

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED

PATCHAM

BH2009/00508

Asda Stores Ltd 1 Crowhurst Road Hollingbury Brighton

Extension to existing store to provide 1,676 square metres of additional gross floorspace.

Applicant: ASDA Stores Ltd

Officer: Aidan Thatcher 292265

Approved on 03/07/09 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) BH03.02

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

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

3) BH05.07

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

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

4) 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) 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.

7) BH15.06

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

Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and to comply with policy SU3 of the Brighton & Hove Local Plan.

8) UNI

Unless otherwise agreed in writing with the Local Planning Authority, a minimum of 28 disabled parking spaces shall be provided in the locations shown on drawing numbered 08.13.8.A(00)00_03A submitted on 6 April 2009 prior to the development hereby approved first being brought into use. The disabled parking shall be retained as such thereafter.

Reason: To ensure effective accessibility to the development and to comply with policies QD2 and TR1 of the Brighton & Hove Local Plan.

9) UNI

The extension hereby permitted shall only be used for a customer café, comparison goods and ancillary storage only, as shown on plan no. 08.138.A(00)01_02. Comparison goods are defined as books, clothing and footwear, furniture, audio-visual equipment, household appliances and other electrical goods, hardware and DIY suppliers, chemists goods, jewellery, watches and clocks, non-durable household goods, garden supplies and recreational goods and other miscellaneous goods.

Reason: As the retail need and impact has been justified for comparison goods only and to comply with policies SR1 and SR2 of the Brighton & Hove Local Plan.

10) UNI

No development shall commence until the applicants have entered into an agreement to join the Hollingbury Area Travel Plan which is currently being developed by Brighton & Hove City Council. ASDA will be responsible for implementing measures within the Hollingbury Area Travel Plan within the timescales defined within the Plan.

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

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

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 and tree planting for the site.

Reason: To compensate for the loss of the existing trees to be lost through the proposed development, 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 and Hove Local Plan.

BH2009/00954

Flat 26 The Priory London Road Brighton

Replacement of 6 no. existing metal windows with double glazed uPVC windows.

Applicant: Mr Brian Hammond

Officer: Chris Swain 292178

Approved on 06/07/09 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

BH2009/01168

47A Ladies Mile Road Patcham Brighton

Demolition and replacement of garage containing workshop and office.

Applicant: Braeside Motors Ltd

Officer: Helen Hobbs 293335

Approved on 21/07/09 DELEGATED

1) 01.01AA

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

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

2) 03.01A

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

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

3) 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.

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) UNI

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

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

6) UNI

The premises shall not be in use except between the hours of 08.00 to 18.00 Monday to Fridays and between 08.00 to 13.00 on Saturdays. The premises shall not be in use at anytime on Sundays or Bank Holidays.

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

7) UNI

No vehicular movements nor any loading or unloading of vehicles shall take place on the site except between the hours of 08.00 to 18.00 Monday to Fridays, 08.00 to 13.00 on Saturdays and not at any time on Sundays or Bank Holidays.

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

8) UNI

There shall be no outside working or outside storage of goods, equipment, materials or waste matter in connection with the use.

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

9) UNI

No panel beating or paint spraying shall be carried out at the premises at any time.

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

10) UNI

Details of any air handling or extraction systems (including system details, locations, specification and maintenance requirements) required in the workshop shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The scheme shall be implemented in accordance with the approved details and retained as such thereafter.

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

11) UNI

No installation of any external lighting shall take place until full details of the lighting have been submitted to and approved in writing by the Local Planning Authority. The approved installation shall be installed, maintained and operated in accordance with the approved details unless otherwise agreed in writing by the

Local Planning Authority.

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

BH2009/01170

Plots 1 & 2 Land Adjoining Sidney Cottage Braypool Lane Brighton

Outline application for the erection of two detached chalet bungalow style dwellings (one storey with rooms in roof level over).

Applicant: Mr David Ince

Officer: Aidan Thatcher 292265

Approved on 22/07/09 DELEGATED

1) BH01.02

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition 2 below, whichever is the later.

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

2) BH01.03

a) Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (i) layout;
- (ii) scale;
- (iii) appearance;
- (iv) access; and
- (v) landscaping.

b) The reserved matters shall be carried out as approved.

c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

3) 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.

4) 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.

5) BH03.01

Report from:

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.

6) BH04.01

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

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

7) 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 5 for all residential units have been submitted to the Local Planning Authority; and

(b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 5 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

8) 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 5 has been submitted to, and approved in writing by, the Local Planning Authority.

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

9) BH05.08

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

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

10) 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.

11) 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.

12) 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.

13) 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.

14) 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.

15) 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.

16) BH11.03

No development shall commence until fences for the protection of trees to be

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

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

17) UNI

The reserved matters submission shall include the full range of mitigation measures detailed in the report titled - PPG 24 Assessment of the Impact of Road Traffic Noise, dated 25th March 2009 and prepared by Acoustic Associates. The development must be completed in strict accordance with the approved measures and thereafter retained as such.

Reason: To protect the amenities of the proposed occupiers of the units and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

18) UNI

The reserved matters submission shall only include the subdivision of the plot into two long and narrow plots as shown on drawing no. 05 submitted with this application unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development integrates effectively with its surroundings and to comply with Policy QD2 of the Brighton & Hove Local Plan.

19) UNI

The buildings within the reserved matters submission shall not exceed 2 storeys in height, including the roof height unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development integrates effectively with its surroundings and to comply with Policy QD2 of the Brighton & Hove Local Plan.

BH2009/01201

10 Old Farm Road Brighton

Erection of a single storey conservatory at rear.

Applicant: Mr J Russell

Officer: Sonia Kanwar 292359

Approved on 03/07/09 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) 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.

BH2009/01214

19 Court Close Brighton

Single storey rear extension with 2 no. rooflights and replacement of existing side door and window with new window.

Applicant: Mr & Mrs Stokes

Officer: Sonia Kanwar 292359

Approved on 03/07/09 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) 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.

BH2009/01224

The Dharma School 149 Ladies Mile Road Brighton

Replacement of existing first floor windows to rear classroom with new windows and wall sections.

Applicant: Mr Peter Murdock

Officer: Sonia Kanwar 292359

Approved on 03/07/09 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) 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

BH2009/00840

27a Old Shoreham Road Brighton

Loft conversion incorporating roof extension, rear dormer and 1 no. side rooflight to create a self contained flat.

Applicant: Mr Rupert Maitland

Officer: Helen Hobbs 293335

Refused on 02/07/09 DELEGATED

1) UNI

The proposed roof alterations, by virtue of their size, bulk, poor visual impact and poor relationship with the existing building, combined with the positioning of the front rooflight would have a detrimental impact upon the character and appearance of the property and the street scene. This is contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

Report from:

2) UNI

The proposed roof alterations, by virtue of their size, bulk and positioning would have an overbearing impact and a sense of enclosure upon the neighbouring properties causing harm to the amenities of the occupiers. This is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/01121

261 Ditchling Road Brighton

Replacement shop front and alteration to the access of the residential dwelling above.

Applicant: Mr Paul Roelich

Officer: Helen Hobbs 293335

Approved on 02/07/09 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.

BH2009/01126

40 Cleveland Road Brighton

Installation of a porthole window in front gable.

Applicant: Mr Martin Taylor

Officer: Helen Hobbs 293335

Approved on 17/07/09 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.

BH2009/01164

106 Waldegrave Road Brighton

Single storey rear extension incorporating 4 no rooflights.

Applicant: Mr Matthew Crosby-Adams

Officer: Louise Kent 292198

Approved on 07/07/09 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) BH12.02

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

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

3) BH12.05

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

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

BH2009/01181

Ground Floor Flat 64 Florence Road Brighton

Replacement of rear windows with timber and upvc doors. Blocking up of existing external kitchen door. Addition of timber decking and trellis to rear.

Applicant: Mr David Purtell

Officer: Louise Kent 292198

Approved on 16/07/09 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.

BH2009/01198

106 Waldegrave Road Brighton

Erection of a bicycle store to front of property.

Applicant: Dr Matthew Adams

Officer: Jonathan Puplett 292525

Refused on 14/07/09 DELEGATED

1) UNI

The proposal by reason of its materials and siting in a small, elevated front garden area would be prominent and visually intrusive.

Views of the front elevation and bay window of the existing property would be obscured and the proposal would appear as an incongruous and inappropriate feature, harming the character and appearance of the existing property, and the surrounding street scene and Preston Park Conservation Area. The proposal is therefore contrary to Policies HE6, QD1, QD2, and QD14 of the Brighton & Hove Local Plan.

REGENCY

BH2008/02526

Huntindon House 22-25 North Street Brighton

Alterations to vacant storage areas at 22-25 North Street to form one large unit for A3 use. New ground floor access door and new duct work above existing flat roof to Riddle and Finns.

Applicant: Brighton Nominee (No. 1) & (No.2) Ltd

Officer: Paul Earp 292193

Approved on 09/07/09 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) 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) BH05.08

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.

4) BH07.01

The use hereby permitted shall not be open to customers except between the hours of 18.00 and 24.00 daily.

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

5) BH07.03

No development shall commence until a scheme for the fitting of odour control equipment to the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

6) BH07.05

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

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

7) BH12.02

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

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

8) UNI

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

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

9) UNI

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

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

10) UNI

Details of the proposed entrance door, which should be to the same height as the fascia on the same elevation, shall be submitted at a scale of 1:1 for joinery details and 1:20 for elevational drawings, and approved before works are carried

out. All brickwork to the doorframe shall be made good to match the existing.
Reason: To ensure a satisfactory appearance to the development in the interests of protecting the character and appearance of the conservation area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

11) UNI

The brickwork around the ducting hereby approved shall be finished to match the existing adjacent wall before the ventilation system is brought into use. The works shall be completed to and thereafter maintained to the satisfaction of the Local Planning Authority.

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

12) UNI

No alcohol shall be served in the premises except to persons seated, consuming food prepared and purchased from the premises and as a result of waiter/ess service.

Reason: To ensure that the use is an A3 restaurant and not a drinking establishment and in the interest of public order and crime prevention and in accordance with policy SR15 of the Brighton & Hove Local Plan.

13) 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 occupiers of neighbouring premises and to comply with policy QD27 of the Brighton & Hove Local Plan.

BH2009/00427

17 Montpelier Place Brighton

Change of use from convenience store (A1) to social club community place (D2).

Applicant: Mr Abas Shahnaazy

Officer: Chris Wright 292097

Refused on 13/07/09 DELEGATED

1) UNI

Policy SR8 of the Brighton & Hove Local Plan is permissive only of changes of use of individual shops subject to three criteria being met. Criterion b. requires applications to adequately demonstrate that an A1 retail use is no longer economically viable in that particular unit. The application site is known to remain occupied as a retail use and the application is not accompanied with evidence to demonstrate a retail use is no longer economically viable. As such the proposal is contrary to the requirements of policy SR8.

BH2009/00589

First Floor Flat 23 Montpelier Place Brighton

Internal alterations to layout of flat.

Applicant: Mr Andrew Cato

Officer: Wayne Nee 292132

Approved on 09/07/09 DELEGATED

1) 01.05AA

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

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

2) 14.02A

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

Report from:

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

3) UNI

The existing kitchen shall not be removed and the new kitchen area shall not be constructed until the associated restoration works hereby approved, including the reinstatement of the fireplace, doors, architraves, cornices and skirting boards have been carried out and completed in accordance with the approved drawings and approved details to the satisfaction of the local planning authority.

