

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED

PATCHAM

BH2009/00558

29 Graham Avenue Brighton

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

Applicant: Mr A Turner

Officer: Helen Hobbs 293335

Approved on 11/08/09 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.

BH2009/01209

95 Carden Avenue Brighton

External alterations and erection of an extension to existing dwelling to create a three storey dwelling incorporating front roof lights.

Applicant: Ms R Lord

Officer: Jonathan Puplett 292525

Refused on 12/08/09 DELEGATED

1) UNI

The proposed extended dwelling would be of an excessive scale and bulk and would appear as an overly prominent and incongruous structure in what is effectively a backland location. Furthermore, the proposed design is neither of a traditional appearance in keeping with surrounding properties, or a contemporary design of a standard which would make a positive contribution to the visual quality of the surrounding area and the Carden Avenue and Patchdean Street scenes. The proposal is therefore contrary to policies QD1, QD2, QD3, QD14, and HO4 of the Brighton & Hove Local Plan.

2) UNI

The proposed extended dwelling would be of an excessive scale and bulk which would harm the outlook from surrounding residential properties. The third floor windows and rooflights proposed would result in increased overlooking of the rear

Report from:

elevations and garden areas of neighbouring properties. Whilst the rear (western) boundary of the site is well screened at present, as is the boundary between the application site and no. 93 Carden Avenue, screening would be reduced to some extent in winter months, and the retention of this screening cannot be secured by the Local Planning Authority. In particular, the third floor rear windows proposed in close proximity to the rear boundary of the site would create an unwelcome relationship of overlooking should the boundary screening in this location be reduced / diminished in the future. Therefore the proposal would harm surrounding residential amenity by reason of loss of privacy and harm to outlook, and as such is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/01376

41 Ladies Mile Road Brighton

Display of 1x externally-illuminated fascia sign, 1 x externally-illuminated projecting sign and 1 x internally-illuminated window sign.

Applicant: Domino's Pizza Group Ltd

Officer: Jonathan Puplett 292525

Approved on 28/07/09 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.

BH2009/01460

9 Wilmington Close Brighton

Certificate of Lawfulness for proposed construction of a single storey detached outbuilding comprising a garage, gym and sauna room.

Applicant: Mr Alan Blackburn

Officer: Helen Hobbs 293335

Approved on 12/08/09 DELEGATED

BH2009/01474

11 Hartfield Avenue Brighton

Erection of first floor side extension with french doors and juliet balcony to rear.

Applicant: Mr Simon Pates

Officer: Liz Arnold 291709

Approved on 11/08/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) BH03.03

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

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

4) UNI

Notwithstanding the Site Minimisation Statement submitted on the 12th September 2008, no development shall take place until a written statement, consisting of a revised Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

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

resources, to ensure that the amount of waste for landfill is reduced, 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.

PRESTON PARK

BH2009/01246

8 Lucerne Road Brighton

Replacement of front rooflight and window to side elevation and installation of rooflight and dormer to rear.

Applicant: Ms B Alves

Officer: Louise Kent 292198

Approved on 03/08/09 DELEGATED

1) BH01.01

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

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

2) BH12.03

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

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

3) 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.

BH2009/01318

3 Lowther Road Brighton

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

Applicant: Mr Nicholas Brown

Officer: Chris Swain 292178

Refused on 10/08/09 DELEGATED

BH2009/01335

35 Sandgate Road Brighton

Erection of two storey rear extension and insertion of roof lights to rear roof slope.

Applicant: Ms Sarah Willcox

Officer: Jonathan Puplett 292525

Approved on 28/07/09 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.

REGENCY

BH2009/00624

12 Clifton Place Brighton

Mansard roof extension with fenestration alterations to rear elevation.

Applicant: Mr Ben Adams

Officer: Anthony Foster 294495

Approved on 28/07/09 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 and details of the materials and roof slates (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3) UNI

No development shall take place until the details of the conservation rooflights have been submitted to and approved by the Local Planning Authority in writing. The works shall be carried out in strict accordance with the approved details and maintained as such thereafter.

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

4) UNI

No works shall take place until full details of the proposed works including 1:20 scale sample elevations and 1:1 scale joinery profiles of the new windows and doors, their cills, reveals, thresholds and steps have been submitted to and approved in writing by the Local Planning Authority. The works shall be

implemented in strict accordance with the agreed details and maintained as such thereafter.

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

5) UNI

The existing chimney pots shall be salvaged and reused on the extended chimney pots or replaced like for like if broken and maintained as such thereafter.

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

6) UNI

The proposed new dormers shall be clad in lead and maintained as such thereafter.

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

7) UNI

The new masonry shall be smooth rendered and any existing lining out or moulding details shall be replicated to match and shall be painted with smooth masonry paint to match the existing walls and maintained as such thereafter.

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

BH2009/00802

St. Stephens Hall Montpelier Place Brighton

Internal alterations incorporating the installation of two new mezzanine gallery spaces and other alterations. Erection of a single storey extension to rear east yard.

Applicant: Nikki Homeward

Officer: Clare Simpson 292454

Approved on 11/08/09 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 frieze below the ceiling inside the building shall be restored and repaired and any missing sections replaced to match exactly the original and the exterior of the building shall be fully repaired, restored and redecorated and the cross on the top of the building reinstated before the new internal accommodation pods are constructed.

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

3) UNI

Prior to development commencing full details of 1:20 sample elevations and sections of all types of new windows, doors, staircases, balustrading and handrails, and 1:1 sectional profiles of new skirting boards, dado rails, door frames and panel mouldings, linings and architraves and all other details and mouldings, including those of the new modern accommodation pods and extension and the alterations to the existing buildings; shall be submitted to and approved by the Local Planning Authority in writing. The works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

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

4) UNI

Prior to development commencing details including a 1:20 elevation, plan and section of the new opening to be formed in the eastern wall of the hall and 1:1 scale sections of its associated timber and plaster mouldings; shall be submitted to and approved by the local planning authority in writing. The works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

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

5) UNI

Prior to development commencing details of the materials, finishes and colours of the proposed new accommodation pods and IT suite and the secure entry system including the glass balustrading, door and window systems and their frames and handrails; shall be submitted to and approved by the Local Planning Authority in writing. The works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

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

6) UNI

Prior to development commencing details and samples of all the new flooring and floor coverings.

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

7) UNI

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

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

8) UNI

Prior to development commencing the method of any sound and thermal insulation of the floors and walls, including 1:5 sections through walls and ceilings that may be required; shall be submitted to and approved by the Local Planning Authority in writing. The works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

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

9) UNI

Prior to development commencing details including 1:50 scale floor plans and elevations of the locations of the proposed heating radiators and the routing of the pipework and details of the sizes of the radiators; shall be submitted to and approved by the Local Planning Authority in writing. The works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

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

10) UNI

Prior to development commencing details of all new internal lighting to the historic parts of the building and external lighting shall be submitted to and approved by the Local Planning Authority in writing. The works shall be fully carried out and

completed in accordance with these approved details and maintained as such thereafter.

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

11) UNI

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

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

12) UNI

Prior to development commencing details of the proposed landscaping scheme for the front forecourt including hard and soft landscaping, level changes, reinstated paths, new paths and hard paving areas; shall be submitted to and approved by the Local Planning Authority in writing. The works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

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

13) UNI

Prior to development commencing 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 fully carried out and completed in accordance with these approved details and maintained as such thereafter.

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

14) UNI

Prior to development commencing details of the alterations to the fencing on the western side of the building, including a 1:20 scale elevational drawing shall be submitted to and approved by the Local Planning Authority in writing. The works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

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

15) UNI

Prior to development commencing details and samples of all materials; shall be submitted to and approved by the Local Planning Authority in writing. The works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

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

16) UNI

Prior to development commencing details of all the internal and external repairs, restoration and redecoration shall be submitted to and approved by the Local Planning Authority in writing and shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

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

17) UNI

All existing surface mounted pipework and electrical and telecommunications cabling shall be removed and all new and replacement electrical and

telecommunications cabling and pipework shall be concealed and not be surface mounted, without the prior permission in writing of the local planning authority.
Reason so as to ensure the preservation and enhancement of the Listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2009/00908

45 - 46 North Street Brighton

Change of use of ground floor and basement from building society office (A2) to a restaurant (A3).

Applicant: Mr M Sanidad

Officer: Charlotte Hughes 292321

Approved on 27/07/09 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) BH07.02

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

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

3) 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.

4) BH07.04

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

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

5) UNI

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

Reason: In the interest of public order and crime prevention and to protect neighbouring amenity in accordance with policy QD27 of the Brighton & Hove Local Plan.

BH2009/01067

49 North Street Brighton

Display of 3 no. internally illuminated fascia signs and 1 no. internally illuminated projecting sign.

Applicant: Specsavers

Officer: Adrian Smith 01273 290478

Approved on 05/08/09 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

BH2009/01077

69/70 East Street Brighton

Cladding of wall at rear with natural slates.

Applicant: Chipperfield & Butler Ltd

Officer: Charlotte Hughes 292321

Approved on 23/07/09 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 on 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.

BH2009/01146

10 Vernon Terrace Brighton

Removal of existing roof hatch to South West elevation and lay new tiles over vacant space. Installation of new rooflight to North East elevation.

