

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED

PATCHAM

BH2009/01452

Hunters Lodge 61A Overhill Drive Brighton

Installation of new gates and railings to front of property.

Applicant: Mr Dennis Hubbard

Officer: Anthony Foster 294495

Approved on 10/09/09 DELEGATED

1) 01.01AA

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

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

2) BH03.05

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

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

3) UNI

The gates hereby permitted shall be hung such that they open inwards into the site only.

Reason: To avoid the gates overhanging the highway and causing an obstruction in the interests of pedestrian and highway safety and to comply with policy TR7 of the Brighton & Hove Local Plan.

BH2009/01567

50 Brangwyn Avenue Brighton

Remove existing boundary wall and replace with block wall and railings with sliding entry gate (retrospective).

Applicant: Mr Thomas Rice

Officer: Helen Hobbs 293335

Approved on 11/09/09 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

Notwithstanding drawing labelled Proposed Elevation, submitted on 30th July 2009, no works shall take place until additional drawings, at 1:20 scale, of the proposed railings and gate have been submitted to and approved by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, to ensure a satisfactory appearance to the development and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2009/01586

61 Braybon Avenue Brighton

Erection of a two storey side extension, alterations to the roof of the existing single storey rear extension, and an extension to the existing rear raised terrace.

Applicant: Mr Carl Rae

Officer: Anthony Foster 294495

Approved on 23/09/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) BH03.03

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

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

4) UNI

Unless otherwise agreed with the Local Planning Authority the details set out within the Waste Management Statement shall be completed in full accordance with the statement.

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.

BH2009/01591

11 Carden Hill Brighton

Loft conversion incorporating 4no roof-lights. Replacement windows at first floor level.

Applicant: Mr Mark Hancock

Officer: Chris Swain 292178

Approved on 16/09/09 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.

BH2009/01690

120 Mackie Avenue Brighton

Certificate of Lawfulness for proposed development of roof extension consisting hip to gable with front roof lights and rear dormer with Juliet balcony.

Applicant: Mr David Holford

Officer: Chris Swain 292178

Approved on 11/09/09 DELEGATED

BH2009/01737

12 Old Patcham Mews Brighton

Demolition of existing extension and erection of new single storey extension with pitched roof to first floor level to East elevation.

Applicant: Mr Overton-Hart

Officer: Anthony Foster 294495

Approved on 23/09/09 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) BH12.05

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

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

4) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other order revoking that Order with or without modification), no window other than expressly authorised by this permission shall be constructed on the side south facing elevation of the approved extension without Planning Permission obtained from the Local Planning Authority.

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

5) UNI

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

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

BH2009/01757

17 Court Close Brighton

Hip to barn hip roof extension.

Applicant: Mr Ian Empson

Officer: Sonia Kanwar 292359

Approved on 21/09/09 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 bathroom window in the north western elevation shall not be glazed otherwise than with obscured glass and the bottom pane shall be fixed shut and thereafter permanently retained as such.

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

BH2009/01778

122 & 124 Carden Avenue Brighton

Change of use from retail (A1) to non-residential institution (D1)

Applicant: Highgrove Real Estate Ltd

Officer: Aidan Thatcher 292265

Refused on 17/09/09 DELEGATED

1) UNI

The proposal would result in the loss of a Class A1 shop within this local parade such that the number of non Class A1 units would exceed 50%. In addition, the applicant has failed to demonstrate that a Class A1 retail use is no longer economically viable or that the proposal would not be significantly detrimental to the amenities of occupiers of nearby residential properties. The proposal is contrary to policy SR7 of the Brighton & Hove Local Plan.

2) UNI2

The application fails to identify the type of Class D1 user to occupier the premises and as such fails to confirm that the proposal would not cause harm to the amenity of the residential occupiers above and this would be contrary to policies QD27 and SU10 of the Brighton & Hove Local Plan.

BH2009/01809

22 Hartfield Avenue Brighton

Erection of a single storey detached garage with new vehicle access.

Applicant: Mr Paul Salucci

Officer: Chris Swain 292178

Refused on 17/09/09 DELEGATED

1) UNI

The proposal, by reason of its siting, design, bulk, massing and height would introduce an incongruous element into the street scene, adversely affecting the appearance and character of the pair of semi detached properties and the Hartfield Avenue street scene, contrary to policies QD1, QD2 and QD14 of the

Brighton & Hove Local Plan.

BH2009/01818

22 Rotherfield Crescent Brighton

Erection of a two storey side extension.

Applicant: Dr Sharon Wood

Officer: Anthony Foster 294495

Refused on 22/09/09 DELEGATED

1) UNI

The two storey proposed extension, by reason of its siting, height, design, bulk, and massing, would result in an incongruous addition to the street scene to the detriment of the existing property, the character and appearance of the surrounding properties and the street scene within Rotherfield Crescent, contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan.

BH2009/01870

14 Petworth Road Brighton

Single storey rear extension and pitched roof over existing garage (Amendment to approved scheme Ref BH2008/03521).

Applicant: Mr Chinchin

Officer: Sonia Kanwar 292359

Approved on 21/09/09 DELEGATED

1) 01.01AA

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

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

2) 02.02A

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

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

3) 03.02A

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

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

4) 15.02A

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

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

5) UNI

The extension hereby approved shall be occupied solely for purposes incidental to the occupation and enjoyment of 14 Petworth Road as a dwelling and shall not be used as a separate planning unit.

Reason: The establishment of an additional independent planning unit in this form would give rise to an over-intensive use of the site and would lead to harm to the amenity of neighbouring occupiers contrary to policies QD3 and QD27 of the Brighton & Hove Local Plan.

6) UNI

Notwithstanding the approved drawings, the fenestration for the proposed extension shall match that of the existing dwelling, in materials, design and detailing, unless otherwise agreed in writing by the Local Planning Authority.

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

PRESTON PARK

BH2009/00763

101A & B Preston Drove Brighton

New shop front to 101a. Exterior alterations to 101b, including front and side aluminium window replacements, minor alterations to main shop entrance and installation of new roller shutter to existing shop frontage. Erection of new stud wall to garage at rear, and formation of new roof between toilet and garage (resubmission of BH2008/02831).

Applicant: Mr Anthony Benedict

Officer: Sonia Kanwar 292359

Approved on 21/09/09 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) UNI

The external finishes of the walls of the garage 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 & QD14 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the roof of the garage 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 & QD14 of the Brighton & Hove Local Plan.

5) UNI

The aluminium frames of the shopfront hereby approved shall be colour finished in black and shall be retained as such.

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

6) UNI

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

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

7) UNI

Unless otherwise agreed in writing, within 2 months of the date of this permission, the removed corbell brackets and cornicing to the south elevation and above the entrance door shall be reinstated and should match the original in materials and detail.

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

8) UNI

Unless otherwise agreed in writing, within 2 months of the date of this permission, the glass window displays to the south and east elevations shall be reinstated.

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

BH2009/01528

100 Balfour Road Brighton

Certificate of Lawfulness for a proposed development of a rear dormer incorporating front and rear roof-lights.

Applicant: Mr & Mrs Richardson

Officer: Chris Swain 292178

Approved on 03/09/09 DELEGATED

BH2009/01763

30 Ashford Road Brighton

Certificate of Lawfulness for Proposed loft conversion with new rear facing dormer, incorporating Juliet balcony. Minor alterations to rear elevation including insertion of a new window at first floor.

Applicant: Mr & Mrs Hickenbottom

Officer: Helen Hobbs 293335

Approved on 07/09/09 DELEGATED

BH2009/01871

72 Havelock Road Brighton

Insertion of conservation style roof-light to front roof slope.

Applicant: Mr Malcolm Gould

Officer: Louise Kent 292198

Approved - no conditions on 23/09/09 DELEGATED

REGENCY

BH2009/00787

Brighton & Hove High School for Girls Montpelier Road Brighton

Erection of 3no. outdoor flag systems in the senior school grounds.

Applicant: Girls Day School Trust

Officer: Jason Hawkes 292153

Refused on 07/09/09 DELEGATED

1) UNI

Policy QD12 of the Brighton & Hove Local Plan states that sensitively designed and located signs which contribute to the visual amenity of the area will be permitted, signs which are detrimental to visual amenity will not be allowed. Policies HE3 and HE6 seek to preserve the setting of listed buildings and the character and appearance of conservation areas respectively, and Policy HE9 specifically states that advertisements within conservation areas and on, or in the vicinity of a listed building will only be allowed if they do not have an adverse effect on the architectural and historic character, appearance and setting of the building or conservation area. Supplementary Planning Document 7 on Advertisements also outlines the Councils design guidelines for appropriate signs in conservation areas. Having regard to the height, size, location and number of flag pole banner signs in close proximity to each other fronting Montpelier Road & Denmark Terrace, the proposal would result in unwelcome and unnecessary visual clutter within the street scene which would be incongruous with its surroundings and would detract from the historic and architectural character, setting and appearance of the adjacent listed buildings, listed wall and conservation area contrary to the above policies and advice.

BH2009/01216

98-99 Western Road Brighton

Change of use from retail (A1) to retail (A1), restaurant (A3) and takeaway (A5).

Applicant: Taj The Grocer

Officer: Christopher Wright 292097

Approved on 16/09/09 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 operation of the Class A3 (140m²) and Class A5 (40m²) uses hereby permitted, shall be limited to the area edged by the dashed and dotted line shown on drawing no. 0169-03 submitted on 25 June 2009.

Reason: The local planning authority would wish to retain control over any subsequent change of use of the premises, which would need to be assessed against policy SR4 of the Brighton & Hove Local Plan, and in the interests of safeguarding the amenities of the area to comply with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

The uses hereby permitted shall not be open to customers except between the hours of 08:00 and 00:00 (midnight) on Mondays to Saturdays and 08:00 and 23:00 on Sundays, Bank or Public Holidays.

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

BH2009/01295

67 Middle Street Brighton

Extensions to existing synagogue hall, replacement of existing fire escapes and internal and external alterations.