Reason: So as to ensure that the restoration works proposed in mitigation of the relocation of the kitchen to the front room are carried out and to secure the preservation, enhancement of the Listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

4) UNI

The pipework and any ducting serving the kitchen area shall be run within the floor/ceiling voids and no pipework, ducting or flues shall exit through the front of the building. All kitchen appliances shall be built in and refrigerators, freezers, washing machines and dish washers shall be concealed behind door panels.

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

5) UNI

Notwithstanding the approved drawings and details of the cornicing and fireplace, the following details shall be submitted to and approved by the local planning authority before works commence:-

- i) 1:1 joinery sectional profiles of all new joinery work including all types of new doors and their architraves, and the kitchen cabinets and details of the worktops, splashback and sink and their style, materials, colours and finishes;
- ii) Sectional details at 1:1 scale of the new cornices;
- iii) large scale details of the new fireplace including the make and model name, materials and a photograph;
- iv) the method of any fire protection of the walls, floors, ceilings and doors, including 1:5 sections through walls and ceilings, and smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes that may be required to meet fire regulations;
- v) the method of any sound and thermal insulation of the floors and walls required, including 1:5 sections through walls and ceilings;

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 listed building and in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

6) UNI

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

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

7) UNI

All existing original fabric including floors, lathe and plasterwork shall be retained,

except where shown to be removed in the approved drawings and shall be 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 original 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 a satisfactory appearance to the development and to comply with policy HE1 of the Brighton & Hove Local Plan.

8) UNI

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

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

9) UNI

All new works, including doors, architraves, skirting boards, picture rails, cornices, render work mouldings etc. shall match exactly the originals in materials, sizes, proportions and designs, and the windows shall be single glazed painted timber vertical sliding sashes without trickle vents.

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

BH2009/00634

30 Norfolk Road Brighton

Extension at first and second floor levels with extended roof terrace over to the rear.

Applicant: Mr & Mrs Karmani

Officer: Wayne Nee 292132

Refused on 09/07/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan states that extensions and alterations will only be granted if the proposed development is well designed, sited and detailed in relation to the property and the adjoining properties. Policy HE6 states that proposals within the setting of a conservation area should preserve or enhance the character or appearance of the area. The proposed extended roof terrace, by virtue of the combination of bulk, incongruity and projecting above the eaves level of the property, forms an unsympathetic feature poorly related to the appearance of the building and the neighbouring terraces, and also to the visual amenity of the surrounding Montpelier and Clifton Hill Conservation Area. The proposal is therefore contrary to the above policies.

BH2009/00801

St Stephens Hall Montpelier Place Brighton

Erection of a single storey extension to rear east yard.

Applicant: Nikki Homeward

Officer: Clare Simpson 292454

Approved on 20/07/09 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) BH13.01

No works 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 works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

3) UNI

Prior to development commencing, full details of the proposed new metal railings to the forecourt, and their hinges, latches, spear points and toprail sections and method of fixing, including 1:10 scale elevations and plans and 1:1 scale sections shall be submitted to and approved by the Local Planning Authority in writing. The works shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: As insufficient details have been submitted and to ensure preservation of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan

BH2009/00904

3 Powis Villas Brighton

Internal and external alterations incorporating installation of window to ground floor of front elevation and replacement of single door with double doors to ground floor side elevation.

Applicant: Mr Jonathan Sharpe

Officer: Charlotte Hughes 292321

Approved on 08/07/09 DELEGATED

1) BH01.05

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

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

2) BH13.11

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

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

3) UNI

No works shall take place until 1:20 scale sample elevations and 1:1 scale joinery profiles of the new external window and French doors and the internal paired doors, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

4) UNI

The internal alterations on the ground and first floor hereby permitted shall be made good with skirting boards and architraves to match the size, proportions and style of the originals. All existing doors are to be retained and re-used unless otherwise agreed in writing by the Local Planning Authority.

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

5) UNI

No works shall take place on the second floor until 1:20 scale sample elevations

and 1:1 scale joinery profiles of the door, skirting boards and architraves to be used on the second floor have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

6) UNI

No works shall take place until details of the routing of the new pipework for the en-suite bathroom on the first floor (including any associated extract ducting) have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2009/00967

4 Temple Street Brighton

Extension to ground floor rear extension and new timber doors. Internal alterations including formation of bathrooms at basement and first floor levels (Part retrospective).

Applicant: W. Russell Builders

Officer: Jason Hawkes 292153

Refused on 03/07/09 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 or appearance of the interior or exterior of the building. Supplementary Planning Guidance on Listed Buildings Interiors (SPGBH11) also states that all alterations will be expected to respect the original plan form and the historic building fabric of listed buildings. The new extension is considered to be an inappropriate addition to the listed building due to its excessive size which results in a projection of the north wall of the extension beyond the line of the existing house. The rendered blockwork to the party wall is also deemed to detract from the appearance of the building. The structure over the lightwell is considered an inappropriate and unattractive addition which does not relate well to the listed building. Internally, the gap between the kitchen and new extension is too wide which detracts from the plan form and appearance of the listed building. 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 and guidance.

BH2009/00983

51 Ship Street Brighton

Display of 1x non-illuminated lettering sign at parapet level, 2 x non-illuminated lettering and logo signs at ground floor level, 2 x externally illuminated projecting signs above the doors.

Applicant: Fat Face Ltd

Officer: Paul Earp 292193

Approved on 09/07/09 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.

Report from:

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

The non-illuminated lettering to be affixed to the parapet shall be made of metal.

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

9) UNI

The non-illuminated lettering and logo to be affixed to the string course at ground floor level shall be made of metal, reduced in size so as not to extend over the string course, and located centrally below the second window from both ends of the building.

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

10) UNI

Details of the externally illuminated box signs, which should be constructed from painted softwood, the profile of which should be no more than 0.05m thick, shall be submitted at a scale of 1:20 and approved by the Local Planning Authority before works commence. The signage shall be installed as approved to the satisfaction of the Local Planning Authority and maintained as such thereafter.

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

11) UNI

The illumination hereby approved should accord with the latest draft of the Institute of Lighting Engineers Technical Report no.5 - The Brightness of Illuminated Adverts.

Reason: To protect amenity and in the interests of highway safety, and to comply with policies QD12 and QD27 of the Brighton & Hove Local Plan

BH2009/00991

66 North Street Brighton

Replacement of shop front and installation of air conditioning units to roof.

Applicant: Toptrendz Fashion Accessories

Officer: Charlotte Hughes 292321

Refused on 03/07/09 DELEGATED

1) UNI

Supplementary Planning Document 2 on Shop Front Design (SPD02) aims to give detailed policy guidance on the installation of new shop fronts throughout the city, in order to raise the standard of design quality and enhance the attractiveness and local distinctiveness of the city's shopping centres. The proposed new shopfront by reason of its design, materials and detailing does not represent an improvement on the existing shop front and would neither preserve nor enhance the character and appearance of the Old Town conservation area. The proposal is therefore contrary to policies QD10 and HE6 of the Brighton & Hove Local Plan and SPD02: Shop Front Design.

2) UNI2

Insufficient information has been submitted with the application to enable the Local Planning Authority to assess the effect of the air-conditioning units upon neighbouring properties and the surrounding environment. The proposal is therefore contrary to policy SU10 of the Brighton & Hove Local Plan.

BH2009/01016

French Protestant Church of Brighton Queensbury Mews Brighton

Conversion from a church (D1) to a two-bedroom dwelling house (C3) with associated external alterations including increased height of wall to north elevation and installation of solar panel and rooflights.

Applicant: Mr Haydn Hughes

Officer: Guy Everest 293334

Approved on 09/07/09 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) BH05.09

The development hereby permitted shall not be commenced until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development

would be efficient in the use of energy, water and materials. The development shall be carried out in strict accordance with the approved details.

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

3) UNI

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

i) the rooflights;

ii) details of the air brick, and its colour;

iii) details of the refurbishment and alterations to the windows and the roof turret openable glazing including 1:20 elevations and 1:1 scale sectional profiles of their frames;

iv) details of the roof vents and mechanical openers;

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

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

4) UNI

The metal frames of the solar panel and the rooflights shall be painted black and the solar panel shall be integrated into the roof unless otherwise agreed in writing by the Local Planning Authority.

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

5) UNI

The existing brickwork and stonework to the building shall not be painted.

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

6) UNI

The existing red brick archway and immediately abutting brick wall to the western elevation of the building, as indicated on drawing no. LH09-083-305 rev C, shall be retained unaltered externally.

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

BH2009/01045

Flat 2 35 Sillwood Road Brighton

Installation of a new period fireplace and removal of two non-original internal walls in living room.

Applicant: Miss Annie Heddy

Officer: Mark Thomas 292336

Approved on 21/07/09 DELEGATED

1) BH01.05

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

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

2) UNI

Notwithstanding the submitted drawings and details, no works shall take place until full details of the proposed fireplace, kitchen units and kitchen layout including 1:20 scale sample elevations and 1:1 scale profiles of the kitchen units and doors, and full details of the fireplace including manufacturers brochure showing the proposed fireplace, manufacturers name and model number have

been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2009/01133

4 Clifton Terrace Brighton

Alterations to existing conservatory and out-building to form new kitchen and dining areas, including installation of 2no. glazed lantern rooflights. Replacement rear windows, together with minor external alterations to rear yard and elevations.

Applicant: Mr Karl Henry

Officer: Mark Thomas 292336

Approved on 06/07/09 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) UNI

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

- i) 1:20 sample elevations and sections, and 1:1 sectional profiles of all new joinery work including all types of new windows and doors and their internal panelling, architraves, skirting boards, the lantern lights and the fascia and cornice of the conservatory garden dining area;
- ii) details of the steps, cills and reveals of the windows and doors at 1:5 scale;
- iii) details of the new metal railings including 1:20 elevations and 1:1 sections of the top rail;
- iv) details and samples of materials, including the roofing material and internal and external paving; And the works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

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

3) UNI

The existing red clay tile paving in the garden shall be salvaged, retained and reused for repaving the basement lightwell.

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

4) UNI

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

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

5) 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. Provision shall be made to enable the erection of scaffolding for the painting and maintenance of the rear of the building.

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 and to ensure that the building can be effectively maintained and preserved in accordance with Brighton & Hove Local Plan Policy HE1.

BH2009/01134

4 Clifton Terrace Brighton

Alterations to existing conservatory and out building to form new kitchen and dining areas, including installation of 2 no. glazed lantern rooflights. Replacement rear windows, together with minor external alterations to rear yard and elevations.

Applicant: Mr Karl Henry

Officer: Mark Thomas 292336

Approved on 07/07/09 DELEGATED

1) 01.05AA

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

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

2) UNI

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

- i) 1:20 sample elevations and sections, and 1:1 sectional profiles of all new joinery work including all types of new windows and doors and their internal panelling, architraves, skirting boards, the lantern lights and the fascia and cornice of the conservatory garden dining area;
- ii) details of the steps, cills and reveals of the windows and doors at 1:5 scale;
- iii) details of the new metal railings including 1:20 elevations and 1:1 sections of the toprail;
- iv) details and samples of materials, including the roofing material and internal and external paving;

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

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

3) UNI

The existing red clay tile paving in the garden shall be salvaged, retained and reused for repaving the basement lightwell.

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

4) UNI

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

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

5) 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. Provision shall be made to enable the erection of scaffolding for the painting and maintenance of the rear of the building.

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

Report from:

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 and to ensure that the building can be effectively maintained and preserved in accordance with Brighton & Hove Local Plan Policy HE1.