Applicant: Miss Fiona Tait

Officer: Wayne Nee 292132

Approved on 11/08/09 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

Notwithstanding the details indicated on the supporting documents submitted on 12 May 2009 and 08 June 2009 and within the design and access statement submitted on 12 June 2009, the roof light hereby permitted shall be of traditional steel or cast metal 'conservation style', fitted flush with the adjoining roof surface and shall not project above the plane of the roof. Furthermore, the roof light flashing shall consist of lead, and the existing rafters shall be strengthened to compensate for the removed rafter. Full details of the roof light, flashing and rafters shall be submitted to and approved by the Local Planning Authority before work commences.

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

BH2009/01244

Friends Meeting House Cottage Ship Street Brighton

Internal alterations to "the cottage" including replacement of existing toilets with general purpose room and removal of external extract vent.

Applicant: Mr Robert Daines

Officer: Jason Hawkes 292153

Approved on 28/07/09 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 further details of the proposed steel structural supports including proposed sections and elevations 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 further details of four panelled doors including large scale elevations have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

4) UNI

Following the removal of the extract duct to the front of the building, the brickwork shall be made good to match existing.

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

BH2009/01254

11 Imperial Arcade Brighton

Change of use from retail unit (A1) to retail (A1) at ground floor level fronting Imperial Arcade and cafe/snack bar (A3) and indoor sports unit (D2) to upper levels.

Applicant: Mr Guy Hancock

Officer: Jason Hawkes 292153

Approved on 12/08/09 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

Unless otherwise agreed in writing by the Local Planning Authority, the layout of the unit shall be restricted to the part Class A1 / part Class A3 / part Class D2 division as shown on the drawing entitled 'Ground floor plan proposed' hereby approved.

Reason: To retain a retail use fronting Imperial Arcade in accordance with policy SR4 of the Brighton & Hove Local Plan.

3) 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 QD1, SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

Amplified music or other entertainment noise from within the premises shall not be audible at any adjacent residential premises during opening times.

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

5) UNI

The use hereby permitted shall not be open to customers except between the

hours of 1000 and 2200 Mondays to Saturdays and 1000 to 1800 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.

6) UNI

The premises shall only be used as a retail / café / games room and for no other purpose (including any other use in Class A3 and Class D2) 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). No alcohol shall be served or sold on the premises as part of the permitted use unless agreed with Local Planning Authority in writing.

Reason: To safeguard the amenities enjoyed by neighbouring properties, in the interests of public order and crime prevention and in accordance with policy QD27 of the Brighton & Hove Local Plan.

BH2009/01285

6-7 Churchill Square Brighton

Installation of new shop fronts (retrospective).

Applicant: Faith Shoe Group

Officer: Charlotte Hughes 292321

Approved on 11/08/09 DELEGATED

BH2009/01371

Regents Court 59 - 62 Regency Square Brighton

Extension in height of 2 no. existing chimney stacks on parapet wall between 59 and 60 Regency Square and provision of new clay chimney pots.

Applicant: Regents Court (Brighton) Ltd

Officer: Adrian Smith 01273 290478

Approved on 04/08/09 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

BH2009/01558

38 West Street Brighton

Alterations to existing shop to form new shopfronts.

Applicant: Selits Ltd

Officer: Adrian Smith 01273 290478

Approved on 10/08/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

The external finishes of the development hereby permitted shall match in

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

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

3) UNI

The development hereby approved shall not be occupied until a level threshold has been constructed in accordance with the details to be submitted and approved in writing by the Local Planning Authority. This level threshold shall thereafter be retained at all times.

Reason: To ensure the provision of satisfactory access facilities for everyone including wheelchair users, the visually impaired and other people with disabilities and to comply with policy QD10 of the Brighton & Hove Local Plan and Supplementary Planning Document 02 'Shop Front Design'.

4) UNI

Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed road works shall be submitted to the Planning Authority and be subject to its approval, in consultation with this Authority.

Reason: To ensure that the development maintains highway safety and for the benefit and convenience of the public at large and to comply with policies TR7 and QD10 of the Brighton & Hove Local Plan.

ST. PETER'S & NORTH LAINE

BH2009/00636

KFC 22-23 London Road Brighton

Installation of new shopfront and entrance door. (Retrospective).

Applicant: Caskade Caterers Ltd

Officer: Louise Kent 292198

Refused on 04/08/09 DELEGATED

1) UNI

The height, size and siting of the fascia, which when viewed from the street obscures the bottom of the first floor windows, detracts from the character and appearance of the building and the London Road street scene. It is therefore contrary to policies QD1, QD2, QD10 and QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 02: Shopfronts.

BH2009/00847

Land to rear of 67-81 Princes Road Brighton

Construction of 4 no. two-storey, two bedroom terraced houses with pitched roofs, solar panels and rooflights. Provision of private and communal gardens, waste and refuse facilities, and erection of a street level lift gate-house with cycle store.

Applicant: Carelet Ltd

Officer: Kate Brocklebank 292175

Approved on 28/07/09 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) BH02.07

The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully

Report from:

implemented and made available for use. These facilities shall thereafter be retained for use at all times.

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

3) BH04.01

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

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

4) BH05.08

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

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

5) BH05.10

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

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

6) BH06.03

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

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

7) 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.

8) 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.

9) BH12.06

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

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

10) 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.

11) UNI

The windows on the north west elevation of each unit servicing the bathrooms 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.

12) UNI

No development shall take place until details of the ambulant stairs including railings have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to ensure a satisfactory appearance to the development and to comply with policies HO13 and QD1 of the Brighton & Hove Local Plan.

13) UNI

The iron gate within the front wall shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such.

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

14) 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, including a timescale for implementation, for implementation which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land, together with measures for their protection in the course of development to BS 5837 (2005). The scheme shall include a nature conservation plan produced by a qualified ecologist and shall include details of the construction and maintenance of the wildlife pond, landscape planting, sedum roofs, chalkland grassland roofs, green walls and bird and bat nesting boxes on each house defining the number of boxes of each type to used and should be manufactured from 'woodcrete' or equivalent. The plan

shall also include materials to be used, dimensions, plant species and cross sections of the green roofs.

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 and QD17 of the Brighton & Hove Local Plan.

15) 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 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.

16) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

17) UNI

No development shall commence until noise mitigation measures in line with those detailed on pages 13 and 14 of the noise assessment submitted on 5th June 2009 have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details.

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

18) UNI

The development hereby permitted shall not be occupied or brought into use until there has been submitted to the local planning authority verification by a competent person approved under the provisions of condition (i)c that any remediation scheme required and approved under the provisions of condition (i)c has been implemented fully in accordance with the approved details (unless varied with the written agreement of the local planning authority in advance of implementation). Unless otherwise agreed in writing by the local planning authority such verification shall comprise:

- a) as built drawings of the implemented scheme;
- b) photographs of the remediation works in progress;
- c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition (i) c."

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

19) 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 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.

20) UNI

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

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1, QD15 and QD17 of the Brighton & Hove Local Plan.

21) UNI

Notwithstanding the approved drawings the window proportions in the 'gatehouse' extension shall be of similar proportions to those within the existing properties in Princes Road. All new windows in the 'gatehouse' extension shall be painted softwood and shall be retained as such.

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

22) UNI

The external finishes of the 'gatehouse' extension hereby permitted shall match in material, colour, style, bonding and texture those of the existing building (number 81 Princes Road).

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

23) UNI

No development shall take place until a details of the door within the south east elevation of the 'gatehouse' extension shown on the approved drawings has been submitted to and approved in writing by the Local Planning Authority. The door and surround shall be painted softwood and the scheme shall the be carried out in accordance with the approved details and retained as such.

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

24) UNI

No development shall take place until protection measures for the TPO Chestnut tree at the entrance to the site set out in the tree report submitted 7th April 2009 have been fully implemented. Once the measures are in place the Local Planning Authority shall be informed in writing no less than 14 days prior to development commencing on site. The development shall then be carried out in strict accordance with these protection.

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

BH2009/00918

Undercroft East Building Brighton Station Queens Road Brighton

Internal and external alterations in relation to conversion of existing storage area into a bar (A4).

Applicant: Gingin Group

Officer: Aidan Thatcher 292265

Approved on 30/07/09 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 following details shall be submitted to and approved by the local planning authority before works commence:-

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

ii) 1:20 scale elevation and section of the new entrance door screen and its supporting steel frame and 1:1 scale sections of the new steel frame, door frame and window frame above and details of the fixings of the frame to the ceiling and floor.

iii) details of the electrical trunking, light fittings, and any heating and ventilation equipment and ducting; iv) details of the proposed finishes to the new suspended floor, the new walls and wall linings, the iron beams, cable trunking and exposed ducting.

v) the method of fire protection of the walls, floors, ceilings and doors and smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes that may be required to meet fire regulations;

vi) the method of any sound or thermal insulation of the windows, floors and walls, including 1:5 sections through walls and ceilings;

vii) details of the proposed new entrance ramp, including a 1:10 scale section, elevations, and plan and details of its materials and method of construction;

viii) details of the sign above the main entrance;

And the works shall be fully carried out and completed in accordance with these approved details prior to occupation of the building 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 external doors and windows shall be retained and restored and made fully functional, except where otherwise approved in writing by the local planning authority before work commences.

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

4) UNI

The existing original internal paving shall be retained and where ground disturbance takes place for drainage works, it shall be reinstated and made good to match the original and any new paving materials used shall match exactly the originals.

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

BH2009/01065

Flat 5 70 Shaftesbury Road Brighton

Replacement of 2no existing timber single glazed windows, 1no to the east elevation and 1no to the south elevation, with white double glazed PVCu.