Applicant: Mr Adam Share

Officer: Charlotte Hughes 292321

Approved on 22/09/09 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 in writing by the Local Planning Authority before work commences on site:

I. detailed floor plans at 1:50 scale which are fully annotated to show the location and nature of all the proposed works;

II. 1:20 scale internal elevations of the new arched opening between the two first floor south rooms and of the arched door openings on the first floor;

III. 1:20 sample elevations and sections, and 1:1 joinery sectional profiles of all new joinery work including all types of new windows, porches and doors including their internal panelling, shutters and architraves; staircases and their balustrading and handrails, skirting boards, dado rails and picture rails;

IV. Details of the stained glass in the enlarged rear staircase window including a coloured 1:20 scale elevation, and any protective glass balustrading that may be required between the new stained glass window and the new staircase;

V. Details of the chairlift and any glass balustrading that may be required.

VI. 1:10 scale plans and sections of the door steps, cills and reveals of the new windows;

VII. a ceiling plan at 1:20 scale of the decorative plaster in the ground floor north rooms showing the existing decorative mouldings and proposed alterations to the mouldings to reflect the new room divisions full details, and 1:1 sectional profiles of all new decorative plasterwork including cornices;

VIII. the new fireplaces which are proposed to be installed in the building, including 1:10 scale drawings and if available, photographs;

IX. the method of fire protection of the walls, floors, ceilings and doors, including 1:5 sections through walls and ceilings, and smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes that may be required to meet fire regulations;

X. the method of any sound and thermal insulation of the floors and walls, including 1:5 sections through walls and ceilings;

XI. details of the proposed planters and integrated lighting, and bin storage screen including 1:50 scale elevations and 1:20 scale sections;

XII. details including 1:20 scale elevations and 1:1 scale sections of all the new ironwork, including the spiral staircases, iron gate, cycle stands and railings around the bin store and their spear points and top rails and the railings at the side of the steps to the entrance to the hall;

XIII. details of the hot water solar panels;

XIV. samples of materials.

All work shall be implemented in strict accordance with the approved details and maintained as such thereafter.

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

3) UNI

The chimney breasts in the south rooms on the ground and first floors shall be re-exposed where covered over and reopened and fireplaces reinstated in them within six months of commencement of works.

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

4) UNI

The existing red clay paving bricks on the access footpaths and courtyards shall be retained and reused and missing bricks shall be replaced to match.

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

5) UNI

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

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

6) UNI

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

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

7) UNI

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

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

8) UNI

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

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

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

10) UNI

All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and painted to match the colour of the background walls, unless otherwise agreed in writing by the local planning authority.

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

BH2009/01373

4 North Street Brighton

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

Applicant: The White Company

Officer: Adrian Smith 01273 290478

Approved on 04/09/09 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.

BH2009/01469

Lees House 21-23 Dyke Road Brighton

Installation of a wall mounted air conditioning condenser unit.

Applicant: Mr Tony Gunner

Officer: Helen Hobbs 293335

Approved on 23/09/09 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.

BH2009/01538

Brighton Town Hall Bartholomew Square Brighton

Installation of an internal wall partition.

Applicant: Mr Ian Sharpe

Officer: Jason Hawkes 292153

Approved on 07/09/09 GOVERNMENT OFFICE OF THE WEST MIDLANDS

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 new walls shall be scribed around existing features such as skirting boards, dado rails, picture rails and cornices, which shall not be cut into or damaged and the new wall and door shall match exactly the original walls and doors in this part of the building.

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

BH2009/01573

Brighton & Hove High School Montpelier Road Brighton

Replacement of 13no pillar caps to match existing. Repair of existing flint wall.

Applicant: Brighton & Hove High School

Officer: Jason Hawkes 292153

Approved on 23/09/09 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 design of the replacement pillar caps shall match exactly that of the original caps and the caps shall be constructed of reconstituted limestone, unless otherwise agreed in writing by the local planning authority. Before any of the existing pillar caps are removed, a sample cast of an original pillar cap shall be made from a mould of an original cap and submitted to the local planning

authority for approval in writing. The development shall thereafter proceed in strict accordance with the approved details.

Reason: To ensure the satisfactory preservation of the listed wall and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

3) UNI

The repairs to the flint walls shall be carried out to match the original flintwork in the type of flints, coursing, density of stones and the mortar's colour, texture, composition, lime content and method of pointing.

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

4) UNI

The brickwork of the walls and pillars shall be made good to match exactly the original brickwork, including the mortar's colour, composition, lime content and method of pointing.

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

BH2009/01583

3-4 Market Street Brighton

Change of use from retail (A1) to retail and manicure/pedicure services (A1/D1).

Applicant: Mrs Xiaoyan Tu

Officer: Steven Lewis 290480

Approved on 21/09/09 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 use hereby permitted shall not be open to customers except between the hours of 09.00 and 18.00 on Mondays to Saturdays and not at anytime on Sundays, Bank or Public Holidays.

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

3) UNI

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 policies SR4 and QD27 of the Brighton & Hove Local Plan.

4) UNI

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or any amendment thereto, the premises shall be used only as Manicure/Pedicure services as described in the application and for no other purpose within Use Class D1 without the further written consent of the Local Planning Authority. As proposed, the premises shall be used at all times for A1 retail purposes on a mixed use basis to the approved D1 use. Should the approved D1 use cease, the use of the premises shall revert to Use Class A1 unless an alternative use has in the meantime been expressly permitted.

Reason: To protect the amenities of adjoining properties from possible disturbance from other D1 uses and to accord with policies QD27 and SR4 of the Brighton & Hove Local Plan.

BH2009/01689

The Lanes Car Park Black Lion Street Brighton

Installation of a new automatic glazed external door situated between the East side of level 1 of car park and the pedestrian ramp leading to Little East Street.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Approved on 23/09/09 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.

BH2009/01708

The Lanes Car Park Black Lion Street Brighton

Installation of 1no automatic glazed door to one of the car park entrances in the North colonnade of Bartholomew Square.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Approved on 23/09/09 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.

BH2009/01709

The Lanes Car Park Black Lion Street Brighton

Installation of an escape door to the emergency exit at South East corner of Bartholomew Square.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Approved on 23/09/09 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 colour of the escape door and surrounding panels shall be finished in colour that matches the colour of the surrounding walls as closely as possible unless otherwise agreed in writing by the local planning authority.

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

BH2009/01724

77 West Street Brighton

External alterations to main and rear buildings including terrace, replacement doors and windows and changes to external finishes and installation of 1no additional air conditioning unit.

Applicant: Inventive Leisure

Officer: Christopher Wright 292097

Approved on 21/09/09 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 samples of the materials to be used in the construction of the external decking 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 a satisfactory appearance to the development and the preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The joinery details, including sections, profiles and reveals, of all new windows and doors hereby permitted, shall match those of the existing fenestration.

Reason: To ensure a satisfactory appearance to the development and the preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the measures detailed in the waste minimisation statement submitted unless otherwise approved in writing by the local planning authority.

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 SPD03: Construction and Demolition Waste.

5) UNI

The development hereby permitted shall not be implemented until a written noise management plan, to include details of any proposed sound attenuation measures, external noise monitoring, areas where recorded and background music are proposed to be provided, customer dispersal policy and customer management strategies (including details of the maximum nos. of persons permitted to use each specific area within the development at any one time) has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in strict accordance with the approved details.

Reason: In order to safeguard the amenity of adjoining occupiers and residents and in order to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.

6) UNI

The disposal of waste, including bottles, in external refuse bins shall only be carried out only between 09.30 and 22.00 hours.

Reason: In order to safeguard the amenity of adjoining occupiers and residents and in order to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.

7) UNI

The doors between the rear courtyard and ground floor annex bar (Bar 3) hereby permitted, shall be kept closed at all times except to allow for ingress and egress. The doors shall be fitted with self closing devices.

Reason: In order to safeguard the amenity of adjoining occupiers and residents and in order to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.

8) UNI

No loudspeakers shall be located externally.

Reason: In order to safeguard the amenity of adjoining occupiers and residents

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

9) UNI

On a daily basis all opening windows and doors onto customer areas shall be kept shut from 22.00 hours until the premises are closed.

Reason: In order to safeguard the amenity of adjoining occupiers and residents and in order to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.

10) UNI

All fire exits shall remain closed during trading hours except where access is required in an emergency.

Reason: In order to safeguard the amenity of adjoining occupiers and residents and in order to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.

11) UNI

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

Reason: In order to safeguard the amenity of adjoining occupiers and residents and in order to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.

ST. PETER'S & NORTH LAINE

BH2007/04163

40 Princes Road Brighton

Removal of ground and first floor bay window and replacement to match original style.

Applicant: Mr and Mrs Beechey

Officer: Nicola France 292211

Withdrawn on 23/09/09 DECISION ON APPEAL

BH2009/00327

48 Park Crescent Brighton

Replacement of doors to front of garage and replacement roof. Application of external render and paint (Part retrospective)

Applicant: Mr Richard Walmsley

Officer: Chris Swain 292178

Approved on 07/09/09 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 garage doors shown on the approved plans shall be painted black and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE1 and HE3 of the Brighton & Hove Local Plan.

BH2009/01050

Blocks E & F New England Quarter New England Street Brighton

Application for the removal of conditions 14 (design specification of the swift wind turbines) and 15 (sum level of noise emission by the operation of the swift wind turbines) of planning permission BH2006/01761.

Applicant: Crest Nicholson Bioregional Quintain LLP

Officer: Katherine Rawlins 292232

Approved - no conditions on 07/09/09 DELEGATED

BH2009/01396

1&1a Lewes Road Brighton

Change of use of no. 1 from public house (A4) to medical centre (D1) with new surgery entrance, access ramp and bike stands. Change of use of ground floor of no. 1a from existing medical centre (D1) to retail (A1) and formation of a new shop front. Conversion of first floor into 4 no. self contained flats, including the creation of an additional second storey with dormers and rooflights. External alterations to both properties to include replacement windows and doors and formation of new doors to ground floor of west elevation.

Applicant: Birch Restorations Ltd

Officer: Hamish Walke 292101

Approved on 09/09/09 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) 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.

4) BH06.02

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

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

5) BH06.04

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

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

6) UNI

Notwithstanding the approved drawings and in accordance with the email from Birch Restorations dated 7 September 2009, revised details of the proposed entrance doors to the medical centre on the south elevation shall be submitted to and approved in writing by the Local Planning Authority prior to the implementation of this planning permission. The development shall be carried out in strict accordance with the approved details.

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

7) UNI

Notwithstanding the approved drawings and in accordance with the email from Birch Restorations dated 7 September 2009, revised details of the proposed two double dormers on the top floor (east elevation) of the former public house shall be submitted to and approved in writing by the Local Planning Authority prior to the implementation of this planning permission. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with policies QD1 and QD14 of the Brighton and Hove Local Plan and SPGBH 1: Roof Alterations and Extensions.