BH2009/01178

4 Vine Place Brighton

Certificate of lawfulness for a proposed development of a single storey rear extension incorporating 4no. rooflights, an extension at the basement level and the installation of 4no. rooflights and 4no. solar panels to the central roofslope facing South.

Applicant: Mr Robin Bines

Officer: Adrian Smith 01273 290478

Approved on 17/07/09 DELEGATED

BH2009/01185

41 East Street Brighton

Display of 1x non-illuminated projecting sign, 1x non-illuminated fascia sign and 1 x awning.

Applicant: Lush Retail Ltd

Officer: Mark Thomas 292336

Approved on 21/07/09 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.

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.

Report from:

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.

BH2009/01191

Bombay Lounge 31a North Street Brighton

Display of external signage to the front and side of building.

Applicant: Mr S Ahmed

Officer: Jason Hawkes 292153

Approved on 21/07/09 DELEGATED

1) BH01.05

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

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

2) UNI

Notwithstanding the submitted details which indicate a black sign, the proposed menu board sign to the side elevation shall be off-white to match the existing walls with black lettering. The solid bronze lettering above the front windows shall also be as shown on drawing ASK/1 which indicates the word 'Indian' above the word 'Restaurant'.

Reason: To ensure the satisfactory preservation of this listed building and conservation area and to comply with policies HE1 and HE9 of the Brighton & Hove Local Plan.

3) UNI

Prior to the installation of the hanging sign, details of the wrought iron bracket and its fixings shall be submitted to the Local Planning Authority for approval. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure the satisfactory preservation of this listed building and conservation area and to comply with policies HE1 and HE9 of the Brighton & Hove Local Plan.

BH2009/01192

Bombay Lounge 31a North Street Brighton

Display of bronze individual lettering (non illuminated), 1 no projecting sign (non illuminated) and 1 no fixed menu board (non illuminated).

Applicant: Mr S Ahmed

Officer: Jason Hawkes 292153

Approved on 21/07/09 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.

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) UNI

Notwithstanding the submitted details which indicate a black sign, the proposed menu board sign to the side elevation shall be off-white to match the existing walls with black lettering. The solid bronze lettering above the front windows shall also be as shown on drawing ASK/1 which indicates the word 'Indian' above the word 'Restaurant'.

Reason: To ensure the satisfactory preservation of this listed building and conservation area and to comply with policies HE1, HE6 and HE9 of the Brighton & Hove Local Plan.

8) UNI

Prior to the installation of the hanging sign, details of the wrought iron bracket and its fixings shall be submitted to the Local Planning Authority for approval. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure the satisfactory preservation of this listed building and conservation area and to comply with policies HE1, HE6 and HE9 of the Brighton & Hove Local Plan.

BH2009/01210

8C Sussex Heights St Margarets Place Brighton

Replacement of existing windows and balcony enclosure with uPVC units.

Applicant: Mrs Margaret Brisley

Officer: Wayne Nee 292132

Approved on 20/07/09 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.

BH2009/01245

9 Duke Street Brighton

Change of use from retail unit (A1) to part retail (A1) and part hot food takeaway (A5). Retrospective.

Applicant: Commercial property & Development

Officer: Jason Hawkes 292153

Approved on 14/07/09 DELEGATED

1) UNI

The use hereby permitted shall not be open to customers except between the hours of 1000 and 2300 Mondays to Saturdays and 1000 to 1900 Sundays and Bank Holidays.

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

2) UNI

This approval is limited to the works shown on the approved plans which do not include any form of external ventilation or ducting.

Reason: For the avoidance of doubt and to ensure compliance with policies HE6, SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The premises shall only be used for the sale of hot and cold food and drinks for consumption on or off the premises in accordance with the details submitted on the 9th June and no primary cooking of unprepared food shall be carried out on the premises.

Reason: To ensure the use of the premises remains part A1 and part A5 and in accordance with policies SR4 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The unit shall retain a shop window display at all times displaying hot and cold drinks and food sold within the premises.

Reason: To ensure the use of the premises retains a retail element in accordance with policy SR4 of the Brighton & Hove Local Plan.

BH2009/01609

Montpelier Lodge 16 Montpelier Terrace

1 x Lime - reduce to previous pruning points (retrospective).

Applicant: Peter Overill Associates

Officer: Di Morgan 292186

Approved on 06/07/09 DELEGATED

ST. PETER'S & NORTH LAINE

BH2009/00673

20 Upper Lewes Road Brighton

First floor rear extension with rooflight and loft conversion with rear dormer.

Applicant: Mr Paul Tiling

Officer: Sonia Kanwar 292359

Approved on 07/07/09 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) UNI

The dormer window shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

Reason: In the interests of the character and appearance of the building and the visual amenities of the area and to comply with policies QD1 & QD14 of the Brighton & Hove Local Plan.

3) UNI

The north east facing window of the rear extension hereby approved 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.

BH2009/00937

5 Frederick Gardens Brighton

Replacement of front bay windows.

Applicant: Mr T Baker

Officer: Chris Swain 292178

Approved on 15/07/09 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) UNI

The windows hereby approved shall be painted white timber and shall be retained as such thereafter.

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

BH2009/00979

2A Wykeham Terrace Brighton

Installation of galvanised wall ladder and railing for fire escape access (Retrospective).

Applicant: Miss Pamela Webb

Officer: Louise Kent 292198

Refused on 21/07/09 DELEGATED

1) UNI

The escape ladder is not well designed and detailed in relation to the existing building, and has a detrimental impact on the character and appearance of the existing flat, the building as a whole and the surrounding Clifton Hill conservation area. The proposal is therefore contrary to policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The escape ladder results in overlooking and a loss of privacy to the ground floor

Report from:

flat at 2 Wykeham Terrace, and will harm the occupant's residential amenity. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/00980

2A Wykeham Terrace Brighton

Installation of galvanised wall ladder and railing for fire escape access (Retrospective).

Applicant: Miss Pamela Webb

Officer: Louise Kent 292198

Refused on 21/07/09 DELEGATED

1) UNI

The installed wall ladder and railing has an adverse impact upon the architectural and historic character of the exterior of the Grade II Listed Building, by reason of its design, scale, and position. It is therefore contrary to policy HE1 of the Brighton & Hove Local Plan which seeks to preserve the character and appearance of Listed Buildings.

WITHDEAN

BH2007/02413

44-46 Harrington Road Brighton

Remove condition 6 of planning permission 92/0099/fp to allow the residential unit to be used for storage and staff facilities (retrospective).

Applicant: Early Years Childcare

Officer: Clare Simpson 292454

Approved on 08/07/09 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) UNI

The measures outlined in the submitted travel plan shall be implemented in their entirety on commencement of the storage and staff facilities hereby permitted and the travel plan shall thereafter be reviewed and updated annually. The subsequent travel plans shall include a travel survey of staff and parents, staggered pick up and drop off times and shall be submitted to and approved by the Local Planning Authority in writing. The travel plans as approved shall be adhered to thereafter.

Reason: To ensure that traffic generation is adequately managed and reliance on private motor vehicles reduced in compliance with policies TR1, TR4, TR7 and TR14 of the Brighton & Hove Local Plan.

3) UNI

The number of children attending the nursery shall not exceed 71 at any time.

Reason: To safeguard the amenities of the locality and to comply with policies HO26, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2009/00803

Land Adjoining 9 Woodside Avenue Brighton

Construction of a new three-storey dwelling with pitched roof and solar panels.

Applicant: John Goodison & Anna Harvey

Officer: Clare Simpson 292454

Approved on 09/07/09 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) BH02.03

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

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

3) BH02.04

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

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

4) BH02.08

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.

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 / Code level 4 / Code level 5*] has been submitted to, and approved in writing by, the Local Planning Authority.

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

8) 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) BH06.04

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

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

10) 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.

11) BH11.02

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

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

12) 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.

13) UNI

No development shall be commence 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 levels of the development and have been submitted to and approved in writing by the Local Planning Authority. The development shall 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.

14) UNI

Notwithstanding the development shall take place until a revised written Site Waste Management Plan, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in strict accordance with the approved details.

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

15) UNI

Unless otherwise agreed in writing, all service runs for the new dwelling shall be located on the northern side of the new building, away from the protected trees on-site.

Reason: To ensure the preservation of the protected trees on site and in accordance with QD16 of the Brighton & Hove Local Plan.

16) UNI

Prior to development commencing a full arboriculture report and method statement shall be submitted to and approved by the Local Planning Authority in writing. The report shall outline the measures for the protection of the trees to be retained, on site and identify the species and maturity of the replacement trees to be planted. The development shall be carried out in strict accordance with the approved details.

Reason: as insufficient information has been submitted and in order to ensure the preservation of the protected trees on site, and replacement planting and in accordance with QD16 of the Brighton & Hove Local Plan.

17) UNI

Prior to development commencing, the tree protection fences agreed in details to be submitted in relation to condition 17, shall be erected on site and inspected by a member of the Councils Arboriculture Department. The agreed protection measures shall remain in place during the duration of construction.

Reason: To ensure adequate preservation of the trees on site in the interested on the visual amenities of the area in accordance with policy QD16 of the Brighton & Hove Local Plan.

BH2009/00947

99 Preston Drove Brighton

Change of use from professional office (A2) to private tuition centre (D1).

Applicant: Kip McGrath - Brighton

Officer: Jonathan Puplett 292525

Approved on 02/07/09 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) UNI

The premises shall be used for a private tuition centre and for no other purpose (including any other purposes in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: For the avoidance of doubt over what is permitted, and to enable the Local Planning Authority to consider the acceptability of alternative uses of the site in accordance with policies QD27 and SU10 of the Brighton & Hove Local Plan.

3) UNI

The use hereby permitted shall not be open to customers except between the hours of 09.00 and 19.00 Monday to Friday, 09.30 and 14.00 on Saturdays and not at any time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of neighbouring residents and occupiers in compliance with Policies QD27 and SU10 of the Brighton & Hove Local Plan.

4) UNI

The total number of students attending the premises shall not exceed 15 at any one time.

Reason: To protect the amenity of neighbouring residents and occupiers in compliance with Policies QD27 and SU10 of the Brighton & Hove Local Plan.

5) UNI

The rear garden area of the property shall not be used by students of the tuition centre; access shall be restricted to staff only.

Reason: To protect the amenity of neighbouring residents and occupiers in compliance with Policies QD27 and SU10 of the Brighton & Hove Local Plan.

BH2009/01036

Flats A B & C 68 Compton Road Brighton

Replacement of all existing windows and front and rear doors with Upvc windows and doors.

Applicant: Mr Richard Blake

Officer: Adrian Smith 01273 290478

Refused on 07/07/09 DELEGATED

1) UNI

The proposed replacement windows and doors, by reason of their proportions, materials and general design, 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, and as such are contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2009/01057

Curwen Place Brighton

Erection of 3 bin stores.

Applicant: Cox's Estate Development Residents Ltd

Officer: Paul Earp 292193

Report from:

Refused on 03/07/09 DELEGATED

1) UNI

Policy QD16 of the Brighton & Hove Local Plan aims to protect existing trees and hedgerows. The proposed stores are to be sited within the root protection area of two preserved yew trees and in close proximity to other preserved trees. The stores, which require cutting into the ground and providing a concrete slab, will damage the peripheral tree roots to the detriment of the trees. No evidence has been submitted to establish that locating the enclosures on the sites proposed would not kill the tree roots or damage the trees. For these reasons the proposal is contrary to QD16.

BH2009/01125

7 Hillbrow Road Brighton

Erection of a single storey rear extension with pitched roof and erection of a front dormer and porch.

