/00941**

**44 Nevill Avenue Hove**

Certificate of lawfulness for proposed loft conversion incorporating new dormer extension and 8 no. rooflights to side elevation.

**Applicant:** Mr Matt Oakman

**Officer:** Adrian Smith 01273 290478

**Approved on 19/06/09 DELEGATED**

**BH2009/01150**

**15 Orpen Road Hove**

Amendment to previously approved application BH2008/03976 to replace flat roof over existing garage with pitched roof.

**Applicant:** Mr & Mrs Dinning

**Officer:** Mark Thomas 292336

**Approved on 17/06/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**BH2009/01264**

**Blatchington Mill School Nevill Avenue Hove**

Erection of single storey extension to assembly and dining hall.

**Applicant:** Blatchington Mill School

**Officer:** Chris Wright 292097

**Approved on 30/06/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be undertaken in accordance with the measures prescribed within the Waste Minimisation Statement accompanying the application.

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

## **WESTBOURNE**

### **BH2009/00483**

#### **Land to rear of 18 Princes Crescent Hove**

Demolition of existing garage and construction of a new two storey, two bedroom dwelling with 4 no rooflights, patio and parking area.

**Applicant:** Mrs Eliaho Aboudi

**Officer:** Charlotte Hughes 292321

**Refused on 01/07/09 DELEGATED**

#### **1) UNI**

Policy TR7 of the Brighton & Hove Local Plan states that planning permission will be only be granted for developments that do not increase the danger to users of adjacent pavements, cycle routes and roads. The proposed site access is positioned adjacent to a designated parking bay and in a vicinity where there is no footway. These two factors increase the risk to users of the public highway and the occupiers of the proposed unit. The proposal therefore fails to comply with policy TR7 of the Brighton & Hove Local Plan.

### **BH2009/00585**

#### **The Maisonette 19 Cowper Street Hove**

Installation of replacement windows from wood to UPVC (Retrospective).

**Applicant:** Mrs C Lambert (The Estate Of)

**Officer:** Mark Thomas 292336

**Refused on 25/06/09 DELEGATED**

#### **1) UNI**

Policy QD14 and of the Brighton & Hove Local Plan seeks to ensure that alterations to existing buildings are well designed and detailed in relation to the existing property and the wider street scene. The proposed UPVC windows feature method of opening uncharacteristic of the fenestration of the existing property and properties in the vicinity of the site. As such, the proposed windows are considered to significantly detract from the character and appearance of the recipient property and the wider street scene, contrary to the aforementioned policy.

### **BH2009/00806**

#### **32 Pembroke Avenue Hove**

Erection of new single storey flat roof rear extension, with rooflight.

**Applicant:** Miss Angela Hampton & Mr Simon Arthur

**Officer:** Charlotte Hughes 292321

**Approved on 17/06/09 DELEGATED**

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

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

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

#### **2) UNI**

The works for which planning permission are hereby granted shall be carried out using the materials specified in the submitted plans and no variation shall be made without the prior written consent of the Local Planning Authority.

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

## **BH2009/00837**

### **53A New Church Road Hove**

Demolition of existing dwelling and the erection of 3no. detached houses with ancillary landscaping works

**Applicant:** Mrs Philippa Stephen-Martin

**Officer:** Paul Earp 292193

**Refused on 11/06/09 DELEGATED**

#### **1) UNI**

The proposal, by virtue of its scale, height and footprint, is considered to be an overdevelopment which would fail to respect the local context and its nature as a backland site, or to enhance the positive qualities of the area. For these reasons the development 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 do not unduly impact of the amenities of the surrounding area.

#### **2) UNI2**

Policy QD27 of the Brighton & Hove Local Plan aims to protect residential amenity. The development, on a backland site in close proximity to surrounding properties, by virtue of the height and position of the dwellings would result in a 4.6m high flank wall across the full width of the garden of 36 Lawrence Road. The proposed dwellings would overlook and overshadow the house and garden of 25 Richardson Road. For these reasons the development would result in a loss of residential amenity to the occupiers of neighbouring properties by overshadowing gardens, would reduce light to the properties and result in loss of outlook and creation of a sense of enclosure. For these reasons the proposal is contrary to policy QD27.

#### **3) UNI3**

Policy TR7 of the Brighton & Hove Local Plan seeks to ensure that developments provide safe access for all highway users. The site is accessed along a narrow access track shared by vehicles and pedestrians. The development would increase the number of pedestrian trips along this lane resulting in an unacceptable risk to public safety. For these reasons it is considered that the proposal fails to comply with policy TR7.

## **WISH**

## **BH2009/00935**

### **32 Coleman Avenue Hove**

Replacement of single glazed monopitch roof to rear with flat roof incorporating double glazed steel rooflight. Replacement of single glazed spandrel to south elevation with obscure double glazed aluminium fixed light window. Replacement of single glazed timber sliding doors and sidelights to west elevation with aluminium double doors and sidelights.

**Applicant:** Mr Matthew Smith

**Officer:** Charlotte Hughes 292321

**Approved on 11/06/09 DELEGATED**

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

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

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

#### **2) BH02.09**

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

Report from:



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.*