8) UNI

Access to the flat roof over the building 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, in the interests of the visual appearance of the building and the surrounding area and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

9) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no works to implement the development hereby approved shall take place until details of security measures to enclose the ground floor car parking area, access to the flats, rear of the pharmacy and the bin and bicycle store have been submitted to and approved in writing by the Local Planning Authority. The security measures shall be fully installed and operational before any of the development hereby approved is brought into use.

Reason: To ensure the development incorporates adequate crime prevention measures in accordance with policy QD7 of the Brighton & Hove Local Plan.

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes rating of 'good' 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.

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until an Ecohomes Design

Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes rating of '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.

12) UNI

The new flats hereby approved 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.

13) UNI

Notwithstanding the approved drawings and in accordance with the email from Birch Restorations dated 7 September 2009, revised details of the proposed single dormers either side of the pediment on the east elevation shall be submitted to and approved in writing by the Local Planning Authority prior to the implementation of this planning permission. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with policies QD1 and QD14 of the Brighton & Hove Local Plan and SPGBH 1: Roof Alterations and Extensions.

14) UNI

Notwithstanding the approved drawings and in accordance with the email from Birch Restorations dated 7 September 2009, revised details of the fenestration, dormers and shopfront on proposed elevation to Lewes Road at No. 1A shall be submitted to and approved in writing by the Local Planning Authority prior to the implementation of this planning permission. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with policies QD1 and QD14 of the Brighton & Hove Local Plan, SPGBH1: Roof Alterations and Extensions and SPD02: Shop Front Design.

15) UNI

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway unless agreed in writing by the Local Planning Authority.

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.

BH2009/01479

40 Kensington Gardens & 84 North Road Brighton

Change of use from retail (A1) to café (A3) with internal alterations. (Part retrospective)

Applicant: Mr Stephen Pineau

Officer: Jonathan Puplett 292525

Approved on 16/09/09 DELEGATED

1) UNI

The premises shall not be in use except between the hours of 08.00 and 23.00 Monday to Friday, and 09.30 and 23.00 Sunday and bank holidays.

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

BH2009/01575

69 -70 Queens Road Brighton

Replace of timber windows to rear with uPVC units.

Applicant: The Queens Head

Officer: Sonia Kanwar 292359

Approved on 23/09/09 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.

BH2009/01607

MyHotel 17 Jubilee Street Brighton

Display of internally hung double sided illuminated acrylic box signs.

Applicant: Mr Jackie Nairn

Officer: Sonia Kanwar 292359

Approved on 21/09/09 DELEGATED

1) 10.01

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

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

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

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

No advertisement shall be sited or displayed so as to-

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

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

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

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

7) 10.07A

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

Notwithstanding the submitted plans the signs hereby approved shall have individually halo or internally illuminated letters on an unlit fascia, or be externally spot-lit.

Reason: To safeguard the character and appearance of the North Laine Conservation Area and to comply with policy HE9 of the Brighton & Hove Local Plan.

BH2009/01653

Tower Point 44 North Road Brighton

Display of internally illuminated fascia and projecting signs.

Applicant: LA Fitness

Officer: Sonia Kanwar 292359

Approved on 07/09/09 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

Notwithstanding the submitted plans the projecting signs hereby approved shall have individually halo or internally illuminated letters on an unlit fascia, or be externally spot-lit.

Reason: To safeguard the character and appearance of the North Laine Conservation Area and to comply with policy HE9 of the Brighton & Hove Local Plan.

BH2009/01677

5 Firbank Bromley Road Brighton

Replacement of 2no existing timber framed windows to front and rear elevations with new UPVC windows (Retrospective).

Applicant: Mr Shane Butler

Officer: Chris Swain 292178

Approved - no conditions on 17/09/09 DELEGATED

WITHDEAN

BH2008/01283

1 Tivoli Crescent Brighton

Demolition of existing garages and non original extension, conversion of existing 1st and 2nd floor maisonette to form a 2 bed first floor flat and 1 bed 2nd floor flat retaining the existing 2 bed ground floor flat together with the erection of a new 3 bed house with parking and gardens.

Applicant: Mrs Levinson

Officer: Paul Earp 292193

Approved on 17/09/09 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

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

3) BH02.04

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

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

4) BH02.07

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.

5) 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.

6) BH04.01

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

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

7) BH05.01

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

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

(b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

8) BH05.02

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

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

9) BH05.09

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.

10) BH05.10

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

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

11) BH06.02

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

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

12) BH06.03

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.

13) BH06.04

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

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

14) BH11.01

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

be retained, together with measures for their protection in the course of development.

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

15) BH11.02

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

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

16) UNI

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

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

17) UNI

The development shall be carried out in accordance with the Waste Minimisation Statement forming part of this application.

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.

BH2009/00450

245 Preston Road Brighton

Conversion of existing house in multiple occupation to create 3 two bedroom, 3 one bedroom and two studio flats including conversion of roof space and addition of dormers and rooflights (amended description).

Applicant: Mr John Currell

Officer: Christopher Wright 292097

Approved on 10/09/09 DELEGATED

1) BH01.01

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

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

2) BH02.06

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

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

3) BH02.07

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

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

4) BH05.03

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

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

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

A completed pre-assessment estimator will not be acceptable.

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

5) BH05.04

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

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

6) BH05.08

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

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

7) BH06.02

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

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

8) 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.

9) 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.

10) 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.

11) UNI

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

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

BH2009/01169

58-88 Hampstead Road Brighton

Replacement of existing windows to front elevation with UPVC double glazed windows (part retrospective).

Applicant: Mrs Marjorie Peskett

Officer: Wayne Nee 292132

Approved - no conditions on 11/09/09 DELEGATED

BH2009/01173

387 Ditchling Road Brighton

Change of use from (C3) residential to (D102) Day Nursery and residential.

Applicant: Miss Sylvia Roberts

Officer: Guy Everest 293334

Approved on 21/09/09 DELEGATED

1) BH01.01

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

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

2) BH06.04

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the

development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

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

3) BH11.02

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

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

4) UNI

The number of children attending the day nursery shall not exceed 26 at any time.

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

5) UNI

The premises shall not be used as a day nursery except between the hours of 07.30 to 18.30 Monday to Friday with no use permitted on Saturdays, Sundays or Bank Holidays.

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

6) UNI

Outdoor play sessions in connection with the day nursery use hereby permitted shall be restricted to within the hours of 09.00 to 17.00 Monday to Friday with no use permitted on Saturdays, Sundays or Bank Holidays.

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

7) UNI

No development shall commence until details of the access, egress and parking layout to the front of the property have been submitted to and approved in writing by the Local Planning Authority. The layout shall be implemented in accordance with the agreed details prior to the day nursery being brought into use and shall be maintained as such thereafter.

Reason: To ensure the safety of persons and vehicles entering and exiting the site and the safety of users of adjoining highways and to comply with policy TR7 of the Brighton & Hove Local Plan.

8) UNI

Prior to development commencing management details for use of the outdoor space shall be submitted to and approved in writing by the Local Planning Authority. The details shall include strategies to show how children will access garden play throughout the day. The management plan for the outdoor space shall be reviewed annually and shall be submitted to and agreed in writing by the Local Planning Authority. The outdoor space shall be used in accordance with the approved details.

Reason: To ensure the effective management of the outdoor space and safeguard the amenities of the locality and to comply with policies QD27 and HO26 of the Brighton & Hove Local Plan.

9) UNI

No amplified music or musical equipment shall be used in the outdoor play area in connection with the day nursery use hereby permitted.

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

10) UNI

No development shall commence until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of retained and proposed boundary screening to the rear garden and front of the property, and a soft play surface for the outdoor play area.

Reason: To safeguard the amenities of the locality and to comply with policies HO26, SU10, QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/01319

250 London Road Brighton

Erection of a single storey front extension with pitched roof up to first floor level and erection of a single storey rear extension

Applicant: Mrs Emma Rehorn

Officer: Wayne Nee 292132

Refused on 11/09/09 DELEGATED

1) UNI

Policies QD1 and QD2 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed front extension with pitched roof, by virtue of its bulk, massing, positioning, and its projection forwards and beyond the wall of the existing side elevation, would form an inappropriate and incongruous addition which would be to the detriment of the appearance of the existing property. Furthermore the proposed extension would have an unbalancing detrimental impact on the character and symmetry that exists between no. 250 London Road and the detached house adjacent at no. 248 London Road, which would be detrimental to the immediate street scene. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2009/01400

32 Redhill Drive Brighton

Demolition of existing house and construction of a pair of semi-detached houses.

Applicant: Scamans Mercer Partnership

Officer: Clare Simpson 292454

Approved on 14/09/09 PLANNING COMMITTEE

1) 06.03A

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

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

2) BH01.01

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

3) BH02.03

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

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

4) BH02.04

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.

5) BH02.07

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

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

6) BH03.01

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

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

7) BH05.01

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

8) BH05.02

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

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

9) BH06.04

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

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

10) UNI

The windows on the east and west side elevations shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

11) UNI

No development shall take place until a scheme demonstrating how rainwater 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.

12) UNI

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

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

13) UNI

No development shall take place until full details of the boundary treatments, including sections and samples, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

14) UNI

The planting and the fencing described in paragraphs 5.1.2 and 5.1.3 of the Survey of Badger Activity dated 20 December 2006 accompanying the application shall be carried out prior to the badgers needing to use it.

Reason: To secure adequate protection for the existing Badger setts and to comply with policies QD17 and QD18 of the Brighton and Hove Local Plan.

15) UNI

Demolition of the existing house is undertaken by hand if work takes place while the existing sett is still occupied.

Reason: To secure adequate protection for the existing Badger setts and to comply with policies QD17 and QD18 of the Brighton & Hove Local Plan.

16) UNI

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

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

17) UNI

The timing of the construction of the new sett is planned to allow at least 3 months of 'adaptation time' during spring and summer, prior to closure of the existing sett.

Reason: To secure adequate protection for the existing Badger setts and to comply with policies QD17 and QD18 of the Brighton & Hove Local Plan.

18) UNI

The mitigation and compensation measures identified in the Survey of Badger Activity dated 20 December 2006 and supplemented in letter by Julian Brown Consultancy dated 10th June 2009 accompanying the application shall be fully implemented concurrently with those parts of the development to which the respective measures relate and thereafter maintained in accordance with the agreed details at all times.