Applicant: Mr & Mrs P Stone

Officer: Mark Thomas 292336

Approved on 15/07/09 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) 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.

BH2009/01129

Land adjoining 2 Croft Road Brighton

Demolition of existing garage and construction of a new three storey house with 4 No. rooflights, associated amenity spaces and bicycle, bin & recycling stores.

Applicant: Mr Gary Vallier

Officer: Jason Hawkes 292153

Refused on 10/07/09 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 dwelling by virtue of its excessive scale in this relatively small plot, in close proximity to the host property, is considered to be an overdevelopment of the site and inappropriate in terms of its design which fails to respect the constraints of the site and its relationship to surrounding residential properties. Due to the limited size of the site and size and design of the dwelling, it is felt the proposal will appear as a cramped form of development and the house will appear as an incongruous addition in the street scene. Overall, the proposal results in a visually inappropriate form of development with inadequate spacing between dwellings and is contrary to the above policies.

2) UNI

Policy QD27 of the Brighton & Hove Local Plan seek to protect the residential

amenity of neighbouring properties. Due to the position of the dwelling in relation to the garden of the host property, the proposal results in significant overlooking of the adjacent garden and a significant loss of privacy. The proposal therefore leads to a loss of amenity and is contrary to the above policy.

BH2009/01148

60 Fernwood Rise Brighton

Certificate of Lawfulness for proposed loft conversion with hip-to-gable roof extension incorporating 4 no. rooflights and enclosure of covered area to form sunroom.

Applicant: Mr & Mrs Ovett

Officer: Adrian Smith 01273 290478

Approved on 07/07/09 DELEGATED

BH2009/01179

97 Wayland Avenue Brighton

Erection of a two-storey side extension, single storey rear extension and single storey and two storey front extensions.

Applicant: Mr Mike Spencer

Officer: Mark Thomas 292336

Approved on 20/07/09 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) 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) BH03.02

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.

BH2009/01183

14 Cornwall Gardens Brighton

Proposed single storey side extension with pitched roof.

Applicant: Mr Dave Leckey

Report from:

Officer: Mark Thomas 292336

Approved on 08/07/09 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) 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.

BH2009/01266

Withdean Lodge 24B Tongdean Lane Brighton

Certificate of lawfulness for a proposed single storey rear extension.

Applicant: Mr Darby

Officer: Mark Thomas 292336

Refused on 09/07/09 DELEGATED

BH2009/01281

125 Valley Drive Brighton

Certificate of lawfulness for proposed single storey side extension and porch extension.

Applicant: Mr & Mrs Cavell

Officer: Wayne Nee 292132

Approved on 22/07/09 DELEGATED

EAST BRIGHTON

BH2009/00521

12 Princes Terrace Brighton

Demolition of existing detached garage and erection of a new two-storey side extension incorporating new garage.

Applicant: Mr Keith Winsper

Officer: Helen Hobbs 293335

Refused on 07/07/09 DELEGATED

1) UNI

The proposed extension, by reason of its size, design, bulk, and height, would be an incongruous feature that would adversely affect the appearance and character of the existing property and the Princes Terrace street scene, contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2009/00805

Flat 2 8 Chesham Place Brighton

Erection of a stud partition wall incorporating new door between bedroom and hallway. (Retrospective)

Applicant: Miss Salimah Mahomed

Officer: Chris Swain 292178

Approved on 08/07/09 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.

BH2009/00813

29 Whitehawk Road Brighton

New shop front and erection of a two-storey rear extension to provide additional shop storage at ground floor. Conversion of entire first floor to a new self-contained one bedroom flat.

Applicant: Mr Abbas Daneshi

Officer: Anthony Foster 294495

Approved on 10/07/09 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) 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) 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.

Report from:

6) 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.

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.

BH2009/00959

Chinese Gourmet 20 Whitehawk Road Brighton

Alterations to ground floor and upper floor entrance, first floor rear extension and rear dormer extension and increase in height of ventilation duct.

Applicant: Mrs Mary Ma

Officer: Liz Arnold 291709

Refused on 13/07/09 DELEGATED

1) UNI

The proposed extension, by virtue of its size and bulk, is considered to be of detriment to the character and appearance of the host property and the related terrace. The proposal is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

2) UNI2

The proposed extension, by virtue of its size, bulk and positioning close to the rear common boundary, would have an adverse affect upon the amenities of the rear neighbouring properties by being visually intrusive, overbearing and resulting in a sense of enclosure and resulting in the loss of light and outlook to the rear neighbouring properties. This is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed rear dormer window, by virtue of its size and design, which includes large areas of cladding, is considered to be overly bulky, oversized, poorly designed and poorly related to the existing building and therefore of detriment to the character and appearance of the existing property, the related terrace and the wider area. The proposal is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2009/01202

The Rock Inn 7 Rock Street Kemp Town Brighton

Erection of rear fascia to provide smoking shelter (Part retrospective)

Applicant: Juliet Mckenna Trading as The Rock

Officer: Helen Hobbs 293335

Approved - no conditions on 22/07/09 DELEGATED

HANOVER & ELM GROVE

BH2009/00655

Covers Yard Melbourne Street Brighton

Demolition of existing yard buildings and erection of 3 storey terrace along eastern boundary of site, and 4 and 7 storey apartment building along northern boundary of the site, providing a total of 39 residential units, cycle and car parking to rear.

Applicant: Mr Tom Shaw

Officer: Kate Brocklebank 292175

Refused on 08/07/09 PLANNING COMMITTEE

1) UNI

The proposal, by reason of its design, bulk, height and site coverage, would be an overdevelopment of the site that would relate poorly to development in the surrounding area. The taller element of the scheme would appear as a prominent, over-dominant and incongruent building within the area and would relate poorly to the adjoining three storey element to the south. The western elevation of the three storey element would fail to provide passive surveillance of Melbourne Street through the lack of window openings at ground and first floor levels. The excessive site coverage would prevent the provision of meaningful landscaping, would not provide an appropriate setting for a building of the scale proposed and constitutes town cramming. Therefore the proposal is contrary to Brighton & Hove Local Plan policies QD1, QD2, QD3, QD5, QD15, HO4 and SPGBH note 15 Tall Buildings.

2) UNI

The proposed development would fail to provide suitable outlook to all habitable rooms of proposed units 00A - 00F inclusive resulting in an unacceptable sense of enclosure for these units. The proposed development would fail to make adequate provision for on-site external amenity space, including play space for children which would rely wholly on off-site provision. The majority of the balcony and terraced areas would be overlooked, and no meaningful landscaping would be provided on site. The development has therefore failed to meet the needs of and provide adequate living conditions for future occupiers, contrary to Brighton & Hove Local Plan policies QD3, QD15, HO4, HO5, HO6 and QD27.

3) UNI

The applicant has failed to demonstrate that the lawful use of the site is sui generis. In the absence of adequate evidence to the contrary, the lawful use of the site is considered to be storage and distribution (B8) and the applicant has failed to provide sufficient information to demonstrate that the site is genuinely redundant and does not have the potential for employment related redevelopment. The proposal is therefore considered to harm employment opportunities contrary to local plan policy EM3.

BH2009/00738

76 Islingword Road Brighton

Installation of extractor flue at the rear of property.

Applicant: Pizzaiola

Officer: Chris Swain 292178

Refused on 13/07/09 DELEGATED

1) UNI

Insufficient information has been submitted to adequately assess the impact of the proposal in terms of potential odour pollution and noise disturbance upon the residential amenity of neighbouring properties, contrary to policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

2) UNI

The applicant has failed to demonstrate that the proposal, by reason of its design, height and visibility from Islingword Place, would not form a visually intrusive element in the street scene detracting from the character of the area contrary to

policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2009/00924

Flat 3 Finsbury Lodge Finsbury Road Brighton

Replacement of wooden window to front elevation and 2no wooden windows to rear elevation with PVCU windows.

Applicant: Mr Lehtonen Markku

Officer: Helen Hobbs 293335

Refused on 08/07/09 DELEGATED

1) UNI

The introduction of uPVC replacement windows of an unsympathetic design, material and opening arrangement, would cause harm to the character and appearance of the existing property and the street scene, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2009/00963

18A Totland Road Brighton

Replacement of existing windows with UPVC double glazing windows.

Applicant: Mrs Anna Tully

Officer: Helen Hobbs 293335

Refused on 14/07/09 DELEGATED

1) UNI

The introduction of uPVC replacement windows of an unsympathetic design, material and opening arrangement, would cause harm to the character and appearance of the existing property and the street scene, contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan.

BH2009/01064

39 Shanklin Road Brighton

Replacement of 1 No. timber window, 1 No. UPVC window and 1 No. timber door with 2 No. UPVC windows and 1 No. UPVC door.

Applicant: Mr Scott Lawrence

Officer: Chris Swain 292178

Approved on 07/07/09 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.

BH2009/01092

26 - 28 Brading Road Brighton

Application for approval of details reserved by conditions 2, 3 and 5 of application BH2005/01616/FP.

Applicant: Mr Michael Gray

Officer: Aidan Thatcher 292265

Approved - no conditions on 13/07/09 DELEGATED

BH2009/01101

26-28 Brading Road Brighton

Replacement of existing facade.

Applicant: Mr Michael Gray

Officer: Aidan Thatcher 292265

Approved on 10/07/09 DELEGATED

Report from:

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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) BH03.04

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

Reason: In the interests of the character and appearance of the building(s) and the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The front façade shall only be rebuilt using bricks which are salvaged from the existing front façade or Ibstock Cooksbridge Yellow Clamp Stock for the main elevation and Ibstock Swanage Handmade Restoration Red for the feature detailing.

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

BH2009/01136

103B Hanover Terrace Brighton

Erection of single storey rear extension. Ground floor rear window to be replaced with upvc double doors.

Applicant: Mr Karl Bray

Officer: Liz Arnold 291709

Approved on 06/07/09 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) BH12.02

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

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

3) UNI

The measures set out in the Waste Minimisation Statement submitted on the 8th 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

BH2005/02387/FP

Stanmer House Stanmer Village Stanmer Brighton

Reconstruction of north-west wing to provide 7 terraced houses, comprising 6 x three-bedroom units and 1 x four-bedroom unit and provision of 13 car parking spaces (Re-submission and amendment of withdrawn application BH2004/02879/FP).

Applicant: Cherrywood Investments Ltd

Report from:

Officer: Jonathan Puplett 292525

Approved on 03/07/09 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) 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) BH05.07

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

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

5) 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) BH13.05

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

Report from:

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

7) 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.

8) 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.

9) BH15.01

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

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

10) UNI

Prior to the commencement of works, details, including a method statement and a scheme for the preservation in situ of surviving important original built fabric and its protection during works, a detailed survey plan and sections of the site, showing all the existing site levels and surviving original built fabric including any paving, walls, foundations, wells, conduits, icehouses or basements at a scale of 1:50 shall be submitted to and approved in writing by the Local Planning Authority. The approved protective measures shall be retained as such until the development is completed in its entirety, unless otherwise agreed in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and maintained as such thereafter.

Reason: To ensure that the development is carried out in its entirety and to secure the preservation and enhancement of this listed building and associated underground chambers including an icehouse, water cisterns and brick conduits and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

11) UNI

Prior to the commencement of development on the site, details of construction phase protection measures for the York Stone paving shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme of protective measures shall be implemented prior to commencement of development on the site and retained for the duration of construction or as otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building, to protect

the character and appearance of Stanmer conservation area and to comply with policy HE1, HE4 and HE6 of the Brighton & Hove Local Plan.