Applicant: Miss C Overton-Hart

Officer: Helen Hobbs 293335

Refused on 24/07/09 DELEGATED

1) UNI

The proposed replacement windows, by reason of their style, materials, colour and method of opening, which would be out of keeping with the existing building, would appear an incongruous inappropriate feature and 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.

BH2009/01115

The Brighton Eco Centre 39 - 41 Surrey Street Brighton

Replacement of existing wooden sash single glazed windows with wooden sash double glazed windows. Replacement of half glazed wooden door with glazed and panel door.

Applicant: Mr Jamie Hartzell

Officer: Helen Hobbs 293335

Approved on 11/08/09 DELEGATED

1) BH01.01

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

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

2) BH12.03

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

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

BH2009/01163

Rear Of 100 North Road Brighton

Change of use from former vehicle depot (sui generis) to retail (A1)

Applicant: Mr Steven Bethell

Officer: Kathryn Boggiano 292138

Approved on 05/08/09 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH02.07

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

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

3) 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) 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) BH07.01

The use hereby permitted shall not be open to customers except between the hours of 08.00 to 18.00 Mondays to Saturdays, and 10.00 to 16.00 on Sundays, Bank and Public Holidays.

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

7) UNI

No retail activity of any kind, except loading and unloading, shall take place outside the proposed building 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.

8) UNI

No loading or unloading of vehicles shall take place on the site except between the hours of 8.00 to 19.00 Monday to Friday and between 08.00 to 13.00 on Saturdays, with not at any time on Sundays, and Bank and Public Holidays.

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

9) UNI

The first floor mezzanine floor shall only be used as ancillary space to the A1 retail unit such as for storage and office space and shall not be used for retail sales.

Reason: As the impact of the expansion of the sales floor into the mezzanine floor would need to be justified further in order to protect the vitality and viability and to comply with policy SR1 of the Brighton & Hove Local Plan.

10) UNI

Noise associated with any 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 noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS4142:1997.

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

11) UNI

The ground floor shall only be used for the sale of clothes, footwear, bags, purses, and jewellery.

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

BH2009/01195

12 Frederick Street Brighton

Change of use from (B1) office to (C3) dwelling house.

Applicant: Hearthstone Homes

Officer: Ray Hill 293990

Refused on 05/08/09 DELEGATED

1) UNI

The applicant has failed to satisfactorily demonstrate that the office use is genuinely redundant and as such the proposal would fail to comply with policies EM5 and EM6 of the Brighton & Hove Local Plan which seek to resist the loss of office and small business uses.

2) UNI2

The proposed car free development fails to make adequate provision to ensure that the development would remain car free in the long term contrary to policies HO7 and QD28 of the Brighton & Hove Local Plan.

BH2009/01277

Lewes Road Post Office 6 Lewes Road Brighton

Installation of a cash point machine.

Applicant: Post Office Ltd

Officer: Helen Hobbs 293335

Approved on 03/08/09 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.

BH2009/01329

Queensbury House 103-105 Queens Road Brighton

Installation of new shop front and associated external alterations.

Applicant: Tesco Stores Ltd

Officer: Jonathan Puplett 292525

Approved on 29/07/09 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 stall riser and columns of the shopfront hereby approved shall be painted to match the finish of the upper floors of the Queensbury House building.

Reason: For the avoidance of doubt, in accordance with drawing nos. 8913-25 B and 6012ELE1D, to ensure a satisfactory appearance in accordance with policies HE6, QD10 and QD12 of the Brighton & Hove Local Plan.

BH2009/01330

Queensbury House 103-105 Queens Road Brighton

Installation of cash machine.

Applicant: Tesco Stores Ltd

Officer: Jonathan Puplett 292525

Approved on 29/07/09 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.

BH2009/01331

Queensbury House 103-105 Queens Road Brighton

Display of internally illuminated fascia sign and internally illuminated projecting sign.

Applicant: Tesco Stores Ltd

Officer: Jonathan Puplett 292525

Approved on 03/08/09 DELEGATED

1) BH01.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

The illumination to the fascia sign and projecting sign hereby approved shall be restricted to the lettering and logos only; the remainder of the signage shall remain unlit.

Reason: For the avoidance of doubt, in accordance with drawing nos. 8913-25 B and 6012ELE1D to ensure a satisfactory appearance in accordance with policies HE6 and QD12 of the Brighton & Hove Local Plan.

BH2009/01426

Pelham Tower Pelham Street Brighton

Display of 3no. non-illuminated banners to South elevation (Part - Retrospective)

Applicant: City College Brighton & Hove

Officer: Liz Arnold 291709

Approved on 28/07/09 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.

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4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

WITHDEAN

BH2009/00762

76 Dyke Road Avenue Brighton

Two storey rear extension and a single storey side extension.

Applicant: Mr TP Milligan

Officer: Wayne Nee 292132

Refused on 24/07/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed two storey rear extension, by virtue of its scale, massing, proximity to the site boundary, and its projection towards neighbouring properties, forms an inappropriate addition to the building. The extension would represent an overbearing structure that would result in an over dominating and cramped effect on the amenities of residents at no. 74 Dyke Road Avenue and the adjacent properties on Tongdean Lane. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI

Policies QD1 and QD2 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed extension, by virtue of its scale, height, massing, and projection close to the road frontage, would result in an unduly

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obtrusive and imposing feature that would be detrimental to the appearance of the existing property and the street scene of Tongdean Lane. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2009/00821

29 Surrenden Road Brighton

Extension and re-modelling of existing bungalow including demolition of rear conservatory, to form a two storey, 4no bedroom house with hipped roof, solar panel and 1no rooflight.

Applicant: Mr Chie Nwawudu

Officer: Christopher Wright 292097

Approved on 04/08/09 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) 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) BH12.01

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

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

5) BH12.07

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

Reason: The Local Planning Authority considers that further development could cause detriment to the character of the area and to the amenities of the occupiers of nearby properties and for this reason would wish to control any

future development proposals to comply with policies QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

6) UNI

Prior to the occupation of the development hereby permitted the first floor window on the northern flank elevation of the development hereby permitted shall be obscure glazed and fixed shut in a manner first to be submitted to and agreed in writing by the local planning authority and shall be retained as such thereafter.

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

7) UNI

Prior to the commencement of the development hereby permitted the precise details of the oriel bay window to the rear elevation, including a 1:20 scale section drawing showing the relationship with the finished floor level and western external wall of the room which will be served, have been submitted to and agreed in writing by the local planning authority. The oriel bay window shall be retained as such thereafter.

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

8) UNI

Unless otherwise agreed in writing by the local planning authority, the development hereby permitted shall not commence until evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes, and a Design Stage Assessment Report showing that the development will achieve an Ecohomes rating, have been submitted to 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.

9) UNI

Unless otherwise agreed in writing by the local planning authority, the development shall not be occupied until a Building Research Establishment issued Post Construction Review Certificate confirming that the development as built has achieved an Ecohomes rating has been submitted to and approved in writing by the local planning authority.

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

10) UNI

Notwithstanding the drawings submitted, the development hereby permitted shall not commence until the precise details of the balcony screens and balustrades, to include sections and design details, have been submitted to and agreed in writing by the local planning authority. Thereafter the development shall be implemented in accordance with the agreed details and shall not be altered subsequently without the consent of the local planning authority in an application on that behalf.

Reason: To ensure a satisfactory appearance to the development, in the interests of residential amenity and safeguarding privacy and to comply with policies QD27 and HE6 of the Brighton & Hove Local Plan.

BH2009/01085

50 Green Ridge Brighton

Demolition of existing garage and construction of single storey rear/side extension.

Applicant: Mr Keith Greenfield

Officer: Mark Thomas 292336

Approved on 28/07/09 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.

BH2009/01200

46A Withdean Road Brighton

Installation of a Upvc round window at first-floor level of south elevation (retrospective).

Applicant: Mr Ray Spencer

Officer: Robin Hodgetts 292366

Approved on 11/08/09 DELEGATED

1) UNI

The new, round window installed to the south-east elevation of the property shall remain obscure-glazed and fixed shut permanently.

Reason: To ensure the protection of privacy for the neighbouring property and to comply with policy QD27 of the Brighton & Hove Local Plan.

BH2009/01271

17 Whitethorn Drive Brighton

Erection of mono-pitched roofs to existing front and side extensions, first floor rear balcony and front boundary wall with railings and gates.

Applicant: Mr John Boothby

Officer: Clare Simpson 292454

Approved on 23/07/09 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 area identified as a bed-sitting room shall on drawing number 477/01 shall be used as ancillary accommodation to the main house and shall at no-time be used as self-contained accommodation.

Reason: to ensure that the proposed development does not create an unacceptable standard of accommodation and in accordance with policy QD27 of the Brighton & Hove Local Plan.

BH2009/01345

16 Hillside Way Withdean Brighton

Pitched roof front dormer and pitched roof porch.

Applicant: Mr Tim Ward

Officer: Charlotte Hughes 292321

Refused on 31/07/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. It is considered that the proposed porch extension has an awkward relationship with the existing projecting gable and that dormer window is contrary to the advice contained within Supplementary Planning Guidance Note 1: Roof Extensions and Alterations. Cumulatively the proposed dormer window, porch extension and the existing roof lights will result in a cluttered appearance to the front elevation of the property, detracting from its existing form and character. The proposal is therefore considered to be contrary to the aims and objective of policies QD1 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note 1: Roof Extensions and Alterations.