Reason: To secure adequate protection for the existing Badger setts and to comply with policies QD17 and QD18 of the Brighton & Hove Local Plan.

19) UNI

No works shall commence until full details of a landscaping scheme, which includes hard surfacing, means of enclosure along the sites boundaries in the form of landscaping and planting, 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.

20) 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.

21) UNI

The development shall not be occupied until the parking areas have been provided in accordance with the approved plans and shall thereafter be retained for use at all times.

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

BH2009/01441

158 Tivoli Crescent North Brighton

Erection of two storey side and rear extension with raised decking and access to storage beneath.

Applicant: Mrs F Gardener

Officer: Jason Hawkes 292153

Approved on 04/09/09 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 Waste Minimisation Statement submitted with the application, no development shall take place until a more detailed Site Waste Management Plan indicating how the scheme will endeavour to reduce the amount of waste going to landfill, including detail of proposed waste contractors, has been submitted to and approved in writing by the Local Planning Authority.

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

4) UNI

In order to protect the Horse Chestnut Tree at 156 Tivoli Crescent North, construction works should be carried out in accordance with BS 5837 (2005) Recommendations for Trees in Relation to Construction and Arboricultural Practice Note 1.

Reason: In order to protect the tree in accordance with policy QD16 of the Brighton & Hove Local Plan.

5) UNI

The first floor bathroom window in the side (north-west) facing elevation of shall be obscure-glazed and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor in which the window is installed. The window shall thereafter be permanently retained as

such.

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

BH2009/01457

97 Valley Drive Brighton

Demolition of existing prefabricated concrete garage and erection of two storey side extension and roof alterations.

Applicant: Mr B Stephenson

Officer: Adrian Smith 01273 290478

Approved on 09/09/09 DELEGATED

1) 01.01AA

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

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

2) UNI

The external finishes of the 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 details submitted, the south side windows shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

4) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or doors other than those expressly authorised by this permission shall be constructed in the south side elevation 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.

5) UNI

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

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

BH2009/01626

31 Hampstead Road Brighton

Certificate of Lawfulness for a proposed development of a loft conversion incorporating rear and side dormers.

Applicant: J & H Lewis

Officer: Charlotte Hughes 292321

Approved on 09/09/09 DELEGATED

BH2009/01664

2A Croft Road Brighton

Erection of extension to front of garage. Installation of window and rooflight to side elevation.

Applicant: Mr & Mrs Coelho

Officer: Wayne Nee 292132

Approved on 09/09/09 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 study window and rooflight in the side elevation/roof plane of the extension hereby permitted shall be obscure-glazed and shall be non-opening unless any parts of the window/rooflight which can be opened are more than 1.7 metres above the floor in which the window/rooflight are installed. The window and rooflight shall thereafter be permanently retained as such.

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

BH2009/01670

16-18 Harrington Road Brighton

Conversion of existing rear annex into 1no 2 bedroom flat and 1no 1 bedroom flat.

Applicant: Mr R Savvidis

Officer: Adrian Smith 01273 290478

Approved on 14/09/09 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 proposed residential units shall be constructed to 'Lifetime Homes' standards in accordance with details that shall have first been agreed in writing by the local planning authority prior to commencement of development, unless otherwise agreed in writing by 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.

3) UNI

The development hereby permitted shall not be occupied until new secure fencing has been installed along the east and west side boundaries to the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and thereafter be retained at all times.

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

4) UNI

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

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

5) UNI

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.

6) UNI

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

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

7) UNI

Access to the flat roof over the rear annex hereby permitted to be used as residential accommodation shall be for maintenance or emergency purposes only and the flat roof shall at no times be used as a roof garden, terrace, patio or similar amenity area.

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

8) UNI

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

Reason: To ensure that the proposed development 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.

BH2009/01701

61 Valley Drive Brighton

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

Applicant: Mr Terry Offord

Officer: Wayne Nee 292132

Refused on 04/09/09 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 side extension, by virtue of its size, bulk and scale, would cause a significant sense of enclosure and loss of outlook to the neighbouring property to the south at 3 Hillside Way. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/01716

13 Colebrook Road Withdean Brighton

Proposed single storey side extension and loft conversion, incorporating roof alterations and the addition of 5no dormers.

Applicant: Mr Gary Turner

Officer: Christopher Wright 292097

Refused on 17/09/09 DELEGATED

1) UNI

The application constitutes over development of the loft space by reason of the number of dormer roof extensions, their positioning, bulk, massing and fenestration detail. The development would alter the basic shape of the roof of the building and leave no roof slope unaltered, resulting in a haphazard and poorly composed appearance to the development, detrimental to the character of the host property and harmful to visual amenity and the wider the street scene. As such the application is contrary to the requirements of policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and guidance contained in Supplementary Planning Guidance Note SPGBH1: Roof alterations and extensions.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan seeks to prevent development that would be harmful to the living conditions and amenity of adjoining residents and land users. The position of the southwest dormer proposed, in close proximity to the common boundary with No. 11 Colebrook Road and pointing across the rear garden of this property, combined with the elevated position of the fenestration at roof level and upon a host property already situated on higher ground level, and notwithstanding any obscure glazing of the dormer window, would be overbearing and would adversely affect the living conditions of neighbouring occupiers who would have a sense of being overlooked, compromising their residential amenity. As such the application is contrary to the development plan.

BH2009/01730

15 Withdean Road Brighton

Erection of detached garage with gable end roof including roof window and dormer. (Retrospective).

Applicant: Mr J King

Officer: Jason Hawkes 292153

Approved on 21/09/09 DELEGATED

1) UNI

The building hereby permitted shall be used solely for the parking of vehicles and other purposes incidental to the enjoyment of the dwellinghouse (15 Withdean Road) and it shall at no time be occupied as a separate unit of accommodation.

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

BH2009/01745

7 Green Ridge Brighton

Loft conversion with front and rear gables, incorporating installation of 5no roof-lights and a glazed balustrade.

Applicant: Mr Adrian Snook

Officer: Charlotte Hughes 292321

Approved on 09/09/09 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 from the bedroom to the flat roof over the existing rear single storey extension shall be strictly for maintenance or emergency purposes only and the flat roof shall at no time be used as a roof garden, terrace, patio or similar amenity or sitting-out area.

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

BH2009/01781

2a Croft Road Brighton

Single storey rear extension with 3no roof lights and provision of decking to rear.

Applicant: Mr & Mrs Coelho

Officer: Wayne Nee 292132

Refused on 17/09/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed rear decking area would be located directly alongside, and abutting, the side boundary of No.2B Croft Road. It is considered that the proposed decking and the associated proposed significant increase in height to the boundary fence would represent an un-neighbourly and overbearing addition for residents of No.2B Croft Road, and the decking would result in an increased sense of overlooking and loss of privacy to the detriment of their residential amenity. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/01789

Withdean Lodge 24B Tongdean Lane Withdean Brighton

Certificate of Lawfulness for a proposed single storey rear extension.

Applicant: Mr Darby

Officer: Adrian Smith 01273 290478

Approved on 16/09/09 DELEGATED

EAST BRIGHTON

BH2009/01255

Bristol Court & Bristol Court West 141 Marine Parade Brighton

External alterations to South elevation of building including replacement of canopy and guttering. Repair and make good masonry walls.

Applicant: Bristol Court Management LLP

Officer: Helen Hobbs 293335

Approved on 09/09/09 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 new lead canopy shall be installed to current Lead Sheet Association standards.

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

3) UNI

Elevation drawings showing the location of the stainless steel ties shall be provided to the Local Planning Authority on completion of the works.

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

BH2009/01316

Flat 2 Belgrave House 157 Marine Parade Brighton

Replacement of window to front elevation at first floor.

Applicant: Mr David Fielder

Officer: Jonathan Puplett 292525

Approved on 22/09/09 DELEGATED

1) BH01.05

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

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

2) UNI

Notwithstanding the submitted details, the glazing bar and meeting rail profiles of the windows hereby approved shall match those of the existing ground floor window below.

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

BH2009/01317

Flat 2 Belgrave House 157 Marine Parade Brighton

Replacement of window to front elevation at first floor

Applicant: Mr David Fielder

Officer: Jonathan Puplett 292525

Approved on 22/09/09 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

Notwithstanding the submitted details, the glazing bar and meeting rail profiles of the windows hereby approved shall match those of the existing ground floor window below.

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

BH2009/01482

32 Princes Terrace Brighton

Removal of existing rear balcony and erection of a single storey rear extension at basement level incorporating installation of new glazed balcony with stainless steel posts. Lightwell to front elevation at basement level.

Applicant: Miss A J Morley

Officer: Chris Swain 292178

Approved on 11/09/09 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

Notwithstanding the hereby approved plans, details of 1.8m height obscure glazed screening to be erected along the extent of the northern and southern ends of the rear terrace hereby permitted shall be submitted to, and approved in writing by, the local planning authority prior to commencement of development. The approved screening shall be implemented in full before the terraced area hereby approved is brought into beneficial use and shall thereafter be retained.

Reason: In order to protect the adjoining properties, No.31 and No.33 Princes Terrace, from overlooking and loss of privacy and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/01519

17 Madehurst Close Brighton

Conversion of single dwelling to 1no bedroom ground floor flat and 3no bedroom maisonette on first and second floor and retention of existing rear external staircase (Part - retrospective).

Applicant: Mr Neil Baker

Officer: Liz Arnold 291709

Refused on 07/09/09 DELEGATED

1) UNI

The existing rear timber staircase is considered to be an incongruous feature to the host property and the related terrace, detrimental to the character and appearance of the host property and the related terrace. The structure is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The existing rear timber structure is considered to have an adverse impact upon the amenities of the neighbouring properties with regards to overlooking and loss of privacy due to the elevated views it provides towards neighbouring properties. The structure is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed amenity area for the ground floor flat is considered to be inadequate and of detriment to the amenities of the future occupiers of the unit as a result of the sense of enclosure which will result from the proposed size and

subdivision of the existing rear garden area and not being private as a result of the staircase to provide access to the first floor maisonette being located over the intended rear amenity area. The proposal is therefore contrary to policies H05 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

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

BH2009/01726

Gymnasium Manor Road Brighton

Erection of single storey rear extension.

Applicant: Manor Road Gym Ltd

Officer: Helen Hobbs 293335

Approved on 17/09/09 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.