12) UNI

Prior to the commencement of works, full details, including existing and proposed elevational drawings and sections showing existing and proposed site levels, hard surfacing, the means of enclosure, planting of the development, and a layout plan of the existing trees, shrubs and hedge rows on the land and those that are to be retained, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and maintained as such thereafter.

Reason: To ensure that the development is carried out in its entirety and to secure the preservation, enhancement of this listed building, to protect the character and appearance of Stanmer conservation area and to comply with policies HE1, HE4 and HE6 of the Brighton & Hove Local Plan.

13) 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 the character, appearance and setting of the listed building, to protect the character and appearance of Stanmer conservation area and to comply with policies QD1, QD15, QD16, and HE6 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 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.

15) UNI

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

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy

16) UNI

Prior to commencement of development drawings detailing the site access including pedestrian and vehicle visibility splays shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the details as approved, and the access and visibility splays

shall be retained as such thereafter.

Reason: In the interests of highway safety for pedestrian and vehicle users, in accordance with Brighton & Hove Local Plan policies TR1 and TR7.

17) UNI

Notwithstanding the approved plans, drawings detailing the car parking layout including existing and proposed site levels, and reference to the location of the ice houses and existing and retained trees shall be submitted to and approved in writing by the Local Planning Authority. These plans shall also detail the allocation of the car parking spaces on the site between the occupiers of the dwellings hereby approved and the commercial occupier of Stanmer House. Development shall proceed in accordance with the details as approved, and shall be retained as such thereafter.

Reason: To ensure the satisfactory preservation of the listed building and setting and existing trees and vegetation on the site and to ensure appropriate allocation of car parking spaces to comply with policies TR1, TR19, QD16, HE1 and HE11 of the Brighton & Hove Local Plan.

18) UNI

No works to the existing tarmac surfacing shall take place until details and a schedule of works in this regard have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with the approved Arboricultural Impact Study and Method Statement. New surfacing of the driveway and of any other area of the development in the vicinity of tree roots shall be hand dug in accordance with BS 5837 and finished with a semi permeable membrane in accordance with the relevant British Standard or APN 1 (Driveways close to trees). Details of the semi permeable membrane to be used on the parking area and driveway shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the details as approved and shall be maintained as such thereafter.

Reason: To ensure the satisfactory preservation of the listed building and existing trees and vegetation on site and to comply with policies QD16, HE1 and HE11 of the Brighton & Hove Local Plan.

19) UNI

Prior to commencement of development, plans detailing existing and proposed site levels specifically in relation to all trees shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the details as approved, and following completion of development, site levels shall be retained as approved thereafter.

Reason: To ensure the satisfactory preservation of the existing trees and vegetation on site and to comply with policies QD17 and HE11 of the Brighton & Hove Local Plan

20) UNI

Prior to the commencement of works a detailed schedule of the proposed management, works to, and long term protection of the Horse Chestnut tree shall be submitted to and approved in writing by the Local Planning Authority. The approved management scheme for the tree shall be implemented in accordance with the approved details and adhered to thereafter.

Reason: To ensure the satisfactory management and preservation of the protected Horse Chestnut Tree, that is considered to predate Stanmer House, and its relationship with Stanmer House and the wider park and to comply with policies QD17 and HE11 of the Brighton & Hove Local Plan.

21) UNI

Prior to the commencement of works, the existing trees on site, including the Horse Chestnut Tree, must be protected to BS 5837 (2005) standards in accordance with the approved methodology outlined in the Arboricultural Impact

Study and Method Statement required the above condition. The protective fencing and measures shall be retained as such until the development is completed in its entirety or as otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the satisfactory preservation of the existing trees and vegetation on site, to protect the character and appearance of Stanmer conservation area and to comply with policies QD15, QD16, HE6 and HE11 of the Brighton & Hove Local Plan.

22) UNI

Prior to the commencement of works, a full Arboricultural Impact Study and Method Statement in accordance with the requirements of BS 5837 (2005), including tree protection measures during construction, a schedule of all works in the vicinity of trees and excavation methods in the vicinity of tree roots, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved statement and be retained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building, to protect the character and appearance of Stanmer conservation area and trees and vegetation on site and to comply with policies QD1, QD15, QD16 and HE6 of the Brighton & Hove Local Plan.

23) UNI

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

Reason: In the interest of preventing pollution of the water environment in accordance with Brighton & Hove Local Plan policy SU3.

24) UNI

If during development, any visibly contaminated or odorous material not previously identified is found to be present at the site, it must be investigated, including informing the Local Planning Authority immediately of the nature and degree of contamination present. Following discovery of contaminated material, affected works shall cease until a method statement detailing how the material will be addressed has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any contamination discovered does not result in detriment to controlled waters of future occupiers, in accordance with Brighton & Hove Local Plan policies SU3 and SU11.

25) 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.

26) 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 the character, appearance and setting of the listed building, to protect the character and appearance of Stanmer conservation area and to comply with policies QD1, QD15, QD16 and HE6 of the Brighton & Hove Local Plan.

27) UNI

Prior to the commencement of works, full details, including existing and proposed elevational drawings, details of materials and a layout plan, of the refurbishment of, and alterations to, the boundary treatment including new walls and gates shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the details as approved and be retained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building, to protect the character and appearance of Stanmer conservation area and to comply with policy HE1, HE4 and HE6 of the Brighton & Hove Local Plan.

28) UNI

The existing York Stone paving around the well pumphouse shall be retained and restored prior to first occupation of the dwellings hereby approved, in accordance with a scheme of restoration and ongoing maintenance which shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works on the site. On-going maintenance shall be undertaken thereafter in accordance with the approved scheme.

Reason: To ensure the satisfactory preservation of this listed building, to protect the character and appearance of Stanmer conservation area and to comply with policies HE1, HE4 and HE6 of the Brighton & Hove Local Plan

29) UNI

No development shall take place until a scheme for the restoration of the Well Pump House and donkey engine has been submitted to and approved in writing by the Local Planning Authority. The dwellings hereby approved shall not be occupied the scheme approved has been completed in its entirety, and the restoration of Well Pump House and donkey engine has been completed, in accordance with the approved details.

Reason: To ensure that the development is carried out in its entirety and to secure the preservation, enhancement and restoration of the Well Pump House and donkey engine which is considered an essential part of the restoration scheme, in accordance with policy HE1 and HE4 of the Brighton & Hove Local Plan.

30) UNI

Notwithstanding the detail of the approved drawings, revised drawings of the dormer windows at a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the details as approved and be retained as such thereafter.

Reason: To secure the preservation of this listed building, to protect the character and appearance of Stanmer conservation area and to comply with policies HE1, HE4 and HE6 of the Brighton & Hove Local Plan.

31) UNI

No cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building, to protect the character and appearance of Stanmer conservation area and to comply with policy HE1, HE4 and HE6 of the Brighton & Hove Local Plan.

32) UNI

No development shall take place until the following have been submitted to and

approved in writing by the Local Planning Authority:

(a) Samples of the materials (including colour scheme, render, roofing tiles, facing brick, flint work, external joinery, chimneys, paintwork and colourwash) to be used in the construction of the external surfaces of the works hereby permitted.

(b) Detailed drawings of the elevations of a typical dwelling at a scale of 1:50.

(c) Detailed drawings of constructional details of the windows, dormers, doors, eaves and parapet detailing, to include joinery sectional profiles of new windows and doors, at a scale of 1:20.

(d) Detailed drawings of constructional details of the covered walkway and columns at a scale of 1:20.

(e) Constructional details of external lighting, including lighting intensity and colour, steps, railings and gates at a scale of 1:50. Works shall be carried out in strict accordance with the approved details and retained as such thereafter.

Reason: To ensure that the development is carried out in its entirety and to secure the preservation and enhancement of this listed building, to protect the character and appearance of Stanmer conservation area and to comply with policies HE1, HE4 and HE6 of the Brighton & Hove Local Plan.

BH2008/01464

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

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

Applicant: University of Sussex

Officer: Louise Kent 292198

Approved on 14/07/09 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) 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

All existing painted surfaces to be redecorated shall be redecorated to the same colour unless otherwise approved in writing by the Local Planning Authority.

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

BH2009/00964

Various Sites University of Sussex Campus Falmer Brighton

New handrails to various sets of external steps across the University of Sussex campus.

Applicant: University of Sussex

Officer: Louise Kent 292198

Approved on 08/07/09 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.

BH2009/01038

176C Ditchling Road Brighton

Side and rear extensions and conversion of house comprising of 4no bedsit units to 2no 2 bedroom self contained flats and 1no 3 bedroom self-contained maisonette.

Applicant: Asset Team BHCC

Officer: Jonathan Puplett 292525

Refused on 17/07/09 DELEGATED

1) UNI

Cumulatively the proposal, by virtue of the design, cramped site layout, limited external amenity space, and poor/impractical access to the vehicular parking space, represents a development which is an overdevelopment of the site which would be of detriment to the character and appearance of the surrounding area and would be detrimental to the future living conditions of future residents of the scheme. As such the proposal is contrary to policies QD1, QD2, QD3, QD27, HO4, HO5, and TR7 of the Brighton & Hove Local Plan.

2) UNI

The proposed rear extensions projecting to within 1 metre of the rear boundary of the site would have an overbearing and enclosing affect on the occupiers of Tilbury House alongside. The outlook from the windows of this property would be harmed. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The proposed side and rear extensions to the southern side of the existing building have an overly dominant and disjointed appearance. The proposed flat roof rear extension would also appear as unsympathetic to the appearance of the existing dwelling house. These additions in conjunction with the existing rear extension would create a cluttered, disjointed appearance and the character of the property and the surrounding street scene would be harmed. The proposal is therefore contrary to polices QD1, QD2, QD3, and QD14 of the Brighton & Hove Local Plan.

4) UNI

Insufficient information has been submitted to demonstrate that the proposed new vehicular access and parking space could reasonably provide safe and usable ingress and egress, and would not create a public safety risk for users of the adjoining highway. The proposal is therefore contrary to policy TR7 of the Brighton & Hove Local Plan.

5) UNI

The proposed garden space allocated to the three-bedroom unit proposed is of an insufficient size and due to its location to the side of the property fronting onto Florence Road would not be of a private nature. The proposed scheme is therefore contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

BH2009/01076

15 Hollingbury Rise Brighton

Certificate of lawfulness for a proposed development for the erection of a single storey rear extension with pitched roof to replace existing conservatory.

Applicant: Mr Cameron Brown

Officer: Helen Hobbs 293335

Approved on 06/07/09 DELEGATED

BH2009/01166

70 Barnett Road Brighton

Certificate of Lawfulness for the proposed development of a loft conversion incorporating rear dormer.

Applicant: Mr J Damaro

Officer: Helen Hobbs 293335

Approved on 06/07/09 DELEGATED

BH2009/01236

14 Hollingbury Place Brighton

Demolition of existing rear extension and erection of a new ground floor, single storey rear extension with flat roof.

Applicant: M & O Trading

Officer: Anthony Foster 294495

Refused on 17/07/09 DELEGATED

1) UNI

The proposal is considered poorly designed by reason of its scale, bulk and detailing. It poorly relates to the street scene and character and appearance of the area. This is contrary to policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan

MOULSECOOMB & BEVENDEAN

BH2009/01039

40 Staplefield Drive Brighton

Erection of single storey side extension and conservatory to rear.

Applicant: Mr David Hogg

Officer: Liz Arnold 291709

Approved on 16/07/09 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) 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 15th 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.