BH2009/01456

19 Withdean Crescent Brighton

Erection of a single storey rear and side extension, installation of 2 no. dormers to side, 2 no. rooflights to rear and solar panels to south-west elevation.

Applicant: Mr Stuart Derwent

Officer: Charlotte Hughes 292321

Approved on 12/08/09 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

3. The en-suite bathroom windows shall be obscure glazed and top hung only 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.

EAST BRIGHTON

BH2008/02235

Ground Floor Flat 153 & 151 Eastern Road Brighton

Change of use of ground floor flat to class D102 for use as childrens all day care nursery and increase in number of children from 43 to 58 and erection of a new retaining wall within rear garden area of number 151.

Applicant: Dr Steven Cox

Officer: Kate Brocklebank 292175

Approved on 27/07/09 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) 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) UNI

The approved scheme shall not be implemented until a sample of the rubber surface to be laid in the garden area, referred to in the applicant's letter dated 26 June 2009 has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development, to safeguard the amenities of neighbours and to comply with policies SU10, QD1, QD14 and QD27 of the Brighton & Hove Local Plan.

5) UNI

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

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

6) UNI

The total number of children using the nursery shall not exceed 58 at any one time.

Report from:

Reason: In order to safeguard the amenities of neighbours and ensure the accommodation is adequate for the children, in accordance with policies SU10, HO26 and QD27 of the Brighton & Hove Local Plan.

7) UNI

The premises shall not be open or in use except between the hours of 08:00 and 18:00 Mondays to Fridays with no use permitted on Saturdays, Sundays or Bank Holidays.

Reason: In order to safeguard the amenities of neighbours in accordance with policies SU10, HO26 and QD27 of the Brighton & Hove Local Plan.

8) UNI

Outdoor play sessions shall be restricted to within the hours of 09:00 to 17:00 Mondays to Fridays with no use permitted on Saturdays, Sundays or Bank holidays.

Reason: In order to safeguard the amenities of neighbours in accordance with policies SU10, HO26 and QD27 of the Brighton & Hove Local Plan.

9) UNI

No amplified music or musical equipment shall be used in the outdoor play area.

Reason: In order to safeguard the amenities of neighbours in accordance with policies SU10, HO26 and QD27 of the Brighton & Hove Local Plan.

10) UNI

The approved scheme shall not be implemented until a scheme for the soundproofing to the ceiling of the ground floor flat at number 153 and to the party wall with number 155 Eastern Road 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 occupation of the development and shall thereafter be retained as such.

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

11) UNI

Prior to occupation of number 153 Eastern Road a written Management Plan for outdoor play shall be submitted to and approved in writing by the Local Planning Authority. The actions within the Management Plan shall include details of staff supervision, layout of area showing types of play areas and shall be implemented fully in accordance with the approved details and timescales. The Plan must be reviewed every 12 months by Sunshine Day Nursery with a copy of this review sent to the Local Planning Authority for approval. Any amendments to the original plan approved by the Local Planning Authority as a result shall be implemented in full and retained thereafter for that review period.

Reason: In order to safeguard the amenities of neighbours in accordance with policies SU10, HO26 and QD27 of the Brighton & Hove Local Plan.

BH2008/03890

Brighton College Prep School 2 Walpole Road Brighton

Installation of external flood lighting to north playground of pre school.

Applicant: Brighton College

Officer: Ray Hill 293990

Approved on 05/08/09 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) UNI

The floodlights hereby approved shall not be in use except between the hours of 08.00 hours and 17.30 hours Mondays to Fridays and not at any time on Saturdays, Sundays and Bank or Public Holidays.

Reason: To ensure that the amenities of the area and of local residents are protected and to comply with policies SU10, QD26 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The floodlighting shall not be used for purposes other than organised sport and recreation.

Reason: To ensure that the amenities of the area and of local residents are protected and to comply with policies SU10, QD26 and QD27 of the Brighton & Hove Local Plan.

4) UNI

At all times the floodlighting hereby approved shall be operated in strict accordance with the details contained within the Disano Illuminazione UK Ltd lighting scheme submitted on 11 December 2008.

Reason: To ensure that the amenities of the area and of local residents are protected and to comply with policies QD26 and QD27 of the Brighton & Hove Local Plan.

BH2009/00715

20 Rock Grove Brighton

Insertion of a door to underground vault to enable vault to be used as habitable space.

Applicant: Mr Rick Moore

Officer: Sonia Kanwar 292359

Refused on 03/08/09 DELEGATED

1) UNI

The proposed door, by virtue of the material and style, will result in a detrimental impact on the architectural and historic character and appearance of the building and is therefore contrary to policies QD1, QD14, HE1 & HE6 of the Brighton & Hove Local Plan and to the Council's Supplementary Planning Guidance Note SPGBH13: Listed Buildings - General Advice. Furthermore as no access has been gained to the site it is not possible to make a full assessment of the impact of the proposal on the character and architectural setting of the listed building, and the impact on neighbouring amenity.

BH2009/01225

20 Rock Grove Brighton

Insertion of a door to underground vault to enable vault to be used as habitable space.

Applicant: Mr Rick Moore

Officer: Sonia Kanwar 292359

Refused on 03/08/09 DELEGATED

1) UNI

The proposed door, by virtue of the material and style, will result in a detrimental impact upon the architectural and historic character and appearance of the listed building. The scheme is therefore contrary to policies HE1 and HE3 of the Brighton & Hove Local Plan and to the Council's Supplementary Planning Guidance Note SPGBH13: Listed Buildings - General Advice. Furthermore as no access has been gained to the site it is not possible to make a full assessment of the impact of the proposal on the character and architectural setting of the listed building.

Report from:

HANOVER & ELM GROVE

BH2009/00700

Connaught House & 38 Melbourne Street Brighton

The demolition of disused existing Connaught Church and adjacent vacant dwelling No 38 Melbourne Street and redevelopment of the site to provide 6no new build low energy town houses.

Applicant: Mr A Alyousifi

Officer: Kate Brocklebank 292175

Refused on 24/07/09 DELEGATED

1) 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 within the City, contrary to Local Plan policy EM3.

2) UNI2

The proposal, by reason of its design, bulk and height is considered to relate poorly to the existing street-scene. The southern elevation does not provide an attractive frontage or safe overlooking of the street to provide passive surveillance. The development would appear as an incongruent feature in the street scene and would have limited interaction with the street frontage of Melbourne Street. As such the proposal is contrary to QD1, QD2, QD3 and QD5 of the Brighton & Hove Local Plan.

3) UNI3

The proposed layout provides a cramped form of development which would fail to provide an adequate provision of private amenity space to meet the needs of future occupiers, or meaningful landscaping and therefore would fail to provide adequate living conditions, contrary to Brighton & Hove Local Plan policies HO5, QD15 and QD27.

4) UNI4

The applicant has failed to demonstrate that the development will accord to Lifetime Homes Standards contrary to policy HO13 of the Brighton & Hove Local Plan and Planning Advice Note 03 Accessible Housing and Lifetime Homes.

BH2009/01000

73 Hanover Terrace Brighton

Erection of a rear first floor extension.

Applicant: Mr Brian Weaver

Officer: Helen Hobbs 293335

Approved on 29/07/09 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 first floor level window, on the South west facing elevation of the extension 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 polices QD14 and QD27 of the Brighton and Hove Local Plan.

BH2009/01093

63 Ryde Road Brighton

External alterations to facilitate use of basement as additional living accommodation for existing ground floor flat.

Applicant: Sarah Bennett-Leyh

Officer: Aidan Thatcher 292265

Approved on 28/07/09 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 development shall be implemented in strict accordance with the Waste Management Statement submitted as part of this application.

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

BH2009/01122

Former Reservoir Pankhurst Avenue Brighton

Amendment of approved application BH2007/02823 to include provision of 9 no. Solar panels, 3 no. conservation style rooflights and amendment of approved grass flat roof to green felt roof.

Applicant: Cross Construction Ltd

Officer: Liz Arnold 291709

Approved on 29/07/09 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

Access to the green felted flat roof, over the rear ground floor section of the row of three terrace houses, hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

3) 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

BH2005/02395/LB

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. Demolition of existing detached public toilet block. (Re-submission and amendment of withdrawn application BH2004/12876/LB).

Applicant: Cherrywood Investments Ltd

Officer: Jonathan Puplett 292525

Approved on 24/07/09 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) BH13.05

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

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

3) UNI

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.

4) 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 and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

5) 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 and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

6) 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 and to comply with policy HE1 of the Brighton & Hove Local Plan.

7) 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 shall be submitted to and approved in writing by the Local Planning Authority. 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 to comply with policy HE1 of the Brighton & Hove Local Plan.

8) 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 and to comply with policy HE1 of the Brighton & Hove Local Plan.

9) 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 and to comply with policy HE1 of the Brighton & Hove Local Plan.

10) 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 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.

11) 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 secure the preservation, enhancement of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2008/03994

6 Crowhurst Road Brighton

Removal of condition 3 of application BH1998/01226/FP which states: The use hereby approved shall be first implemented by Sussex Stationers. Any subsequent B8 occupier must fulfill the requirement contained in policy V.17 of Brighton & Hove Local Plan Review and no change of occupancy shall occur until written approval of compliance with this policy has been issued by the Local Planning Authority.

Applicant: Mr Michael Shakespeare

Officer: Aidan Thatcher 292265

Approved on 05/08/09 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 car parking area shown on the submitted plan shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of the development hereby approved and by their visitors.