BH2009/01749

Roundabout Childrens Centre 178 Whitehawk Road Brighton

Proposed first floor extension, including re-positioning of existing fire escape and addition of new stairs and bicycle shelter to east side of the building.

Applicant: Ms Celia Lamden

Officer: Aidan Thatcher 292265

Approved on 16/09/09 DELEGATED

1) BH01.01

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

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

2) BH03.02

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

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

3) BH05.08

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.

BH2009/01891

Land to Rear of 1-3 Clarendon Terrace Brighton

Erection of a two storey dwelling house, alterations to boundary walls fronting Chesham Place and alterations within garden including excavation and alterations to walls.

Applicant: Skyline Developments

Officer: Aidan Thatcher 292265

Approved on 23/09/09 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 hereby approved shall take place until details of the new wall and railings fronting Chesham Place, and details of how the remaining garden walls and the site in general would be made good, have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of preserving the special architectural and historic character and appearance of the listed building, to comply with policy HE1 of the Brighton & Hove Local Plan.

HANOVER & ELM GROVE

BH2009/01102

64A Franklin Road Brighton

Erection of a single storey rear extension.

Applicant: Mr John Coates

Officer: Chris Swain 292178

Refused on 09/09/09 DELEGATED

1) UNI

The size, height, design and siting of the proposal would, by reason of an overbearing impact, adversely impact on the residential amenity currently enjoyed by the adjoining property to the rear, No.40 De Montfort Road, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/01505

8 Hallett Road Brighton

Erection of a single storey extension to the side (North) elevation and installation of a ramp.

Applicant: Brighton & Hove City Council

Officer: Liz Arnold 291709

Refused on 08/09/09 DELEGATED

1) UNI

The proposed single storey side extension by virtue of its siting forward of the Clayton Road building line and its size and design, would be unduly prominent and of detriment to the character and appearance of the Clayton Road street scene. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2009/01604

257 Queens Park Road Brighton

Erection of a two storey rear extension and a single storey rear extension.

Applicant: Mr Richard Carter

Officer: Sonia Kanwar 292359

Approved on 11/09/09 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.

BH2009/01720

63 Franklin Road Brighton

Single storey rear extension.

Applicant: Mr N Larman

Officer: Helen Hobbs 293335

Refused on 08/09/09 DELEGATED

1) UNI

The proposed extension, by virtue of its width, bulk, siting and design, creates an incongruous and poorly related feature to the existing property, detracting from the character and appearance of the existing building and visual amenity enjoyed by neighbouring properties. As such, the proposal is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The length, siting, height and design of the proposal would, by reason of loss of light and outlook, overshadowing and its overbearing impact, adversely impact on

the residential amenity currently enjoyed by the adjoining property no. 64 Franklin Road, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

HOLLINGDEAN & STANMER

BH2008/01992

Northfield University of Sussex Brighton

Construction of halls of residence comprising 798 student bedrooms arranged in 14 blocks, reception building, bicycle storage, visitor and disabled car parking.

Applicant: Mr David Kirkwood

Officer: Steven Lewis 290480

Approved on 07/09/09 PLANNING COMMITTEE

1) 05.01AA

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

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

2) 05.02A

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

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

3) 06.02A

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

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

4) 25.08A

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 in accordance with policies SU3 of the Brighton & Hove Local Plan.

5) BH01.02

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

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

6) UNI

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

(a) Appearance; and

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

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

7) UNI

No less than 20 bat hibernation boxes in total shall be fixed to the external walls of the proposed new buildings. Prior to the commencement of development details containing the location, siting and design of the bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The boxes shall be made available for use prior to the occupation of the development and retained to the satisfaction of the Local Planning Authority.

Reason: In the interests of maintaining the bio-diversity and ecological interest of the site and neighbouring SNCI and to accord with policy NC4 of the Brighton & Hove Local Plan.

8) UNI

Prior to the commencement of development, a scheme for the implementation of archaeological works in accordance with the submitted written scheme of investigation, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

Reason: the development is likely to disturb items of archaeological interest and to accord with policies S1 of the East Sussex and Brighton & Hove Structure Plan and policy HE12 of the Brighton & Hove Local Plan.

9) UNI

Prior to the commencement of the development, details of means of foul sewerage disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and thereafter maintained.

Reason: to ensure proper foul sewerage disposal and to prevent discharge of foul sewerage in watercourses and contamination of the Falmer public water supply and to accord with policies SU5 and SU9 of Brighton & Hove Local Plan.

10) UNI

Prior to first occupation of the development a Travel Plan (a document setting out a package of measures tailored to the needs of the site and aimed at promoting sustainable travel choices and reduce reliance on the car) for the development shall be submitted to the Local Planning Authority which will respond in writing within 6 weeks of its submission. The Travel Plan shall be approved in writing prior to first occupation of the development and shall be implemented as approved thereafter. The Travel Plan shall include a process of annual monitoring and reports to quantify if the specified targets are being met, and the council shall be able to require proportionate and reasonable additional measures for the promotion of sustainable modes if it is shown that monitoring targets are not being met.

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.

11) UNI

Prior to the commencement of development on site a Construction Environment Management Plan shall be submitted and approved in writing by the Local Planning Authority. The works upon site shall be carried out in strict accordance with the approved plan thereafter.

Reason: To reduce construction traffic generation and the impact of construction vehicles using the surround vehicular network in accordance with policy TR1 of the Brighton & Hove Local Plan.

12) UNI

Prior to the commencement of development, a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all of the following elements:

a) A desk top study identifying:

- All previous uses
- Potential contaminates associated with those uses;
- A conceptual model of the site indicating sources, pathways and receptors; &
- Potentially unacceptable risks arising from contamination at the site

b) A site investigation, based on (a) to provide information for an assessment of the risk to all receptors that may be affected, including those of site

c) The results of the site investigation and risk assessment (b) and a method assessment based on those results giving full details of the remediation measure required and how they are to be undertaken

d) A verification report on completion of the works set out in (c) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting. The works shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: Previous historical activities associated with this site may have potentially caused, or have the potential to cause, contamination of controlled waters and to ensure that the proposed site investigations and remediation will not cause pollution of controlled waters and in accordance with policies SU3 of the Brighton & Hove Local Plan.

13) UNI

No construction works shall take place between sunset and sunrise from the 1 April to 31 October.

Reason: To minimise the potential disturbance to bats during construction and in the interests of maintaining the bio-diversity and ecological interest of the site and neighbouring SNCI and to accord with policy NC4 of the Brighton & Hove Local Plan.

14) UNI

Prior to the commencement of development upon site a detailed lighting scheme for the site; including a full lighting diagram of the whole development, shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be constructed and operated in strict accordance with the approved details and thereafter retained.

Reason: In the interests of the character and appearance of the Sussex Downs AONB, to minimise the impact to the ecology of the area and nearby roosting bats and to accord with Policies QD4, QD25, NC4 and NC7 of the Brighton & Hove Local Plan.

BH2009/00842

Land Adjacent to 2 Wild Park House Home Farm Road Brighton

Change of use from public lavatory (sui generis) to tattoo studio (sui generis).
(Retrospective).

Applicant: Wizard of Ink

Officer: Aidan Thatcher 292265

Approved - no conditions on 17/09/09 DELEGATED

BH2009/01026

Falmer House University of Sussex Lewes Road Falmer Brighton

Installation of lift between first floor and second floor levels and other minor alterations.

Applicant: University of Sussex

Officer: Louise Kent 292198

Approved on 14/09/09 DELEGATED

1) BH01.05

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

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

2) BH13.02

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

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

3) UNI

No works shall take place until full details showing the design and method of implementing the new floor structure hereby approved have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full accordance with such approved details.

Reason: To ensure that special regard is paid to the interests of protecting the special character and architectural interest and integrity of the building under Section 16 of the Planning (Listed Buildings & Conservation Areas) Act 1990 and in accordance with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

No works shall take place until details of the construction and fixing of the new floor joists and boarding, at 1:5 scale, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full accordance with such approved details.

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

BH2009/01213

Chichester 1 Chichester Cafe University of Sussex Lewes Road Falmer Brighton

Internal alterations to layout of café.

Applicant: Mrs Maureen Cherry

Officer: Sonia Kanwar 292359

Approved on 07/09/09 DELEGATED

1) BH01.05

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

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

2) BH13.12

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

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

BH2009/01222

Kent House University of Sussex Lewes Road Brighton

Installation of solar water heating equipment and handrails to roof.

Applicant: Mr Neil Hastings

Officer: Louise Kent 292198

Approved on 16/09/09 DELEGATED

1) UNI

The handrails shall be painted approved colour RAL 7038 and retained as such hereafter.

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

BH2009/01364

11 Park Road Brighton

Conversion of existing dental surgery and flat to form a 3no bedroom dwelling. (Part retrospective)

Applicant: Miss Cynthia Harper

Officer: Aidan Thatcher 292265

Approved on 09/09/09 DELEGATED

1) UNI

Details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall be submitted to the Local Planning Authority within 3 months of the date of this decision. The details must be approved in writing by the Local Planning Authority and implemented in strict accordance with the approved measures.

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.

BH2009/01869

16 Ridge View Brighton

Erection of two storey side extension, single storey rear extension and entrance porch.

Applicant: Mr & Mrs James

Officer: Liz Arnold 291709

Approved on 18/09/09 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.

QUEEN'S PARK

BH2009/00500

First Floor Flat 3 7 Charles Street Brighton

Replacement of two rear windows with double glazed UPVC windows.

Applicant: Miss Rachel Young

Officer: Sonia Kanwar 292359

Approved on 07/09/09 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.

BH2009/00605

27-28 St James's Street Brighton

Installation of 1 No refrigeration condenser and 3 No air conditioning units at first floor elevation 27-28 St James's Street to serve 25-26 St James's Street and minor external alterations. (Retrospective).

Applicant: Tesco Stores Limited

Officer: Kathryn Boggiano 292138

Approved on 21/09/09 DELEGATED

1) UNI

The 3 no. air conditioning units hereby approved shall not be in operation except between the hours of 07.00 to 22.00.

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

2) UNI

Apart from the hours of operation, which shall be in accordance with condition 1 above, the development shall be implemented fully in accordance with the details within the Noise Impact Assessment version date 2nd April 2009, unless otherwise agreed in writing with the Local Planning Authority.

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

3) UNI

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

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

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the acoustic fence shall be maintained at all times in the position shown on drawings 8149-43

and 8149-42 C8149-41 C submitted on 12 May 2009.