BH2009/01180

93 Hornby Road Brighton

Demolition of existing brick storeroom and conservatory to rear and replacement with a new single storey extension with flat roof.

Applicant: Miss Alison Sheppard

Report from:

Officer: Helen Hobbs 293335

Approved on 16/07/09 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) BH03.03

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

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

QUEEN'S PARK

BH2008/02215

3 St Johns Place Brighton

Rear garden landscaping works (Part retrospective).

Applicant: Ms Bo

Officer: Chris Swain 292178

Refused on 15/07/09 DELEGATED

1) UNI

The proposed and existing garden landscaping works would result in significant overlooking and subsequent loss of privacy to neighbouring properties and is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2008/03122

25 to 26 St James's Street Brighton

Installation of new shopfront to front and side elevations and alterations to the Dorset Street façade.

Applicant: Tesco Stores Limited

Officer: Kathryn Boggiano 292138

Approved on 08/07/09 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) 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.

BH2009/00807

Flat 2 15-17 Princes Street Brighton

Internal alterations to form separate kitchen and lowering of ceiling in lounge (Part-retrospective)

Applicant: Mr Anthony Fair

Officer: Chris Swain 292178

Approved on 07/07/09 DELEGATED

Report from:

1) BH01.05

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

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

2) UNI

Notwithstanding the information supplied in the application, this consent does not give permission for new cornices or new timber flooring. Details of any new cornices or new timber flooring must be submitted to and approved in writing by the Local Planning Authority. Such details shall include floor and/or ceiling plans showing the location and extent of the new flooring/cornices, together with large scale section drawings or samples. The works shall be implemented 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.

BH2009/00841

6-8 St James's Street Brighton

Display of 1 no. non illuminated fascia sign and 1 no. internally illuminated lettering to front of store and 1 no. externally illuminated motif box to rear.

Applicant: Wm Morrison Supermarkets PLC

Officer: Chris Swain 292178

Approved on 13/07/09 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.

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.

Report from:

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2009/01035

2 Dorset Street Brighton

Replacement of existing windows to front elevation with UPVC box sash windows.

Applicant: Mr Stephen Coupe

Officer: Sonia Kanwar 292359

Approved on 03/07/09 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.

BH2009/01218

17 Bloomsbury Place Brighton

Internal alterations to layout of flat and new waste pipe connection at rear (part-retrospective).

Applicant: Mr Giles Wigoder

Officer: Sonia Kanwar 292359

Approved on 03/07/09 DELEGATED

1) BH13.06

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

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

2) BH13.12

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

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

3) UNI

Notwithstanding the submitted plans, the door to the shower room hereby

approved should match the surviving original doors at this level in the building; four solid panels with square rebates and no mouldings. Full details of the door and a timetable for its installation should be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this permission.

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

ROTTINGDEAN COASTAL

BH2009/00193

Ocean Hotel Longridge Avenue Saltdean Brighton

Internal alterations to ground and lower ground floor and new entrance door to south elevation.

Applicant: General Practice Investment Corporation Ltd

Officer: K Haffenden 292361

Approved on 08/07/09 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

All existing architectural features including windows, doors, architraves, skirtings, panel work, cornices, decorative ceilings and other decorative features shall be retained except where otherwise agreed in writing with the Local Planning Authority.

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

3) UNI

No works shall take place until full details including the size and location of the condenser unit for the air cooling system has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented 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

Prior to the occupation of the surgery, the low relief sculpture panels, including 1 no. 'Picnic scene', 4 no. plaster roundels and 11 no. 'Nymph' panels shall be retained and restored to their original location and finished in gold colour only, as existing.

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

5) UNI

No works shall take place until a management plan providing details of the protection of the 11 no. nymph panels, 4 no. roundels and 1 no. picnic scene for the duration of the operation of the surgery, has been submitted to and approved in writing by the Local Planning Authority. The management plan shall be implemented 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.

6) UNI

No works shall take place until a sample section at a scale of 1:10 or 1:20 through the new false ceiling showing the method of fixing has been submitted to

and approved in writing by the Local Planning Authority. The works shall be implemented 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.

BH2009/00934

60 Falmer Avenue Saltdean Brighton

Ground and first floor rear extension (resubmission of BH2008/01680).

Applicant: Rob Starbuck

Officer: Sonia Kanwar 292359

Approved on 07/07/09 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) 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.

BH2009/01068

14 Bazehill Road Rottingdean Brighton

Side & front single storey extension with alterations to the ground floor fenestration.

Applicant: Mr Jeff Blundell

Officer: Sonia Kanwar 292359

Approved on 14/07/09 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) 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.

Report from:

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.

BH2009/01143

88 Dean Court Road Rottingdean Brighton

Certificate of Lawfulness for proposed loft conversion and extension, incorporating 3no. rooflights.

Applicant: Mr David & Mrs Beveley Lawrence

Officer: Liz Arnold 291709

Approved on 06/07/09 DELEGATED

BH2009/01162

27 Nevill Road Rottingdean

Certificate of lawfulness for proposed hip-to-gable roof conversion, incorporating 1no. rooflight and rear dormer.

Applicant: Mr Lee Mitchell

Officer: Chris Swain 292178

Approved on 07/07/09 DELEGATED

1) UNI

The development is permitted under Schedule 2, Part 1, Classes A, B and C of the Town & Country Planning (General Permitted Development) Order 1995 as amended.

Informatives:

1. This decision is based on drawing no. LM27\105A submitted on 13 May 2009 and drawing no. LM27\110B submitted on 3 July 2009.

2. The applicant is advised that the development is permitted by Class A and B subject to the following condition:

a) The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

3. The applicant is advised that for the development to be permitted by Class B the proposed glass balustrade on the rear dormer must be fitted flush with the rear wall of the dormer.

BH2009/01269

7 Cranleigh Avenue Brighton

Replacement of existing single storey rear and side extension with two storey rear extension and dormer to front roof slope with rooflights. Alterations to layout of windows.

Applicant: Mrs S Bergin

Officer: Liz Arnold 291709

Approved on 13/07/09 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) 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.

Report from:

3) UNI

The measures set out in the Waste Minimisation Statement submitted on the 1st June 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.

WOODINGDEAN

BH2008/02141

11 The Ridgway Woodingdean Brighton

Erection of new single storey detached dwelling in rear garden of existing dwelling.

Applicant: Mr C Over

Officer: Kate Brocklebank 292175

Approved on 15/07/09 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) BH02.01

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

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

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) 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) BH05.08

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) BH05.10

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

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

8) BH06.02

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

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

9) BH06.04

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

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

10) 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.

11) BH11.02

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the

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

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

12) UNI

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.

13) 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.

14) UNI

Notwithstanding the approved drawings, the access to the dwelling hereby approved shall not exceed 1.7m in width after a distance of 19m from the back of the pavement edge of The Ridgway, and shall be retained thereafter as such.

Reason: To prevent vehicular access and to safeguard the amenities of the occupiers of nearby properties and to comply with policy QD27 of the Brighton & Hove Local Plan.

BH2009/00810

76 Crescent Drive South Brighton

Erection of front boundary wall with railings and gates.

Applicant: Mr James Filby

Officer: Helen Hobbs 293335

Refused on 14/07/09 DELEGATED

1) UNI

The proposed front boundary wall and railings, due to their excessive height and appearance, would be out of keeping with the character and appearance of the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2009/01155

8 Ravenswood Drive Brighton

Single storey side extension incorporating 3no. rooflights and landscape work to the front and rear of property.

Applicant: Mr Streeter

Officer: Chris Swain 292178

Approved on 08/07/09 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) 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.

BRUNSWICK AND ADELAIDE

BH2009/00846

1 Adelaide Crescent Hove

Replacement of existing bituminous felt and insulation to roof with new bituminous felt and insulation.

Applicant: Jacksons

Officer: Jason Hawkes 292153

Approved on 06/07/09 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.

BH2009/00915

18B Salisbury Road Hove

Conversion of existing flat into two separate dwellings.

Applicant: Mr Paul Boden

Report from:

Officer: Charlotte Hughes 292321

Refused on 03/07/09 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 conversions of dwellings into smaller units of self contained accommodation will only be approved where the original floor area is greater than 115m² or the dwelling has more than three bedrooms as originally built. The internal floor area of this flat is less than 115m² and consequently this property is not of sufficient size to be considered suitable for further subdivision. The proposal is therefore considered to be contrary to policy HO9 of the Brighton & Hove Local Plan.

2) UNI2

Policy HO9 requires at least one unit of accommodation to be provided which is suitable for family occupation. The proposed rear two bed flat is below the standard that the Council would reasonably expect for family occupation owing to the limited size of the rooms, a small bathroom with no natural light or ventilation, lack of a separate kitchen and limited storage space. The proposal is therefore considered to be contrary to policy HO9 of the Brighton & Hove Local Plan.

BH2009/00974

Store At Rear 34 Adelaide Crescent Hove

Conversion of store to rear of 34 Adelaide Crescent to form residential studio.

Applicant: Miss Katie McKinnon

Officer: Charlotte Hughes 292321

Approved on 17/07/09 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) BH02.05

The wet room window shall not be glazed otherwise than with obscured glass, fixed shut and thereafter permanently retained as such.

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

3) BH06.03

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

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

4) 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.

Report from:

5) 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.

6) UNI

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

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

7) UNI

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

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

8) UNI

Before the development hereby permitted is brought into use the sliding doors and timber entrance gate shall be painted in a colour and finish to be agreed in writing by the Local Planning Authority and shall be maintained as approved unless any variation has been agreed in writing by the Local Planning Authority.

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

BH2009/00975

Store At Rear of 34 Adelaide Crescent Hove

Alterations to existing store to form residential studio. Removal of majority of boundary wall fronting St Johns Road.

Applicant: Miss Katie Mckinnon

Officer: Charlotte Hughes 292321

Minded to Grant (referred to GOSE) on 10/07/09 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 samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

3) UNI

No works shall commence on site until 1:1 joinery sectional profiles of the sliding doors have been submitted to and approved in writing by the Local Planning Authority.

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

4) UNI

Before the development hereby permitted is brought into use the sliding doors and timber entrance gate shall be painted in a colour and finish to be agreed in writing by the Local Planning Authority and shall be maintained as approved unless any variation has been agreed in writing by the Local Planning Authority.

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

BH2009/01031

4 Queens Place Hove

Internal and external alterations to provide ground and first floor WCs and replacement front and rear windows and doors (retrospective).

Applicant: Mrs Veronica Craig

Officer: Charlotte Hughes 292321

Refused on 02/07/09 DELEGATED

1) UNI

Policy HE1 of the Local Plan states that proposals for the alteration of a listed building will only be permitted if, amongst other things, they would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building. The Council's Supplementary Planning Guidance Note 11 - Listed Building Interiors, states that all alterations will be expected to respect the original plan form and work around it so that it remains clearly 'readable'. The proposed development is therefore considered to be unacceptable by reason of the subdivision of the front bedroom to create an en-suite bathroom, which unnecessarily detracts from the original floor plan of the property and compromises the dimensions of this room. The proposal is considered to be contrary to policy HE1 of the Local Plan, SPGBH11 - Listed Building Interiors and national advice contained within PPG15 - Planning and the Historic Environment.

BH2009/01132

Garage To Rear Of 70 Brunswick Place Hove

Conversion of garage to residential dwelling unit including roof light and new gates to boundary wall.