Reason: To ensure that adequate parking provision is maintained, to safeguard the visual amenities of the area and to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan.

BH2009/00230

Russell House Building A Arts Road University of Sussex Brighton

The retention of the existing 2 storey temporary academic building for a period of 10 months (retrospective).

Applicant: University Of Sussex

Officer: Anthony Foster 294495

Approved on 24/07/09 PLANNING COMMITTEE

1) UNI

The temporary buildings hereby permitted shall be permanently removed from the

Report from:

site before 14 May 2010 and the land reinstated to its former condition.

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

BH2009/00770

Various Sites University of Sussex Campus Falmer Brighton

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

Applicant: Mr Rob French

Officer: Louise Kent 292198

Approved on 27/07/09 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 handrails and posts hereby approved shall be power coated black and retained as such thereafter.

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

BH2009/00916

University of Sussex Falmer Brighton

Erection of 2 storey temporary teaching building for a period of 3 years.

Applicant: University Of Sussex

Officer: Anthony Foster 294495

Approved on 28/07/09 PLANNING COMMITTEE

1) 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.

2) 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.

3) UNI

The temporary buildings hereby permitted shall be permanently removed from the site before 7 August 2012 and the land reinstated to its former condition.

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

Report from:

Local Plan.

4) UNI

Prior to the commencement of development a timetable detailing the removal of the temporary Russell Building, the demolition of Arts D & E buildings and the erection of the new proposed building shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

5) UNI

Notwithstanding the details provided on the approved plans, no development shall commence until full details of the external materials (including colour of render paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD2 and NC7 of the Brighton & Hove Local Plan.

BH2009/01145

Arts A University of Sussex Falmer Campus Falmer Brighton

Adaptation and conversion of the undercrofts under Arts A building to form a new café.

Applicant: University Of Sussex

Officer: Anthony Foster 294495

Approved on 12/08/09 DELEGATED

1) BH01.01

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

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

2) BH07.11

No development shall take place until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

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

3) 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.

4) 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.

5) 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.

6) UNI

The use hereby approved is restricted to the sale of beverages, cold sandwiches or other food which has been heated up or toasted on the site only.

Reason: Any other A3 use may require extract ducting for which no planning permission has been sought or granted.

7) UNI

No works shall take place until full details of all external ventilation grilles and flues have been submitted to and approved in writing by the LPA, such details to include dimensions, material, finish and colour. 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.

8) UNI

No works shall take place until full details of the proposed colour and finish of all new internal and external doors have been submitted to and approved in writing by the LPA. 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.

9) UNI

Notwithstanding the details shown on the proposed plan, all floor tiles within the café space shall be 600mm x 600mm unless otherwise approved in writing by the LPA.

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

10) UNI

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

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

BH2009/01257

Land adjacent to 1 Rushlake Close Brighton

Application for approval of details reserved by condition 5, 10 and 12 of application BH2007/03696.

Applicant: Mr John Panteli

Officer: Liz Arnold 291709

Approved on 24/07/09 DELEGATED

BH2009/01263

IDS Building University of Sussex Falmer Road Brighton

Removal of existing glazed screen to South elevation and installation of new double glazed door (Retrospective).

Applicant: University of Sussex

Officer: Louise Kent 292198

Approved - no conditions on 10/08/09 DELEGATED

BH2009/01363

1 Stephens Road Brighton

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

Applicant: Mrs Carol Smith

Officer: Chris Swain 292178

Approved on 11/08/09 DELEGATED

1) BH01.01

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

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

2) BH02.09

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

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

3) BH03.03

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

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

BH2009/01428

1 Hollingbury Place Brighton

Erection of dormers to rear and rooflights to front roofslope.

Applicant: Mr Johal

Officer: Sonia Kanwar 292359

Approved on 28/07/09 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.

MOULSECOOMB & BEVENDEAN

BH2009/01194

Jewish Cemetery Meadowview Bear Road Brighton

Erection of double garage and disabled wc to the north side of the burial grounds.

Applicant: The Brighton & Hove Hebrew Congregation

Officer: Chris Swain 292178

Approved on 05/08/09 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 (including the colour of render and paintwork) to be used in external surfaces of the development 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 & QD2 of the Brighton & Hove Local Plan.

BH2009/01338

5 Coombe Terrace Brighton

New Shopfront

Applicant: Paydens Ltd

Officer: Chris Swain 292178

Approved on 12/08/09 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.

BH2009/01520

8 Leybourne Parade Lower Bevendean Brighton

Change of use from offices (B1) to cafe/restaurant (A3). External alterations including ramp to entrance and extraction duct to rear elevation.

Applicant: Mrs Andrea Heycke-Njie

Officer: Jonathan Puplett 292525

Approved on 23/07/09 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 not be in use except between the hours of 08.00 and 23.00 Monday to Sunday (including Bank Holidays).

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

3) UNI

Prior to the commencement of the use hereby approved, the ventilation system shown on the 'proposed ducting layout' drawing and detailed in a letter from 'Magnum Steel Fabrication' submitted on the 13th of July 2009 shall be installed and operational. The ventilation system shall be maintained as such thereafter for the duration of the approved use.

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

QUEEN'S PARK

BH2009/00969

Adj 51 St Lukes Terrace Brighton

Extension and alteration of existing garage to form a two-storey, one bedroom house with 3no rooflights and 1no solar panel.

Applicant: Ms Chevonne Kord

Officer: Kate Brocklebank 292175

Refused on 03/08/09 DELEGATED

1) UNI

The proposal, by reason of its design, height and siting, would adversely affect the residential amenities of neighbouring dwellings to the west and north of the site by way of overshadowing resulting in loss of light, overbearing impact and loss of outlook contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development would provide a poor level of outlook which will give rise to a feeling of confinement and sense of enclosure, resulting in a poor living environment for future occupiers contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed porch addition, by reason of its height, design and siting, would be an incongruous addition to the street and would appear overly prominent and obtrusive in the street scene contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

BH2009/01086

Basement Flat 16a Devonshire Place Brighton

Installation of extractor fan with external vent.

Applicant: Ms Sarah Randall

Officer: Chris Swain 292178

Approved on 28/07/09 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 external extractor fan vent should be painted white to match the existing external pipework and should be maintained as such thereafter.

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

BH2009/01230

Basement Flat 16a Devonshire Place Brighton

Installation of acoustic hanger ceiling.

Applicant: Ms Sarah Randall

Officer: Chris Swain 292178

Approved on 03/08/09 DELEGATED

1) BH01.05

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

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

BH2009/01232

108 Marine Parade Brighton

Single storey ground floor extension to replace existing and replacement of UPVC casement windows with wooden sash windows to south elevation.

Applicant: Mr Mikey Rowe

Officer: Chris Swain 292178

Approved on 27/07/09 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) BH12.02

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

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

4) BH12.05

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

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

5) UNI

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

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

BH2009/01279

15 Lavender House Lavender Street Brighton

Installation of satellite dish to front (East) wall of building.

Applicant: Mr Ronald Allen

Officer: Chris Swain 292178

Approved on 30/07/09 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 satellite dish hereby permitted shall be permanently removed from the site within ten years of the date of this permission or when the dish is no longer in use, whatever is the sooner, and the elevation made good and maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: The development hereby approved is not considered suitable as a permanent form of development and permission is granted for a temporary period only and to accord with policy QD22 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 7 (Satellite Receiving Dishes and Other Aerials).

BH2009/01344

53 Windmill Street Brighton

Loft conversion incorporating rear dormer (Retrospective)

Applicant: Mr Lee Needham-Park

Officer: Jonathan Puplett 292525

Refused on 30/07/09 DELEGATED

1) UNI

The dormer which has been constructed, by reason of its excessive width and bulk, large areas of cladding, lack of set back from the roof eaves and set down from the roof ridge, and inappropriate materials, appears as an incongruous feature which has harmed the character and appearance of the building. The development is contrary to policy QD14 of the Brighton & Hove Local Plan, and to guidance contained within SPGBH1 (Roof Alterations and Extensions).

BH2009/01404

102 Marine Parade Brighton

Relaying of external paving at the front of property and removal of boundary wall.

Applicant: Mr & Mrs Ken McClymont

Officer: Liz Arnold 291709

Approved on 29/07/09 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) BH05.10

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

Reason: To reduce the risk of flooding and pollution and increase the level of

sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.

3) UNI

No works shall take place until a sample of the proposed paving has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved sample.

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

4) UNI

Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the measures set out in the Waste Minimisation Statement submitted on the 11th 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.

5) UNI

The pavers approved in relation to condition 2 above shall be laid in a pattern to match exactly that of the pavers located in the front of 103 and 104 Marine Parade.

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

BH2009/01434

7 Dawson Terrace Brighton

Single storey rear extension to ground floor.

Applicant: Mrs K Hmaimou

Officer: Sonia Kanwar 292359

Approved on 04/08/09 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.

ROTTINGDEAN COASTAL

BH2009/00737

Longhill Secondary School Falmer Road Brighton

Various amendments to existing school site including; Erection of a 5 storey link extension Infilling existing courtyard to provide new teaching accommodation Replacement of existing office accommodation with new external canopy New windows and door to lower ground floor front elevation Alterations to entrance of school building at front elevation Amendment to parking layout to provide 24 additional parking spaces Provision of solar panels on roof.

Applicant: Mrs Di Smith

Officer: Aidan Thatcher 292265

Approved on 24/07/09 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) BH05.09

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) 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.