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

5) UNI

Within 4 months of the date of this permission an updated Noise Impact Assessment in line with the details contained within the submitted Noise Impact Assessment KR01613 version dated 2 April 2009, shall be submitted to the Local Planning Authority. If necessary the updated Noise Impact Assessment will include any mitigation measures (including their timescales for implementation) if the required standards within the submitted noise report KR01613 are not being met. The Local Planning Authority will agree the contents of the Noise Impact Assessment in writing including any mitigation measures and their timescales for implementation. The measures shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

BH2009/01274

35 Richmond Street Brighton

Erection of a single storey rear extension with patio above and insertion of 2no. uPVC windows.

Applicant: Mr Anthony Sadler

Officer: Helen Hobbs 293335

Refused on 09/09/09 DELEGATED

1) UNI

The first floor patio would result in significant overlooking and loss of privacy towards neighbouring properties and is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2009/01529

47 Grand Parade Brighton

Removal of existing plant and installation of 5no new external condensing units to roof. Increase in height of existing rear fire escape door.

Applicant: Mr John Morgan

Officer: Sonia Kanwar 292359

Approved on 11/09/09 DELEGATED

1) BH01.01

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

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

2) BH13.01

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

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

3) UNI

The five external condenser units hereby approved located on the roof of the property shall only be in use between 0700hrs and 2300hrs Monday to Sunday.

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

BH2009/01530

47 Grand Parade Brighton

Removal of existing plant and installation of 5no new external condensing units to roof. Increase in height of existing rear fire escape door. Internal alterations to ground floor layout.

Applicant: Mr John Morgan

Officer: Sonia Kanwar 292359

Approved on 07/09/09 DELEGATED

1) BH01.05

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

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

2) BH13.01

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

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

BH2009/01588

3 St Georges Road Brighton

Change of use from retail (A1) to beauty salon, including osteopathy and chiropody treatments.

Applicant: Miss Robyn Gardiner

Officer: Jonathan Puplett 292525

Approved on 07/09/09 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 only be used as a mixed use of beauty salon and osteopathy and chiropody treatments, and for no other purpose (including any other purpose in Class D1) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). Upon cessation of the use hereby approved the premises shall be reinstated to their former retail use (Use Class A1).

Reason: To safeguard the amenities enjoyed by neighbouring properties, and to protect the vitality and viability of the local shopping centre, in accordance with policies QD27 and SR6 of the Brighton & Hove Local Plan.

BH2009/01854

1A Dawson Terrace Brighton

Application for Removal of Condition 2 of application BN90/1457/F which states that the car parking area shown on the submitted plan shall not be used otherwise than for parking of private motor vehicles belonging to the occupants of the development hereby approved and by their visitors.

Applicant: Mr Ewan Hood

Officer: Sonia Kanwar 292359

Approved - no conditions on 21/09/09 DELEGATED

BH2009/01861

1A Dawson Terrace Brighton

Alterations to front elevation to provide openable windows. New cycle store.

Applicant: Mr Ewan Hood

Officer: Sonia Kanwar 292359

Approved on 18/09/09 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.

ROTTINGDEAN COASTAL

BH2009/01242

Land adjacent to Saltdean Barn Saltdean Oval Arundel Drive West Saltdean Brighton

Installation of ground source heating loop pipework.

Applicant: Helen Hicks

Officer: Jonathan Puplett 292525

Approved on 14/09/09 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall take place until a scheme for the protection of the listed boundary wall during construction works has been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in strict accordance with the approved details.

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

3) UNI

Notwithstanding the details submitted, no development shall take place until an arboricultural method statement demonstrating that the trees located immediately to the west of the pipework route hereby approved shall be protected in compliance with British Standard BS 5837 (2005) 'Trees on development sites' during construction works, has been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in strict accordance with the approved details.

Reason: To protect the existing trees 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.

4) UNI

The parkland /turf disturbed by the installation of the pipework hereby approved shall be made good and replanted where necessary within 28 days following the completion of the works.

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

BH2009/01351

32 Roedean Crescent Brighton

Loft conversion with mansard style roof, rooflights to front roofslope, dormers and central terrace to rear roofslope. Side extension to east elevation and replacement of existing conservatory to west elevation. Alterations to garage and first floor terrace on front elevation. Enlarged basement to west elevation, external terrace to rear at ground and first floor levels with associated external staircases. Alterations to fenestration and stone cladding on all elevations.

Applicant: Mr Sergey Kondrashkin & Ms Maria Aleksandrova

Officer: Chris Swain 292178

Approved on 22/09/09 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) UNI

The privacy screens hereby approved to the eastern end of the front terrace and to the west of the covered terrace along the boundary with No.30 Roedean Crescent shall be obscure glazed and shall be a minimum of 1.8 metres in height and shall be implemented in full before each of the terraced areas hereby approved are first brought into use, and retained as such thereafter.

Reason: In order to protect the adjoining properties at No.30 and No.34 Roedean Crescent from overlooking and loss of privacy and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

The windows serving the conservatory and the bathroom on the western elevation shall not be glazed otherwise than with obscured glass and thereafter retained as such thereafter.

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

BH2009/01399

24 Lenham Avenue Saltdean Brighton

Proposed extension to existing property to create an additional storey.

Applicant: Dr Ronald White

Officer: Sonia Kanwar 292359

Approved on 04/09/09 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) 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 Ecohomes and a Design Stage Assessment Report showing that the development will achieve an Ecohomes rating of 'good' for all residential units have been submitted to the Local Planning Authority; and

(b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes rating of 'good' 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.

4) UNI

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

BH2009/01494

Grand Ocean Hotel Longridge Avenue Saltdean Brighton

Construction of three new residential units within existing listed building.

Applicant: Explore Living

Officer: K Haffenden 292361

Refused on 09/09/09 DELEGATED

1) UNI

The siting and layout of the proposed development and its proximity to other buildings would result in an unacceptable outlook and sense of enclosure, creating a poor living environment for future occupiers contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposal, by reason of its design and siting, would result in inadequate levels of daylight and sunlight entering each of the residential units, resulting in a poor living environment adversely affecting the residential amenity of future occupiers,

contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

Due to a lack of separation between the service road and covered terraces, the proposal does not provide adequate private useable outdoor amenity space resulting in a poor living environment for future occupants, contrary to policy HO5 of the Brighton & Hove Local Plan.

4) UNI4

The proposal does not adequately demonstrate that regard has been given to the layout, orientation and opportunities for natural ventilation and solar gain, resulting in high levels of energy consumption for lighting, ventilation and space heating, contrary to policy SU2 of the Brighton & Hove Local Plan.

5) UNI5

The loss of a section of external wall to accommodate cycle parking is inappropriate as it breaches the main original building line. The deepening of the opening for cycle access and its treatment with louvres is inconsistent with the overall appearance of the west elevation. The proposed recessed opening on the north elevation is also considered to be uncharacteristic of the design of the building. These proposed works are considered unacceptable as they would have an adverse effect on the character and appearance of the listed building, contrary to Policy HE1 of the Brighton & Hove Local Plan.

BH2009/01495

Grand Ocean Hotel Longridge Avenue Saltdean Brighton

Construction of three new residential units within existing listed building.

Applicant: Explore Living

Officer: K Haffenden 292361

Refused on 09/09/09 DELEGATED

1) UNI

The loss of a section of external wall to accommodate cycle parking is inappropriate as it breaches the main original building line. The deepening of the opening for cycle access and its treatment with louvres is inconsistent with the overall appearance of the west elevation. The proposed recessed opening on the north elevation is also considered to be uncharacteristic of the design of the building. These proposed works are considered unacceptable as they would have an adverse effect on the character and appearance of the listed building, contrary to Policy HE1 of the Brighton & Hove Local Plan.

BH2009/01531

39 Courcels Arundel Street Brighton

Installation of 2no solar panels to roof

Applicant: Mr Calderhead

Officer: Chris Swain 292178

Approved on 07/09/09 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.

BH2009/01564

Land off Marine Drive Brighton

Application for approval of details reserved by conditions 2,3,4,5, 8 & 9 of Application BH2008/03766.

Applicant: Southern Water Services Ltd

Officer: Aidan Thatcher 292265

Approved on 07/09/09 DELEGATED

1) UNI

Conditions 2, 3, 4, 5, 8 and 9 are discharged subject to full compliance with the submitted details.

BH2009/01565

Land Adjacent To Greenways Ovingdean

Application for approval of details reserved by conditions 2,3,4,5, 8 & 9 of Application BH2008/03765.

Applicant: Southern Water Services Ltd

Officer: Aidan Thatcher 292265

Approved on 07/09/09 DELEGATED

BH2009/01571

13 Hailsham Avenue Saltdean Brighton

Single storey side/rear extension and additional single storey rear extension with infill raised decking.

Applicant: Mrs Doolan

Officer: Chris Swain 292178

Refused on 11/09/09 DELEGATED

1) UNI

The proposed side extension, by reason of its size, height, siting and design is considered to be unduly visually prominent and detrimental to the appearance and character of the host building and wider street scene. In particular, the roof over the extension would extend beyond the eaves line creating an awkward junction with the roof of the existing dwelling and adding to its prominence, and the false pitch to the front of this flat-roofed element would be readily visible within the street scene. The proposal is thereby contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The size, height and siting of the proposal would, by reason of an overbearing and overly dominant impact, adversely affect the residential amenities currently enjoyed by the occupiers of No.15 Hailsham Avenue, which would be exacerbated by the fact that No.15 is set at a lower ground level than the applicant property. The proposal is thereby contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/01585

1 Upper Cottages Ovingdean Road Brighton

Demolition of flat roof dormer and side extension and erection of a new two-storey side extension.

Applicant: Ms M Thompson

Officer: Louise Kent 292198

Approved on 09/09/09 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) BH12.07

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.

4) UNI

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

- i) 1:20 sample elevations and sections and 1:1 scale sectional profiles of the new windows and doors and their cills, reveals, thresholds and steps
- ii) 1:20 scale elevations of the glazed conservatory kitchen extension
- iii) 1:1 scale sections of the boarding of the walls
- iv) Details of materials, including the paving of the entrance porch; and 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.

5) UNI

The eaves and soffits of the two storey extension shall match exactly the eaves of the existing dwelling.

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

6) UNI

The new roof tiling, including the hip and ridge tiles, shall be of hand made clay to match exactly the tiles of the original house. All roof ventilation and extract outlets shall use flush, concealed slate or tile vents, to match the roof covering, and concealed ridge and eaves ventilators.