Applicant: Mr Michael Knowles

Officer: Charlotte Hughes 292321

Approved on 16/07/09 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) BH13.01

No works 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 works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

3) UNI

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

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

4) UNI

No works shall take place until scale sample elevations and scale profiles of the top of the wall and the parapet have been submitted to and approved in writing by the Local Planning Authority. These works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

CENTRAL HOVE

BH2008/03764

10 Victoria Grove Hove

Addition of planter bracket to existing railings with timber 'tapping board' for partially sighted underneath. Addition of timber decking to existing surface of terrace. (Retrospective)

Applicant: Mr David Radtke

Officer: Adrian Smith 01273 290478

Approved on 08/07/09 DELEGATED

BH2009/00564

84 George Street Hove

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

Applicant: Specsavers - Hove

Officer: Charlotte Hughes 292321

Approved on 02/07/09 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.

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2009/00714

128 Church Road Hove

Change of use from financial (A2) to Restaurant (A3) with internal and external alterations.

Applicant: Mr Foad Abdulkhani

Officer: Jason Hawkes 292153

Refused on 12/06/09 DELEGATED

1) UNI

Supplementary Planning Document 2 on Shop Front Design (SPD02) aims to give detailed policy guidance on the replacement of existing and the installation of new shop fronts throughout the city, in order to raise the standard of design quality and enhance the attractiveness and local distinctiveness of the city's shopping centres. The document states that new shop fronts should respect the form of the building above and the frontages to each side. Policy QD10 (Shop Fronts) of the Brighton & Hove Local Plan also states that replacement shop fronts will be permitted provided the proposed shop front respects the style, proportions, detailing, colour and materials of the parent building and surrounding shop fronts. Policies QD1 and HE6 also states that all proposals should demonstrate a high standard of design and preserve the character and appearance of the conservation area. Having regard to the inappropriate design of the shopfront, the proposal results in a detrimental impact on the appearance and character of the host building and surrounding conservation area. This would be contrary to the above policies and supplementary planning guidance.

BH2009/01048

29 Vallance Gardens Hove

Replacement of summer house to rear of property.

Report from:

Applicant: Mr M Whittingham
Officer: Jason Hawkes 292153
Approved on 06/07/09 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) UNI

The summer house hereby permitted shall be used only as ancillary accommodation in connection with the enjoyment of the main property as a single dwellinghouse and not for any other purpose.

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

BH2009/01152

Flat 8 Kings Court 9 Kings Gardens Hove

Internal alterations to interior of flat.

Applicant: Mr A Barnes
Officer: Charlotte Hughes 292321

Approved on 09/07/09 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 existing kitchen door, architrave and decorative glazing panel are to be re-used in the new position for the door of the cupboard hereby approved.

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

BH2009/01270

Basement Flat 22 Norton Road Hove

Alterations to converted two rear windows and rear door to two sets of French doors; excavations of rear garden to form patio area: boundary garden fences and replacement front door (retrospective)

Applicant: Ms Catherine Hewson
Officer: Mark Thomas 292336

Approved on 21/07/09 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.

GOLDSMID

BH2009/00627

The Agora Ellen Street Hove

Change of use from offices (B1) to medical use (D1) to part ground floor (20 sq metres) and third floor (122 sq metres).

Applicant: The Agora Gynaecology & Fertility Centre
Officer: Guy Everest 293334

Report from:

Approved on 17/07/09 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) BH06.04

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

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

3) UNI

The use hereby permitted shall not be open to customers except between the hours of 07:00 and 19:00 on Monday to Fridays and 08:00 and 18:00 on Saturdays and not at anytime on Sundays or Bank Holidays.

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

4) UNI

The premises shall only be used for medical use and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of the premises in the interests of safeguarding the designation of the site for industrial and business use the amenities of the area, and to comply with policies EM1 and QD27 of the Brighton & Hove Local Plan.

BH2009/01130

Flat 15 111 Kings Gate The Drive Hove

Replacement of existing timber windows with UPVC windows to flat.

Applicant: Mr I Brown

Officer: Wayne Nee 292132

Approved on 09/07/09 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.

BH2009/01141

4 Wilbury Gardens Hove

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

Applicant: Mr Dan Chester

Officer: Wayne Nee 292132

Approved on 09/07/09 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.

BH2009/01165

89 Shirley Street Hove

Certificate of lawfulness for a proposed development, amendment to existing approval BH2009/00109 to add inward opening windows with balustrading to rear dormer and at ground floor level.

Applicant: Mr Bruce Taylor

Officer: Wayne Nee 292132

Approved on 08/07/09 DELEGATED

BH2009/01172

104 Lyndhurst Road Hove

Erection of an enclosure to front porch. Loft conversion incorporating new windows to front and side elevations, new balcony to rear elevation and new roof light. Extension of rear patio and steps to the garden.

Applicant: Ms E Menson

Officer: Adrian Smith 01273 290478

Refused on 07/07/09 DELEGATED

1) UNI

The four large 'Cabrio' rooflights to the east and west facing roof slopes are unsightly additions which over-dominate the roof of the property detracting from the character and appearance of the building and the surrounding area. The proposal is therefore contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan and to the provisions of Supplementary Planning Guidance note SPGBH01 'Roof Alterations and Extensions'.

2) UNI2

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 rear balcony and east side 'Cabrio' rooflights, by virtue of their size, positioning and method of opening to form a balcony, would result in dominating and un-neighbourly additions to the property affording direct overlooking and a significant loss of privacy for the residents of the property at no.102 Lyndhurst Road. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/01227

Flat 6 Dervia House 45 Palmeira Avenue Hove

Replacement of existing windows and front door with UPVC units.

Applicant: Mr & Mrs Tim Hardy

Officer: Mark Thomas 292336

Approved on 20/07/09 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.

HANGLETON & KNOLL

BH2009/00984

10 Queens Parade Hove

Installation of new air conditioning and condenser unit to rear of store.

Applicant: Mr Alan Chapman

Officer: Adrian Smith 01273 290478

Approved on 14/07/09 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.

BH2009/01137

30 High Park Avenue Hove

Loft conversion incorporating hip to gable to side elevation with 1 no window, 1 no front dormer and a full width dormer to rear. Single storey rear extension.

Applicant: Mr Steven Pickering

Officer: Mark Thomas 292336

Refused on 15/07/09 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 front dormer will provide new views towards windows serving habitable room at no. 10 High Park Avenue, resulting in significant overlooking and loss of privacy. 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. 29 High Park Avenue. As such the proposed development would significantly harm the amenity of residents of nos. 10 and 29 High Park Avenue, and 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. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBH1). The proposed dormer windows are inappropriately sized and represent overly bulky additions to the front and rear roofslopes. Further they feature inappropriately large areas of tile hung cladding contrary to guidance contained within SPGBH1. The front roofslope of the property is prominent on High Park Avenue and the proposed development would harm the appearance of the property and the wider street scene. The proposed Hip to Gable roof extension would unbalance the visual relationship between the pair of matching bungalows, nos. 29 and 30 High Park Avenue. The proposed single storey rear extension is considered incongruous and bulky, and combined with the proposed roof alterations would result in a cluttered rear elevation, and an overextension of the property as a whole. The proposal is therefore contrary to the above policy and guidance.

NORTH PORTSLADE

BH2009/00865

10 Sefton Road Mile Oak Brighton

Certificate of lawfulness for a proposed development of a hip to gable roof extension incorporating front rooflights and side windows and a rear dormer with windows.

Applicant: Mr Thompson

Officer: Charlotte Hughes 292321

Approved on 07/07/09 DELEGATED

BH2009/01127

Mile Oak Recreation Pavilion College Close Mile Oak Portslade

Erection of decking to South elevation and replacement of a total of 5 no. windows to the South and West elevations with new PVCu style units. Formation of a new doorway with security shutter to the South elevation to allow access from the hall to the new decking area.

Applicant: Brighton & Hove City Council - Early Years & Child Care

Officer: Charlotte Hughes 292321

Approved on 09/07/09 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) UNI

No development shall take place until samples of the materials to be used for the decking, balustrade and steps (including surfacing material for the decking) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

3) UNI

No development shall take place until details of the external shutter have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

SOUTH PORTSLADE

BH2009/00729

60 Franklin Road Portslade

Erection of a detached block comprising 1 no. two bedroom flat and 1 no. three bedroom maisonette.

Applicant: Bourne Property Developments Ltd

Officer: Clare Simpson 292454

Approved on 14/07/09 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) BH02.03

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

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

3) BH02.04

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

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

4) BH02.05

The first floor east elevation windows shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

5) 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.

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

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

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) BH05.10

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.

11) BH06.03

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

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

12) 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.

BH2009/01128

Manor Cottage Manor Road Portslade

Construction of new flint wall to replace existing.

Applicant: Emmaus

Officer: Mark Thomas 292336

Approved on 16/07/09 DELEGATED

1) 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.

2) UNI

The development hereby approved shall be commenced within six months of the date of consent unless otherwise agreed in writing by the Local Authority.

Reason: In the interests of the character and appearance of the Conservation Area and to comply with policy HE8 of the Brighton & Hove Local Plan.

3) UNI

All new flintwork shall match the original flint walls in the type of flints, coursing, density of stones, and the mortar's colour, texture, composition, lime content and method of pointing. 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: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

4) UNI

The existing ash tree located to the southeast of the proposed wall shall be relocated or replaced if relocation is not possible. A landscaping plan shall be submitted to and approved in writing by the local authority showing the position of the relocated tree, or details of the specimen, size and proposed location of any proposed replacement and the works shall be carried out in accordance with the approved details. All planting, comprised in the approved scheme of landscaping shall be carried out in the first planting season following the substantial completion of the development; and any trees 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 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.

BH2009/01237

Manor Cottage Manor Road Portslade

Demolition of section of flint wall (retrospective).

Applicant: David Batchelor

Officer: Mark Thomas 292336

Approved on 20/07/09 DELEGATED

1) UNI

The proposed construction of replacement flint wall as approved under associated planning consent BH2009/01128 shall be commenced within six months of the date of consent unless otherwise agreed in writing by the Local Authority.

Reason: In the interests of the character and appearance of the Conservation Area and to comply with policy HE8 of the Brighton & Hove Local Plan.

STANFORD

BH2009/00945

64 Woodland Drive Hove

Demolition of existing detached garage and store with repositioning of rear retaining wall. Construction of a two-storey side extension incorporating new garage, a single storey rear extension with 6 no. rooflights.

Applicant: Mrs E Kimberley

Officer: Adrian Smith 01273 290478

Approved on 06/07/09 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) BH12.02

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

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

3) UNI

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

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

4) UNI

Notwithstanding the details submitted, all new windows in the front elevation of the side extension hereby approved shall be metal casements with leaded lights, details of which are to be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

5) UNI

Notwithstanding the details submitted, the garage door shall be of boarded 'Edwardian' double doors, details of which are to be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

6) 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 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.

BH2009/01089

22 Rigden Road Hove

Certificate of Lawfulness for a proposed development of a single storey rear extension with pitched roof and 1 No. rooflight to roofslope. Removal of single storey side extension.

Applicant: Mr & Mrs D Middle

Officer: Adrian Smith 01273 290478

Refused on 03/07/09 DELEGATED

BH2009/01151

Currys 184-186 Old Shoreham Road Hove

Creation of a new mezzanine floor (669 sq metres) within an existing retail unit.

Applicant: DSG International plc

Officer: Guy Everest 293334

Approved on 20/07/09 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) BH06.04

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

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

3) UNI

The mezzanine floor hereby permitted shall only be used for the retail sale (with ancillary storage) of domestic electrical goods, furniture and carpets, motor accessories, leisure and sports goods and pet products, or such other non-food items as shall be agreed in writing by the Local Planning Authority, and for no

other purpose (including any purpose within Class A1 of the Town and Country Planning (Use Classes) Order 1987, as amended, or any subsequent similar re-enactment).