5) BH06.02

The development hereby permitted shall not be commenced until details of secure cycle and motorcycle 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) BH07.07

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

Reason: To safeguard the amenities of the occupiers of adjoining properties and

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

7) BH11.01

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

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

8) BH11.02

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

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

9) 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.

10) UNI

No demolition 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.

11) UNI

No development shall commence until full details including location of the site compounds including storage area for building materials and construction waste/refuse and contractors vehicles and means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of protecting trees within the site and to comply with Policy QD16 of the Brighton & Hove Local Plan.

12) UNI

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

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

13) UNI

At least 6 months prior to the first occupation of the development hereby approved a 'Site Travel Plan' (a document setting out a package of measures tailored to meet the needs of the site and aimed at promoting sustainable travel choices and reduce reliance on private motor vehicles including students, visitors, staff, deliveries, servicing, parking management and other uses of the site) for the development shall be submitted to the Local Planning Authority. The site travel plan shall be approved in writing by the Local Planning Authority prior to the first occupation of the development and shall be implemented as approved thereafter and shall be subject to annual review in accordance with details submitted to and approved in writing by the Local Planning Authority.

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

14) UNI

No development shall commence until a scheme detailing a 1m wide extension to the existing footway from The Vale junction with Falmer Road south to the junction with Court Farm Road has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works have been carried out in strict accordance with the approved measures and thereafter retained as such.

Reason: To ensure that the proposed development provides for the demand for travel it creates, to promote alternative forms of transport other than the private vehicle and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

15) UNI

No development shall commence until a scheme detailing improvement works to the southbound Falmer Road bus stop opposite the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works have been carried out in strict accordance with the approved measures and thereafter retained as such.

Reason: To ensure that the proposed development provides for the demand for travel it creates, to promote alternative forms of transport other than the private vehicle and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

16) UNI

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

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with policy TR19 of the Brighton & Hove Local Plan.

17) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall not be occupied until a scheme detailing the

incorporation a piece of local public art within the development has been implemented. The scheme must first be agreed in writing with the Local Planning Authority and must be implemented in strict accordance with the approved scheme.

Reason: To ensure a satisfactory finish to the development and to comply with Policy QD6 of the Brighton & Hove Local Plan.

18) UNI

No development shall commence until a scheme to enhance the nature conservation interest of the site and a timescale for its implementation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full prior to occupation of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby permitted and to comply with Policy QD17 of the Brighton & Hove Local Plan.

BH2009/00948

1 Meadow Close Rottingdean

Demolition of existing bungalow and construction of 2 semi-detached three bedroom chalet bungalows with rooflights, bin and cycle stores.

Applicant: South Eastern Construction

Officer: Anthony Foster 294495

Refused on 28/07/09 PLANNING COMMITTEE

1) UNI

Cumulatively the proposal, by virtue of its design, detailing, size, and density, would represent a visually inappropriate and unacceptable development on this site, which would harm the character and appearance of the street scene and fail to enhance the positive qualities of the key neighbourhood principles of the area, and as such represents an unsuitable overdevelopment of the site. The proposal is contrary to policies QD1, QD2, QD3, QD27 and HO4 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development has insufficient outdoor private amenity space for future occupiers and as such is contrary to policy HO5 of the Brighton & Hove Local Plan.

3) UNI3

The applicant has failed to provide sufficient information to suggest that the proposed houses are capable of meeting the lifetime homes standards contrary to policy HO13 of the Brighton & Hove Local Plan.

BH2009/01123

16a Newlands Road Rottingdean Brighton

Erection of dormer to side elevation

Applicant: Mr Daniel Simson

Officer: Sonia Kanwar 292359

Approved on 27/07/09 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

Report from:

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

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

3) UNI

Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) 1995 (or any revoking and re-enacting that Order with or without modification), no window opening shall be formed in the dormer 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 Plan.

BH2009/01234

Brighton Marina Brighton

Provision of additional car and motorcycle parking bays and the relocation of the various associated planters.

Applicant: Brunswick Developments Group

Officer: Sonia Kanwar 292359

Approved on 28/07/09 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) BH05.10

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.

BH2009/01260

Court House The Green Rottingdean

Erection of railings on top of existing brick wall of front garden.

Applicant: Mr Adrian Wood

Officer: Liz Arnold 291709

Approved on 28/07/09 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) BH13.09

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

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

3) UNI

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

i. A 1:1 scale elevation of the proposed spear points,

Report from:

- ii. A 1:1 scale section of the proposed top rail,
- iii. A 1:20 scale elevational drawing and section of the railings and proposed new coping showing the method of fixing of the railings to the wall and piers and of the proposed gate, showing the hinge mechanism, latch and method of fixing. The works shall be carried out in strict accordance with the approved details and maintained as such thereafter.

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

4) UNI

The measures set out in the Waste Minimisation Statement submitted on the 9th 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.

BH2009/01268

13 Lindfield Close Saltdean Brighton

Certificate of lawfulness for a proposed erection of new garage to rear of property.

Applicant: Mr Alexander Jasper

Officer: Chris Swain 292178

Approved on 03/08/09 DELEGATED

BH2009/01280

21 Heathfield Avenue Saltdean Brighton

Single storey front and side extension with conversion of existing garage to form living area.

Applicant: Mrs Lynette Ward

Officer: Chris Swain 292178

Approved on 24/07/09 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.

Report from:

4) BH03.03

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

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

5) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the existing hedge present on the north eastern and north western boundaries of the site shall be maintained and retained at all times.

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

BH2009/01296

4 Arundel Terrace Brighton

Removal of existing floor tiles to front entrance and restoration of original stone.

Applicant: 4 Arundel Terrace Ltd

Officer: Helen Hobbs 293335

Approved on 29/07/09 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

Details of the proposed stone restoration work including the fixing of railings, profile of projecting nosings and a sample of any proposed replacement stone shall be submitted to and approved in writing by the Local Planning Authority prior to the completion of the works. 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.

WOODINGDEAN

BH2008/02303

Elmhurst Warren Road Woodingdean

Proposed 80 bed care home for the elderly with associated facilities, with 23 parking spaces, landscape grounds and landscaped roof terrace.

Applicant: Bupa Heath Care

Officer: Ray Hill 293990

Approved on 24/07/09 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) BH02.08

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

occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

3) BH03.01

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

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

4) BH05.07

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

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

5) BH05.10

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

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

6) BH06.01

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.

7) BH06.02

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

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

8) BH07.03

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

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

9) BH07.04

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

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

10) BH07.07

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

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

11) 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.

12) 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.

13) UNI

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

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

has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

14) UNI

No development of Phase 1 shall commence until a scheme for nature conservation enhancement has been submitted to and approved by the Local Planning Authority. This shall include the number and locations of bird and bat boxes to be erected and details of any artificial external lighting. The scheme shall be fully implemented in accordance with the approved details and retained as such thereafter.

Reason: To ensure the protection and enhancement of the ecological interest of the site and to comply with policies QD17 and QD18 of the Brighton & Hove Local Plan.

15) UNI

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

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

16) UNI

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

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

17) UNI

At least 6 months prior to the first occupation of the development hereby approved a 'site travel plan' (a document setting out a package of measures tailored to the needs of the site aimed at promoting sustainable travel choices and reduce reliance on the car including residents, visitors, staff, deliveries, servicing, parking management and other uses of the site) for the development shall be submitted to the Local Planning Authority. The site travel plan shall be approved in writing prior to the first occupation of the development and shall be implemented as approved thereafter and shall be subject to annual review in accordance with details submitted to and approved in writing by the Local Planning Authority.

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

BH2009/00797

Land adjacent Woodside Falmer Road Brighton

Construction of new two-storey, five bedroom house with pitched roof, incorporating 3 No. front and 3 No. rear dormers and 1 No. rear rooflight. To include provision of waste/recycling facilities and ancillary bicycle and wood store.

Applicant: Mr Bob Curtis

Officer: Jonathan Puplett 292525

Refused on 28/07/09 PLANNING COMMITTEE

1) UNI

Policy NC6 of the Brighton & Hove Plan states that development will not be permitted outside the built up area as defined on the Proposals Map unless exceptional circumstances apply. This policy seeks to safeguard the countryside for its own sake as a non-renewable natural resource which should be afforded protection. The proposal for a new dwelling in a countryside location is contrary to the above policy as none of the exceptional circumstances defined within the policy apply in this case.

2) UNI2

The site is located within the intended boundaries of the proposed South Downs National Park. Policies NC7 and NC8 relate to development within or adjacent to the Sussex Downs Area of Outstanding Natural Beauty. The supporting text to both policies states that they will apply to the South Downs National Park when adopted. As the designation of the National Park is imminent, and the application site lies within intended boundary, weight must be given to the above policies. National Park designation confers the highest status of protection in regard to landscape and scenic beauty. The proposed development is contrary to Policy NC7 which states that development will not be permitted in such designated areas unless exceptional circumstances apply. The new dwelling would also be prominent when viewed from Falmer Road and 'Happy Valley'; the character and setting of the proposed National Park would be harmed by the development, contrary to Policy NC8.

BH2009/00994

206 Warren Road Brighton

Erection of a boundary fence (retrospective).

Applicant: Mr Jon Matson

Officer: Robin K Hodgetts 292366

Approved on 11/08/09 DELEGATED

BH2009/01147

Rudyard Kipling School Chalkland Rise Brighton

Replacement of existing windows with upvc double glazed casement windows and replacement of existing doors with aluminium double glazed doors to two classroom blocks.