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

7) UNI

The walls of the two storey extension shall be smooth rendered and painted with smooth masonry paint to match exactly the walls of the original building.

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

8) UNI

The meter cupboard shall be permanently removed from the front elevation and located either at the rear of the property, or internally.

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

BH2009/01660

35 Oaklands Avenue Brighton

Minor amendments to previously approved applications BH2004/03075 and BH2008/01157 to erect a two storey 3 bedroom chalet bungalow and garage.

Applicant: Mr & Mrs Baldrey

Officer: Sonia Kanwar 292359

Approved on 04/09/09 DELEGATED

1) 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.

2) BH01.01

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

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

3) BH02.03

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

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

4) BH02.08

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

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

5) BH04.01

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

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

6) BH05.01

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

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

(b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been

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

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

7) BH05.02

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

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

8) BH06.02

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

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

9) BH06.04

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

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

10) BH11.01

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

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

11) BH11.02

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

before the development is occupied.

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

12) UNI

The upper floor side windows to bedroom two and the landing shall not be glazed otherwise than with obscured glass and fixed shut, and thereafter permanently retained as such.

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

13) UNI

No development shall be commence until full details of existing and proposed ground levels within the site and on land adjoining the site by means of spot heights and cross-sections; proposed siting and finished floor levels of all levels of the development and have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved level details.

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

BH2009/01742

Downlee 21 Ridgewood Avenue Saltdean Brighton

Erection of a new porch to front entrance with ramp for disable wheelchair access. (Part-retrospective)

Applicant: Mrs Dorothy Mahoney

Officer: Chris Swain 292178

Approved on 16/09/09 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.

BH2009/01776

13 Chichester Drive West Saltdean Brighton

Demolition of existing conservatory and erection of new conservatory to front elevation.

Applicant: Mr & Mrs Healey

Officer: Louise Kent 292198

Approved on 22/09/09 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.

WOODINGDEAN

BH2009/00011

40 Rosebery Avenue Brighton

Erection of a single storey detached dwelling with associated car parking.

Applicant: Mr G Card

Officer: Aidan Thatcher 292265

Approved on 17/09/09 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

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

3) BH02.08

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

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

4) BH03.01

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

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

5) BH04.01

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

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

6) BH05.01

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 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.

7) BH05.02

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Building Research Establishment issued Final Code Certificate confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 5 has been submitted to, and approved in writing by, the Local Planning Authority.

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

8) BH05.10

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

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

9) BH06.01

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.

10) BH06.02

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

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

11) BH06.04

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

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

Hove Local Plan.

12) BH11.01

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

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

13) BH11.02

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

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

14) 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.

BH2009/01666

47 Selhurst Road Brighton

Demolition of existing bungalow and detached garage. Construction of 2 No. semi-detached 3 bedroom houses.

Applicant: Douglas Graham Investments Ltd

Officer: Kate Brocklebank 292175

Refused on 04/09/09 DELEGATED

1) UNI

The proposal, by reason of the proposed rear dormers would result in overlooking and loss of privacy to number 49 Selhurst Road, and would unduly impact on the use and enjoyment of their private amenity space. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposal and in particular the most easterly proposed dwelling, does not make adequate provision for private rear amenity space in this suburban locality, where predominantly neighbouring properties benefit from generous rear gardens and separation between rear elevations. As such the development fails to comply with policy HO5 which requires amenity space to be appropriate to the scale and nature of the development.

BH2009/01758

40 Brownleaf Road Brighton

Proposed loft conversion with dormer to rear and three No. rooflights to front roof slope. Proposed single storey extension to rear and associated alterations to side elevation.

Applicant: Mr Brian Mountford

Officer: Helen Hobbs 293335

Approved on 11/09/09 DELEGATED

BRUNSWICK AND ADELAIDE

BH2005/01261/FP

54 Church Road Hove

New shopfront (retrospective)

Applicant: Ladbrokes Limited

Officer: Louise Kent 292198

Approved - no conditions on 17/09/09 DELEGATED

BH2009/01217

Mews House St Johns Road Hove

Conversion of existing single dwelling to form two no. 2 bed maisonettes. External alterations incorporating new openings to basement and front railings.

Applicant: Aurotos

Officer: Christopher Wright 292097

Approved on 16/09/09 DELEGATED

1) BH01.01

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

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

2) BH05.08

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

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

3) 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.

4) BH12.04

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

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

5) UNI

Unless otherwise agreed in writing by the local planning authority, the 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 for all residential units have been submitted to the local planning authority.

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

6) UNI

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

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

BH2009/01291

132 Western Road Hove

Part change of use of lower ground floor from retail unit (Class A1) to ancillary use as hotel reception. Creation of new entrance structure to hotel to side of No. 132 on the corner of York Road.

Applicant: Mr Phil Day

Officer: Jason Hawkes 292153

Refused on 09/09/09 DELEGATED

1) UNI

Policies QD1 and QD2 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy QD14 states that extensions to buildings should be well designed and detailed in relation to the property to be extended and surrounding area. Policy HE6 also states that development within or affecting the setting of conservation areas should preserve or enhance the character or appearance of the area. Due to the protrusion beyond the general building line in York Road, the uncharacteristic materials and design of the structure, including an uncomfortable combination of decorative metal on the glass wall panels, a plain glass door and a featureless north elevation, the scheme is deemed to neither preserve or enhance the character and appearance of the host property or the conservation area. The scheme is therefore considered contrary to the above policies.

BH2009/01377

Basement Ground 1st 2nd and 3rd floor flats 63 Brunswick Place Hove

Removal of steel spiral staircase and platform to rear.

Applicant: Southern Housing Group

Officer: Charlotte Hughes 292321

Approved on 18/09/09 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 reconstruction and/or making good of the exterior of the building shall be carried out with paintwork and render to match the existing building, within three months of the external staircase's removal.

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

BH2009/01378

63 Brunswick Place Hove

Internal alterations and removal of steel spiral staircase and platforms to rear.

Applicant: 3Ms Masherie Munoz

Officer: Charlotte Hughes 292321

Approved on 23/09/09 DELEGATED

1) BH01.05

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

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

2) UNI

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

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

3) UNI

Notwithstanding the written specification for new acoustic flooring submitted under the Schedule of Works, the proposed method of acoustic insulation shall not raise the existing floor height by more than 10mm. Before works commence a section drawing at no less than 1:10 scale through the proposed ceiling and floor construction shall be submitted to and approved in writing by the LPA, showing the method of acoustic insulation and only the method approved under this condition shall be implemented and thereafter maintained.

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

4) UNI

All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and painted to match the colour of the background walls, unless otherwise agreed in writing by the Local Planning Authority.

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

5) UNI

Any fireproofing of the floors and ceilings shall be carried out within the existing floor void depth and the original floorboards, walls and ceilings shall not be over-boarded and/or their lathe and plasterwork removed without the prior

submission and approval of details in writing of the local planning authority.

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

6) UNI

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

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

7) UNI

The reconstruction and/or making good of the exterior of the building shall be carried out with paintwork and render to match the existing building, within three months of the external staircase's removal.

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

8) UNI

Before works to the roof commence details of the existing roof covering and replacement roof covering shall be submitted to and approved in writing by the LPA.

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

9) UNI

No works shall take place until 1:20 sample elevations and sections and 1:1 joinery sectional profiles of all new joinery work including windows and doors (internal and external), including their internal paneling and architraves; skirting boards, dado rails and picture rails; have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented 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 policy HE1 of the Brighton & Hove Local Plan.

10) UNI

All new and replacement services shall, where possible, be run within the existing floor void. Any historic floorboards shall be lifted, stored carefully and replaced afterwards, unless otherwise agreed in writing by the Local Planning Authority.

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

BH2009/01543

13 Brunswick Road Hove

Removal of the existing rear steel spiral fire escape and platforms. Remedial works to render finish on rear elevation walls and redecoration.

Applicant: Southern Housing Group

Officer: Wayne Nee 292132

Approved on 07/09/09 DELEGATED

1) BH01.01

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

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

2) UNI

All embedded steelwork shall be removed from the masonry within three months of the removal of the fire escape.

Reason: To ensure that there is no future corrosion which could cause structural problems, to ensure a satisfactory appearance to the development and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The reconstruction and/or making good of the exterior of the building shall be carried out with paintwork and render to match the existing building within three months of the removal of the fire escape.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

BH2009/01544

13 Brunswick Road Hove

Removal of the existing rear steel spiral fire escape and platforms. Remedial works to render finish on rear elevation walls and redecoration.

Applicant: Southern Housing Group

Officer: Wayne Nee 292132

Approved on 07/09/09 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 embedded steelwork shall be removed from the masonry within three months of the removal of the fire escape.

Reason: To ensure that there is no future corrosion which could cause structural problems, to ensure a satisfactory appearance to the development and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

The reconstruction and/or making good of the exterior of the building shall be carried out with paintwork and render to match the existing building within three months of the removal of the fire escape.

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

BH2009/01621

Top Flat 1 Lansdowne Square Hove

Removal of existing external fire escape stairs to rear and replacement of balcony railings to match existing design.

Applicant: Mr Brian Sudway

Officer: Adrian Smith 01273 290478

Approved on 21/09/09 DELEGATED

1) BH01.05

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

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

2) UNI

Notwithstanding the details shown on the application, following the removal of the redundant fire escape the walls shall be made good to match the existing material, finish and colour of the building.

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

3) UNI

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.

BH2009/01622

Top Flat 1 Lansdowne Square Hove

Removal of existing external fire escape stairs to rear and replacement of balcony railings to match existing design.

Applicant: Mr Brian Sudway

Officer: Adrian Smith 01273 290478

Approved on 18/09/09 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

Notwithstanding the details shown on the application, following the removal of the redundant fire escape the walls shall be made good to match the existing material, finish and colour of the building.

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

3) UNI

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.

CENTRAL HOVE

BH2009/01369

197-201 Church Road Hove

Conversion of first, second and third floors to 5no self-contained flats, including external alterations to rear elevations and replacement windows to north elevation.

Applicant: Mr Andrew Jenkinson

Officer: Guy Everest 293334

Approved on 11/09/09 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) BH05.03

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

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

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

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

3) BH05.04

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

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

4) 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.

5) 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.