Reason: To enable the Local Planning Authority to control the use of the premises as the use for any other purpose, including any other purpose in Use Class A1, may be injurious to the amenities of the area and established shopping centres within Brighton and Hove; and to comply with policies QD27, SR1 and SR2 of the Brighton & Hove Local Plan.

BH2009/01158

9 Tongdean Road Hove

Demolition of existing garage and associated structures to the front and rear of the existing house and the erection of new detached dwelling with separate garage, new access road and associated landscaping to land at rear.

Applicant: Mr Paul Russell

Officer: Clare Simpson 292454

Approved on 08/07/09 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) BH02.03

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

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

3) BH02.04

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

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

4) BH02.05

The first floor rear elevation windows shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

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) 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.

7) 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.

8) 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.

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) BH06.02

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.

11) 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.

12) BH11.01

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

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

13) BH11.02

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

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

14) 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.

15) UNI

Access to the flat roof over the house 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.

16) UNI

Prior to the occupation of the new dwelling, no less than 2 bat roosting boxes (woodcrete type) shall be erected within the site and retained in place thereafter. Reason to enhance the site for biodiversity, in accordance with the requirements of Local Plan policy QD18 of the Brighton & Hove Local Plan.

17) UNI

No development shall be commence 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 levels of the development and have been submitted to and approved in writing by the Local Planning Authority. The development shall 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.

18) UNI

The development shall be undertaken in accordance with Arboriculture Method Statement submitted on the 13th May 2009 with no development commencing until fences for the protection of trees to be retained have been erected in accordance with this scheme and BS 5837 (2005) scheme which has been The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

19) UNI

No development shall commence until a scheme detailing the timetable for the implementation of the measures outlined in the submitted Habitat Survey and Bat Survey received on the 13th May 2009 has been submitted to and agreed in writing by the Local Planning Authority. In particular this shall have regard to the bird nesting season.

Reason: To preserve natural habitats in accordance with QD17 and QD18 of the Brighton & Hove Local Plan.

20) UNI

No development shall commence until full details of the proposed front boundary treatment has been submitted to and approved by the Local Planning Authority in writing. The submitted details shall include elevations and sections of the proposed works and confirmation of materials to be used.

Reason: In the interest of the visual amenities of the area and to comply with policies QD1 and HE6 of the Brighton & Hove Local Plan.

21) UNI

Notwithstanding the statement submitted with the application, no development shall take place until a revised written Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused onsite 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.

BH2009/01161

9 Tongdean Road Hove

Conservation Area Consent for demolition of existing garage and associated structures to the front and rear of the existing house.

Applicant: Mr Paul Russell

Officer: Clare Simpson 292454

Approved on 08/07/09 DELEGATED

1) BH01.04

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

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

(Listed Buildings and Conservation Areas) Act 1990.

2) BH12.08

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

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

WESTBOURNE

BH2009/00931

59 Pembroke Crescent Hove

Replacement and repair of wooden sash windows at first floor side and rear elevations.

Applicant: Mr Simon Howard

Officer: Mark Thomas 292336

Approved on 16/07/09 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.

BH2009/01060

33 Coleridge Street Hove

Erection of a single storey side extension.

Applicant: Mr D Bennet

Officer: Chris Wright 292097

Approved on 06/07/09 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) BH02.04

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

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

3) BH03.03

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

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

4) BH05.08

No development shall take place until a written Waste Minimisation Statement,

Report from:

confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

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

5) UNI

No development shall commence until details of the contract and timescale for implementation for the construction of a similar extension to that hereby approved, at 35 Coleridge Street, granted consent under application reference BH2009/01061, have been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the agreed details. Reason: To ensure the development is carried out in a timely manner in relation to a similar proposal at a neighbouring property, in order to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan and otherwise because the development would lead to harmful effects on residential amenity by way of loss of light, overbearing impact and an unacceptable sense of enclosure.

BH2009/01061

35 Coleridge Street Hove

Erection of a single storey side extension.

Applicant: Ms K Law

Officer: Chris Wright 292097

Approved on 06/07/09 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) BH02.04

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

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

3) BH03.03

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

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

4) BH05.08

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

Reason: To ensure that the development would include the re-use of limited

resources, to ensure that the amount of waste for landfill is reduced and to comply with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

5) UNI

No development shall commence until details of the contract and timescale for implementation for the construction of a similar extension to that hereby approved, at 33 Coleridge Street, granted consent under application reference BH2009/01060, have been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the agreed details.

Reason: To ensure the development is carried out in a timely manner in relation to a similar proposal at a neighbouring property, in order to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan and otherwise because the development would lead to harmful effects on residential amenity by way of loss of light, overbearing impact and an unacceptable sense of enclosure.

BH2009/01066

120 Westbourne Street Hove

Certificate of Lawfulness for a proposed development for a single storey rear extension incorporating 1 no. rooflight.

Applicant: Ms A Savage

Officer: Adrian Smith 01273 290478

Approved on 03/07/09 DELEGATED

BH2009/01139

24a Westbourne Place Hove

Conversion of an outbuilding into a two bedroom mews cottage.

Applicant: Park Avenue Estates Ltd

Officer: Chris Wright 292097

Refused on 10/07/09 DELEGATED

1) UNI

Policy EM6 of the Brighton & Hove Local Plan seeks to retain small premises authorised as employment generating uses unless a development proposal meets the criteria set out by five policy tests. The application does not demonstrate adequate marketing of the outbuilding or provide justification as to the means by which the internal layout and accessibility could not be improved to make the premises more attractive to employment generating occupants. As such the application is not acceptable in principle and is contrary to policy EM6.

2) UNI2

Policies QD14 and QD27 of the Brighton & Hove Local Plan are resistant to proposals that would lead to significant loss or privacy, outlook, daylight or amenity to neighbouring properties. The living conditions and residential amenity of both existing and future occupiers in and around a site should be safeguarded. Policy HO13 requires applications for residential conversions to meet Lifetime Homes' standards wherever practicable and policy SU2 seeks efficiency in the use of energy. The form, siting and layout of the outbuilding is such that accommodation would be cramped and would not provide adequate circulation space to be Lifetime Homes compliant and is in close proximity to an existing dwelling unit (No. 24 Westbourne Place) such that future occupants would have a limited outlook and a living standard falling below that reasonably expected by the local planning authority. The single easterly aspect afforded to the unit (which would have capacity to accommodate a family) is not sufficient to allow for maximisation of daylight or natural ventilation. Accordingly the development

would be harmful to residential amenity and is contrary to the requirements of the development plan.

3) UNI3

The development would result in the loss of private and useable amenity space within the curtilage of the existing 2-bed residential unit, 24 Westbourne Place. The scheme thereby conflicts with policy HO5 of the Brighton & Hove Local Plan whereby private and useable amenity space commensurate with the scale and nature of the use, in this instance a family unit, should be provided.

4) UNI4

The style and proportions of the proposed windows and entrance door, in combination with the absence of detailing and features of architectural interest, would give the front façade of this historic outbuilding a plain and austere appearance, which would detract from its intrinsic character and relate poorly with the pattern of surrounding development in visual terms. The development is thereby contrary to policies QD2, QD14, HO4 and HE6 of the Brighton & Hove Local Plan.

BH2009/01208

Flat 1 29 Arthur Street Hove

Single storey rear extension.

Applicant: Mr Anthony Binndley

Officer: Wayne Nee 292132

Approved on 21/07/09 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.

BH2009/01253

65 Walsingham Road Hove

Certificate of lawfulness application for the proposed erection of a single storey rear extension.

Applicant: Mr A Jackson

Officer: Adrian Smith 01273 290478

Approved on 21/07/09 DELEGATED

WISH

BH2009/00973

254 Portland Road Hove

Erection of a single storey rear extension.

Applicant: Mr G Bardon

Officer: Adrian Smith 01273 290478

Approved on 03/07/09 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) 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.

BH2009/01023

39 Glebe Villas Hove

Erection of single storey UPVC conservatory to rear of property.

Applicant: Mr P Slydel

Officer: Adrian Smith 01273 290478

Approved on 03/07/09 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) UNI

The windows in the north and south side elevations of the conservatory hereby permitted 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.

BH2009/01174

Land At Rear Of 240 Portland Road Hove

Erection of a single storey building for D1 use and resurfacing of access from Hogarth Road.

Applicant: Mr Chris Constable

Officer: Chris Wright 292097

Refused on 03/07/09 DELEGATED

1) UNI

The proposed single storey building together with the area of hardstanding and upgraded vehicular access and provision for off-street parking off Hogarth Road will intensify the usage and levels of activity in this backland area and would be incongruous with the nature of existing garden uses, garaging and storage uses ancillary to ground floor commercial premises fronting Portland Road, and adjoining residential uses, to the detriment of amenity and the established character and layout of the immediate surroundings. The proposal is therefore contrary to policies QD3, QD27 and HO19 of the Brighton & Hove Local Plan.

2) UNI

Policies QD2 and QD3 of the Brighton & Hove Local Plan require that development takes into account local characteristics including the layout of streets and space and that proposals for backland development will be assessed in relation to the nature of existing development, the prevailing townscape and retention of open spaces. The proposed D1 building will have greater ground coverage and massing than the existing garage and will be situated more centrally in the heart of the garden areas to the rear of Nos. 238-242 Portland Road and near to No. 60 Hogarth Road. The building would have an unduly dominant and obtrusive impact contrary to the prevailing character of the site and its immediate environs and incongruous with the pattern of existing development.

Report from:

The proposal is therefore contrary to the aims and objectives of the above policies.

3) UNI

The application does not provide an adequate turning area for motor vehicles within the site. The re-emergence of motor vehicles onto the public highway in Hogarth Road in anything other than a forward gear would present an additional hazard to existing highway users and be harmful to the safety and free flow of traffic in Hogarth Road. As such the development is contrary to policy TR7 of the Brighton & Hove Local Plan.

BH2009/01221

71 Boundary Road Hove

Change of use of vacant building to a two bedroom residential dwelling with solar panels, associated waste and refuse facilities and cycle store.

Applicant: Mr Andreas Antoniou

Officer: Charlotte Hughes 292321

Refused on 21/07/09 DELEGATED

1) UNI

Policies EM5 and EM6 of the Brighton & Hove Local Plan seek to restrict the loss of office/business 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 policies EM5 and EM6 of the Brighton & Hove Local Plan.

2) UNI2

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. The proposed roof terrace is within 3m of the rear elevation of the first floor flat. Despite the screening proposed, it is considered that the roof terrace would have a detrimental impact on the residential amenity of the first floor flat, resulting in noise disturbance, loss of privacy, loss of outlook and an increased sense of enclosure. The proposal is therefore considered to be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/01356

14 Park Avenue Hove

Single storey ground floor rear extension, incorporating 3no. velux rooflights and 1no. roof-lantern

Applicant: Mr Gary Howell

Officer: Mark Thomas 292336

Refused on 15/07/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed single storey rear extension, by virtue of its projection, positioning, and proximity to the neighbouring boundary, forms an inappropriate addition to the property. The development would result in an increased sense of enclosure and a significant loss of outlook for the residents of the property at no. 12 Park Avenue. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

Report from:

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 rear extension represents an excessive enlargement of the existing building, resulting in an over-extended appearance which would be to the detriment of the property. The development would detract from the appearance of the property, contrary to the above policies, to the detriment of the visual amenities of the area.