Applicant: Rudyard Kipling Primary School

Officer: Helen Hobbs 293335

Approved on 24/07/09 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.

BH2009/01288

Unit 1 Woodingdean Business Park Sea View Way Brighton

Installation of uPVC window to first floor side elevation.

Applicant: Sabre Telcom Ltd

Officer: Sonia Kanwar 292359

Approved on 28/07/09 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.

BRUNSWICK AND ADELAIDE

BH2009/00818

Flat 3 7 Adelaide Crescent Hove

Erection of a first floor balcony to rear of property.

Applicant: Mr Michael Kingston

Officer: Charlotte Hughes 292321

Refused on 27/07/09 DELEGATED

1) UNI

Policies HE1 & HE3 of the Brighton & Hove Local Plan seek to ensure that development would not have an adverse effect on the architectural and historic character or appearance of the exterior of the building or its setting. The proposal to add a decorative balcony to the rear of the building is considered to be at odds with the plain architectural treatment of the rear elevation, contrasting with the utilitarian fire escape elements and being particularly prominent within the street scene due to its location on the protruding rear wing of the building. The proposal is therefore considered to be harmful to the architectural and historic character and appearance of the building and its setting and contrary to policies HE1 and HE3 of the Brighton & Hove Local Plan.

2) UNI2

Policy HE6 seeks to ensure that proposals within a conservation area preserve or enhance the character or appearance of the area. The proposed balcony is considered to be at odds with the plain architectural treatment of the rear elevation and consequently harmful to the character and appearance of the host building and the visual quality of the wider conservation area. The proposal is therefore contrary to policy HE6 of the Brighton & Hove Local Plan.

BH2009/00848

1 Adelaide Crescent Hove

External works to replace existing bituminous felt and insulation to roof with new bituminous felt and insulation.

Applicant: Jacksons

Officer: Jason Hawkes 292153

Approved on 23/07/09 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.

BH2009/00850

33B Brunswick Terrace Hove

Erection of a single storey timber conservatory to rear of property.

Applicant: Mr Grant

Officer: Mark Thomas 292336

Approved on 27/07/09 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) BH13.02

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

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

BH2009/00851

33b Brunswick Terrace Hove

Erection of a single storey timber conservatory to rear of property.

Applicant: Mr Grant

Officer: Mark Thomas 292336

Approved on 24/07/09 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.

BH2009/01258

Flat 3 7 Adelaide Crescent Hove

Erection of a first floor balcony to rear of property.

Applicant: Mr Michael Kingston

Officer: Charlotte Hughes 292321

Refused on 27/07/09 DELEGATED

1) UNI

Policies HE1 & HE3 of the Brighton & Hove Local Plan seek to ensure that development would not have an adverse effect on the architectural and historic character or appearance of the exterior of the building or its setting. The proposal to add a decorative balcony to the rear of the building is considered to be at odds with the plain architectural treatment of the rear elevation, contrasting with the utilitarian fire escape elements and being particularly prominent within the street scene due to its location on the protruding rear wing of the building. The proposal is therefore considered to be harmful to the architectural and historic character and appearance of the building and its setting and contrary to policies HE1 and HE3 of the Brighton & Hove Local Plan.

CENTRAL HOVE

BH2009/00631

62-63 George Street Hove

Installation of new internally illuminated fascia sign.

Applicant: Shoe Zone Ltd

Officer: Christopher Wright 292097

Approved on 04/08/09 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

Reason: To safeguard the appearance and character of the area in accordance

with policy QD12 of the Brighton & Hove Local Plan.

8) BH10.08

The advertisement shall not be illuminated later than 5.30 pm or after the premises are closed to the public (whichever is the earlier) and shall not be illuminated before 9.00 am on any day.

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

9) UNI

The maximum level of brightness of the internally illuminated sign hereby granted consent shall not exceed 600 candelas per square metre.

Reason: In the interests of amenity and public safety and in order to comply with policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD07: Advertisements.

BH2009/00688

62-63 George Street Hove

Installation of new shop front.

Applicant: Shoe Zone Limited

Officer: Christopher Wright 292097

Approved on 03/08/09 DELEGATED

1) BH01.01

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

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

2) BH05.08

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

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

BH2009/01206

70 Wilbury Road Hove

Erection of a single storey rear extension.

Applicant: Mr Phillip Walter

Officer: Charlotte Hughes 292321

Refused on 31/07/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. It also requires extensions to take account of the existing space around buildings to retain an appropriate gap between the extension and joint boundary to prevent a terracing effect. The proposed ground floor extension would not relate sympathetically to the existing building by reason of its design, scale and siting, and would result in the loss of much of the base of the ground floor rear elevation. It is considered that the development would neither preserve nor enhance the character and appearance of the host property or the Willett Estate conservation area and the

proposal is therefore considered to be contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2009/01289

Grosvenor Casino 28 Fourth Avenue Hove

Construction of smoking shelter and balcony at first floor level.

Applicant: Grosvenor Casinos Ltd

Officer: Jason Hawkes 292153

Approved on 12/08/09 DELEGATED

1) BH01.01

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

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

2) UNI

No works shall take place until full details of the proposed means of fixing of the canopy and balcony structure to the building, including 1:20 sectional drawings, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

3) UNI

At no time shall alcohol be consumed on the smoking shelter.

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

4) UNI

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

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

BH2009/01290

Grosvenor Casino 28 Fourth Avenue Hove

Construction of smoking shelter and balcony at first floor level to west elevation.

Applicant: Grosvenor Casinos Ltd

Officer: Jason Hawkes 292153

Approved on 12/08/09 DELEGATED

1) BH01.05

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

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

2) UNI

No works shall take place until full details of the proposed means of fixing of the canopy and balcony structure to the building, including 1:20 sectional drawings,

Report from:

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.

BH2009/01336

8 Medina Terrace Hove

External alterations to roof parapet, perimeter wall, windows and basement stairs.

Applicant: Mrs Polly Samson

Officer: Clare Simpson 292454

Approved on 30/07/09 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 dimensions and moulding profiles of the reinstated decorative plasterwork in the section of wall at the southeast corner of the property and replacement pier caps hereby granted consent shall match the dimensions and moulding profiles of the existing originals and shall be retained as such thereafter.

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

3) UNI

All joinery profiles for the new windows and doors shall exactly match the joinery details of the existing new windows and doors and shall be retained as such thereafter.

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

4) UNI

All seals between the new glazing and windows hereby approved shall be coloured white and retained as such thereafter.

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

5) UNI

Windows numbers WB104, W012, W303, W308, W309, W401 as shown on the submitted 1:20 scale window schedules dated 4th June 2009, shall only be glazed with reproduction crown glass on the outer glazing and retained as such thereafter.

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

GOLDSMID

BH2007/03748

58 Palmeira Avenue Hove

Demolition of existing bungalow and replacement with 5 storey over basement block of 8 apartments with underground car parking area.

Applicant: Mr Lightstep Homes

Officer: Nicola Hurley 292114

Approved on 03/08/09 PLANNING COMMITTEE

1) 01.01AA

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

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

2) 02.04A

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

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

3) 02.05A

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

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

4) 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.

5) 04.02A

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

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

6) UNI

Access to the flat roof of the flats 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 QD1 and QD27 of the Brighton & Hove Local Plan.

7) UNI

All windows on the side elevations and the glazing screens on the rear balconies 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.

8) UNI

No development shall take place until a scheme demonstrating how rain water/grey water recycling facilities will be incorporated into the scheme has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the dwellings and shall be retained for use as such thereafter.

Reason: To ensure that the development is sustainable and makes efficient use

of energy, water and materials and in accordance with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan.

9) UNI

No development shall take place until details of the living walls have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the dwellings and shall be retained for use as such thereafter.

Reason: Insufficient information has been submitted with the application and to ensure a satisfactory appearance to the development in accordance with policies QD1 and SU2 of the Brighton & Hove Local Plan.

10) UNI

Prior to commencement of development, the crossover shall be constructed and the existing reinstated in accordance with the Council approved Manual for Estate Roads and under licence from the Highways Operations Manager.

Reason: In the interests of highway safety and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

11) UNI

Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the vehicular access shall be submitted to the Planning Authority and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: In the interests of highway safety and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

12) UNI

No works shall commence until full details of a landscaping scheme, which includes hard surfacing, means of enclosure, landscaping and planting and three heavy nursery stock trees, have been submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interests of the visual amenities of the area and to comply with policies QD1, QD2 and QD16 of the Brighton & Hove Local Plan.

13) UNI

No development shall take place until a Tree Protection Strategy has been submitted to and agreed in writing by the Local Planning Authority. The trees shall be protected to BS5837 (2005) Trees on Development Sites during Construction. The development shall be constructed in strict accordance with the agreed details.

Reason: In order to protect neighbouring residential amenity and to protect preserved trees and to comply with policies QD1, QD2, QD16 and QD27 of the Brighton & Hove Local Plan.

14) UNI

The development shall be built in accordance with the sustainability measures, including sun pipes, green roof, domestic ground source heat pump submitted on the 9 October 2007 and shall be retained as such thereafter.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development, in accordance with policy SU2 of the Brighton & Hove Local Plan.

15) UNI

No development shall take place until a scheme demonstrating how solar panels and solar cladding will be incorporated into the scheme has been submitted to and approved in writing by the Local Planning Authority. The information will include technical details and profiles of the panels on the roof. The approved scheme shall be implemented prior to occupation of the dwellings and shall be retained as such thereafter.

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

16) UNI

No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority which details measures to ensure that the development hereby approved will achieve a Code for Sustainable Homes rating of "Level 4" or higher or an equivalent level of performance if an alternative independently assessed means of sustainability assessment is used. The agreed scheme shall be implemented in strict accordance with the approved details prior to the occupation of the development.

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

17) UNI

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

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

18) UNI

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private vehicles and motorcycles 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.

19) UNI

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

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

20) UNI

Prior to commencement of development full details of land levels of the proposed development relative to surrounding properties shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include finished floor levels and the development shall be constructed in accordance with the agreed details.

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

BH2009/00909

Flat 2 3 Lorna Road Hove

Replacement of existing windows with double glazed uPVC windows.

Applicant: Miss Catherine Stewart

Officer: Wayne Nee 292132

Approved on 27/07/09 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.

BH2009/00955

36 Cromwell Road Hove

Erection of railings and stone copings onto existing front boundary wall (part retrospective).

Applicant: 36 Cromwell Road Associates

Officer: Adrian Smith 01273 290478

Refused on 31/07/09 DELEGATED

1) UNI

The railings, by virtue of their inaccurate detailing, mouldings, materials and method of attachment to the front wall and piers, are of a poor quality design standard and out of keeping with the adjacent railings that are original to the building. They fail to preserve or enhance the character or appearance of the Grade II listed building, contrary to policies HE1, HE3 and HE4 of the Brighton & Hove Local Plan.

BH2009/00956

36 Cromwell Road Hove

Erection of railings and stone copings onto existing front boundary wall (part retrospective).

Applicant: 36 Cromwell Road Associates

Officer: Adrian Smith 01273 290478

Refused on 31/07/09 DELEGATED

1) UNI

The railings, by virtue of their inaccurate detailing, mouldings, materials and method of attachment to the front wall and piers, are of a poor quality design standard and out of keeping with the adjacent railings that are original to the building. They fail to preserve or enhance the character or appearance of the Grade II listed building, contrary to policies HE1, HE3 and HE4 of the Brighton & Hove Local Plan.

BH2009/00970

6 Nizells Avenue Hove

Change of use of vacant rest home (C2) into 4 No. residential flats and 1 No. single bedroom maisonette.

Applicant: Mrs Linda Zeitlin

Officer: Adrian Smith 01273 290478

Refused on 24/07/09 DELEGATED

1) UNI

Policy HO11 of the Brighton & Hove Local Plan states that planning permission will not be granted for proposals involving the loss of residential care and/or nursing homes which comply with, or are realistically capable of reaching, the respective standards set out for residential care/nursing homes. Where the loss of a residential/care home is considered acceptable, the priority will be to secure additional housing units or supported housing for people with special needs. No information has been submitted with this application to demonstrate that the residential care home is not reasonably capable of meeting current standards therefore this proposal is contrary to the above policy.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan states that permission for development will not be granted where it would cause material nuisance and loss of amenity to existing and proposed adjacent residents as well as future occupiers. The proposed conversion of the building to provide 5 residential units will result in a poor layout with insufficiently sized living areas that will form a cramped and confined internal environment for future residents. The scheme is considered to be an over-development of the site that will provide for a poor standard of accommodation. The proposal is therefore contrary to the above policy.

3) UNI3

Policy HO13 of the Brighton & Hove Local Plan requires new residential dwellings to be built to a lifetime homes standard whereby the accommodation can be adapted to meet the needs of people with disabilities without major structural alterations. The application fails to demonstrate that lifetime home standards have been considered or incorporated into the design of the layout. Any subsequent alterations to include such standards will be likely to result in significant internal amendments that could impact on the standard of accommodation provided therefore this proposal is contrary to the above policy.

4) UNI4

Policy HO5 of the Brighton & Hove Local Plan requires the provision of private useable amenity space in new residential development where appropriate to the scale and character of the development. The proposal does not adequately detail how the rear garden is to be allocated or incorporate alternative private amenity spaces for occupiers of the scheme and is therefore contrary to the above policy.

5) UNI5

Notwithstanding the details submitted with the application, the proposed development fails to demonstrate that adequate cycle parking can be allocated within the site in accordance with adopted standards and as such the proposal would be contrary to policies TR1 and TR14 of the Brighton & Hove Local Plan.

BH2009/01424

28 Fonthill Road Hove

Certificate of Lawfulness for proposed erection of detached garage in rear garden on existing hardstanding.

Applicant: Mr Mike Flint

Officer: Mark Thomas 292336

Refused on 05/08/09 DELEGATED

HANGLETON & KNOLL

BH2009/00992

18 Honey Croft Hove

Erection of a three storey ground floor, first floor and roof extension to side including front rooflights.

Applicant: Mr P A & Mrs S E Deuk

Officer: Adrian Smith 01273 290478

Approved on 05/08/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or doors shall be constructed in the south side elevation of the extension hereby permitted 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.

BH2009/01197

Mill View Hospital Nevill Avenue Hove

Regrading of garden area at rear and erection of security fence.

Applicant: Sussex Partnership NHS Foundation Trust

Officer: Paul Earp 292193

Approved on 29/07/09 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 fencing hereby approved shall match the existing in terms of appearance.

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

SOUTH PORTSLADE

BH2009/01381

223 Old Shoreham Road Brighton

Replacement of existing UPVC window with UPVC door and screen with new steps to rear.

Applicant: Brighton & Hove City Council

Officer: Paul Earp 292193

Approved on 11/08/09 DELEGATED

1) BH01.01

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

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

STANFORD

BH2009/00864

Land to Rear of 116 Goldstone Crescent Hove

Construction of three storey building with flat roof comprising 1 no. one bed and 2 no. two bed flats. To include 3 no. rooflights, cycle store and refuse facilities.

Applicant: Mr Caveh Sobhanpanah

Officer: Paul Earp 292193

Refused on 29/07/09 DELEGATED

1) UNI

The proposal, by virtue of its scale, height, form and detailing relates poorly to adjacent properties, fails to respect the local context and would look incongruous in the street scene. For these reasons the development is contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan which seek to ensure that new developments emphasise and enhance the positive qualities of the local neighbourhood.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan aims to protect residential amenity. The development, sited on steeply sloping land would dominate properties to the rear in Goldstone Crescent and result in a loss of residential amenity to the occupiers of neighbouring properties by reducing light and outlook and forming a sense of enclosure, result in a loss of privacy from overlooking and increase general disturbance. For these reasons the proposal is contrary to policy QD27.

3) UNI3

The applicant has failed to demonstrate that all of the flats would be built to Lifetime Homes standards where the units can be adapted to meet the needs of people with disabilities without major structural alterations and as such the proposal is contrary to policy HO13 of the Brighton & Hove Local Plan.

BH2009/01187

Mowden School The Drove Hove

Single storey ground floor extension with flat roof, incorporating reconfiguration of existing shower and changing facilities.

Applicant: Lancing Prep School

Officer: Adrian Smith 01273 290478

Approved on 23/07/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

Report from:

three years from the date of this permission.

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

2) BH03.03

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

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

3) UNI

No development shall commence until details of the proposed kitchen extract have 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 the proposed development and adjoining properties, and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.

BH2009/01231

Pavilion & Avenue Tennis Club 19 The Drove Hove

Replacement of existing timber windows, doors and vertical cladding with UPVC windows, aluminium doors and horizontal timber cladding.

Applicant: Pavilion & Avenue Tennis Club

Officer: Wayne Nee 292132

Approved on 24/07/09 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

BH2009/01235

7 Park View Road Hove

Certificate of lawfulness for a proposed single storey rear extension.

Applicant: Mr Brian Keogh

Officer: Clare Simpson 292454

Refused on 24/07/09 DELEGATED

1) UNI

The proposal involves an extension to a semi-detached house which would project over 4 metres to the rear of the site and includes a raised platform. The proposed fails to meet criteria A.1 e (i) of Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

BH2009/01433

12 Cobton Drive Hove

Single storey rear extension with flat roof and pyramid skylight.

Applicant: Mr Simon Holroyd

Officer: Adrian Smith 01273 290478

Approved on 10/08/09 DELEGATED

1) BH01.01

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

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

unimplemented permissions.

2) BH03.03

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or doors shall be constructed in the east and west flank walls of the extension hereby permitted 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.

BH2009/01451

22 Rigden Road Hove

Demolition of existing side extension and front porch and erection of a new single storey extension to front of property. Installation of 1 no. rooflight to pitched roof at first floor.

Applicant: Mr & Mrs D Middle

Officer: Adrian Smith 01273 290478

Approved on 11/08/09 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.

WESTBOURNE

BH2009/01205

46 Pembroke Crescent Hove

Erection of a single storey rear extension with raised roof light and changing the dining room porch roof from tiles to a glass roof. Replacement french doors and levelling off the wall on the rear elevation.

Applicant: Mrs Kerry Philips

Officer: Charlotte Hughes 292321

Approved on 29/07/09 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.

Report from:

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

WISH

BH2009/01220

YMCA 17 Marmion Road Hove

Construction of a new access ramp to front of property, including alterations to front entrance door.

Applicant: Extratime

Officer: Adrian Smith 01273 290478

Approved on 28/07/09 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.

BH2009/01272

Alliance Pharmacy 76 Boundary Road Hove

Display of one internally illuminated fascia sign and one internally illuminated projecting sign.

Applicant: Boots The Chemist PLC

Officer: Mark Thomas 292336

Approved on 05/08/09 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

Report from:

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) BH10.07

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.