6) UNI

The decorative surround to the new window opening at first floor level to the western elevation shall match the existing decorative surround to the adjoining window opening at first floor level in the same wall (to the south), in accordance with details and large scale drawings that shall have first been submitted to and approved in writing by the local planning authority prior to the commencement of the development.

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

7) UNI

The decorative surround to the new window opening at second floor level to the western elevation shall match the existing decorative surround to the adjoining window opening at second floor level in the same wall (to the south), in accordance with details and large scale drawings that shall have first been submitted to and approved in writing by the local planning authority prior to the commencement of the development.

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

8) UNI

Notwithstanding the submitted details, 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 re-uses limited resources, to ensure that the amount of waste for landfill is reduced and to comply with policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

9) UNI

No development shall take place until details of a scheme to provide secure cycle parking facilities to serve the needs of future residents 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 thereafter be carried out in accordance with the approved details.

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

10) UNI

No development shall take place until details of how the hereby approved residential units will incorporate Lifetime Home standards, where practicable, have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details.

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

BH2009/01465

Rear of Unit 9 Hove Manor Hove Street Hove

Conversion of existing retail unit to form a self-contained two bedroom flat including new windows to South-East elevation.

Applicant: Remex Investments Limited

Officer: Paul Earp 292193

Refused on 14/09/09 DELEGATED

1) UNI

Policy HO13 of the Brighton & Hove Local Plan requires residential units to be capable of adaption to meet the needs of wheelchair users without structural alteration. The proposed flat, with entrance door leading to a corridor, has no proper hallway which would make access difficult for wheelchair users, and the bathroom does not facilitate side transfer or wheelchair manoeuvrability. For these reasons the proposal fails to meet Lifetime Homes standards required by policy HO13.

2) UNI2

The proposed layout results in an internal bathroom reliant on mechanical ventilation. The accommodation fails to demonstrate efficiency in the use of energy and resources and for this reason is contrary to policies SU2 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The development fails to provide covered and secure cycle parking. For this reason the proposal is contrary to policy TR14 of the Brighton & Hove Local Plan which aims to encourage alternative means of travel which have a less harmful impact than the car.

BH2009/01555

32 Church Road Hove

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

Applicant: Mr David McCarthy

Officer: Charlotte Hughes 292321

Approved on 04/09/09 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.04

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

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

4) BH10.05

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

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

5) BH10.07

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.

BH2009/01574

38 Medina Villas Hove

Conversion of 4no self-contained flats to form 1no 6 bedroom house and 1no 5 bedroom house including single storey side extension to south elevation.

Applicant: Ms Paula Barnes & Mr Matthew Thompson

Officer: Clare Simpson 292454

Approved on 04/09/09 DELEGATED

1) BH01.01

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

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

2) BH02.06

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

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

3) BH02.07

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

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

4) BH04.01

The new dwellings shall be constructed to Lifetime Homes standards to the

satisfaction of the Local Planning Authority.

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

5) 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.

6) UNI

No works shall take place until full details of the proposed extension including 1:20 scale elevations and 1:1 scale joinery profiles of mouldings, 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 in the interests of the visual amenities of the area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

7) UNI

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 and shall include an Energy Saving Trust Home Report and shall include an investigation into borrowed light for the internal bathrooms. 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.

8) UNI

No works shall commence until full details of a landscaping scheme, which includes hard surfacing, means of enclosure, landscaping and planting, 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.

9) UNI

Notwithstanding the approved plans, no development shall take place until full details and sections of the ground floor access to the rear garden have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and thereafter retained.

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

BH2009/01671

3 Albany Mews Hove

Conversion of house into 1 No. 1 bedroom flat and 1 No. 2 bedroom maisonette, incorporating external alterations and relocated rooflights to side.

Applicant: 3amp Ltd

Officer: Clare Simpson 292454

Approved on 22/09/09 DELEGATED

1) BH01.01

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

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

2) BH02.08

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

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

3) BH04.01

The new 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) BH05.09

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

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

5) BH06.02

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

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

6) BH12.05

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.

7) UNI

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

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

BH2009/01685

Flat 36 Normandy House 18 The Drive Hove

Replacement of existing upvc and aluminium framed windows with double glazed upvc framed windows and kitchen door to escape stairs.

Applicant: Mrs B H Handover

Officer: Wayne Nee 292132

Approved on 11/09/09 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.

BH2009/01740

Kingsway House 134 - 140 Church Road Hove

Installation of 2no roof lights to South-East roof slope.

Applicant: Mr Nicholas Foreman

Officer: Wayne Nee 292132

Approved on 04/09/09 DELEGATED

1) BH01.01

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

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

2) UNI

The rooflights hereby permitted shall be of 'conservation style' fitted flush with the adjoining roof surface and shall not project above the plane of the roof. Manufacturers details and specifications of the proposed rooflights shall be submitted to, and approved in writing by, the local planning authority prior to their installation and the development shall be carried out in accordance with the approved details and thereafter so retained.

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

BH2009/01752

6 Vallance Gardens Hove

Certificate of Lawfulness for proposed erection of two single storey rear/side extensions.

Applicant: Dr S & Mrs S Sadek

Officer: Steve Walker 292337

Refused on 07/09/09 DELEGATED

BH2009/01756

34 Church Road Hove

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

Applicant: Mr Farhan Al Husbani

Officer: Adrian Smith 01273 290478

Refused on 14/09/09 DELEGATED

1) UNI

The proposed use within Class A3 (cafes and restaurants) of the Town and Country Planning Use Classes Order 1995, as amended, would result in an unhealthy balance and mix of uses and a concentration of non-retail uses within this section of the Hove Town Centre. The proposal would therefore undermine the primary shopping function, vitality and viability of the Hove Town Centre contrary to policy SR5 of the Brighton & Hove Local Plan.

GOLDSMID

BH2008/01418

98 Goldstone Villas Hove

Demolition of buildings store and erection of a 3 storey extension to provide 6 serviced office rooms and enlargement of kitchen to existing cafe.

Applicant: Mr Jeff Driver

Officer: Lawrence Simmons 292470

Approved on 17/09/09 DELEGATED

1) UNI

The development shall not be occupied until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority and carried out in full as approved. The approved refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

2) UNI

The development shall not be occupied until details of a scheme to provide or improve 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.

Reason: To ensure that the proposed development does not put undue pressure on existing on-street parking in the City and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall not be occupied until details of secure cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority and the approved facilities are fully implemented and made available for use. The approved 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.

BH2009/01398

70 Goldstone Road Hove

Erection of new terrace and stairs in garden to rear. (Part-retrospective).

Applicant: Mr Naveed Akhtar

Officer: Adrian Smith 01273 290478

Approved on 11/09/09 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.

BH2009/01490

35 Denmark Villas Hove

Installation of railings and gate to front of property.

Applicant: Mr Arjo Ghosh

Officer: Jason Hawkes 292153

Approved on 16/09/09 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 railings and gate shown on the approved plan shall be steel and finished in black and shall thereafter be retained as such.

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

3) UNI

Prior to commencement of development, an Arboricultural Method Statement shall be submitted for the approval of the local planning authority which outlines measures to protect the nearby mature elm on the street during construction works. The bole of this tree should be protected to BS 5837 (2005) Trees on Development Sites. The scheme shall be carried out in accordance with the agreed details.

Reason: To ensure the protection and retention of the mature elm tree in close proximity to the works and in accordance with policy QD16 of the Brighton & Hove Local Plan.

BH2009/01511

10A Denmark Villas Hove

Replacement of first floor rear bay window with timber frames and replacement of window roof with lead covered timber.

(Retrospective)

Applicant: Mr Nick Stavrakis

Officer: Charlotte Hughes 292321

Approved on 08/09/09 DELEGATED

BH2009/01514

60A Denmark Villas Hove

Erection of a soil pipe to front elevation.

Applicant: Mr Alex Smith

Officer: Adrian Smith 01273 290478

Refused on 10/09/09 DELEGATED

1) UNI

The proposed replacement and extension of the soil pipe to the front of the building, by reason of the use of inappropriate modern materials, fails to satisfactorily reflect the appearance of the soil pipes to the adjoining properties in the terrace and would result in harm to the appearance of both the host building and the wider street scene. The proposal would not preserve or enhance the character and appearance of the surrounding Denmark Villas conservation area.

Accordingly, the proposed development is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and to advice contained in PPG15 'Planning and the Historic Environment.'

BH2009/01606

Flat 28 87 The Drive Hove

Replace existing aluminium windows and balcony door with white double glazed UPVC.

Applicant: Mr Jonathan Atkins

Officer: Wayne Nee 292132

Approved on 14/09/09 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.

BH2009/01696

14 Cambridge Grove Hove

Conversion of existing garages and residential flat over to form 2no houses.

Applicant: Sparks Property Developments

Officer: Guy Everest 293334

Approved on 16/09/09 DELEGATED

1) BH01.01

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

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

2) BH02.06

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

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

3) BH05.09

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

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

4) BH06.04

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.

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority all existing original timber sash windows shall be retained and the new reinstated front sash window shall match exactly the existing windows in their joinery details and dimensions and shall have concealed trickle vents and shall be single glazed.

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

6) UNI

Unless otherwise agreed in writing by the Local Planning Authority the existing garage doors shall be retained and adapted as part of the hereby approved conversion. No development shall take place until large scale joinery details of the altered garage doors have been submitted to and approved in writing by the Local Planning Authority.

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

7) UNI

No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in full in accordance with the agreed details.

- a) the treatment of the paving of the ground floor recess, door threshold and entrance way;
- b) the rear conservation style rooflights, which shall be traditional steel or cast iron and fitted flush with the adjoining roof surface;
- c) samples and details of materials;
- d) 1:20 scale sample elevations and sections and 1:1 scale sectional profiles of the new windows and doors, their cills, reveals, thresholds and steps.

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

8) UNI

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

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

BH2009/01780

Furzedene 1 Furze Hill Hove

Erection of single storey rear extension.

Applicant: Ms Debbie Shannahan

Officer: Wayne Nee 292132

Refused on 14/09/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. It also states that 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 single storey rear extension, by virtue of its bulk, projection and positioning - together with a bulky and visually prominent rooflight - forms an inappropriate addition to the property. Furthermore, the development would have an overbearing impact resulting in an increased sense of enclosure and a loss of outlook to the detriment of the amenities of the

occupiers of No.2 Furzedene, Furze Hill. The proposal would therefore lead to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/01784

Janeston Court 1-3 Wilbury Crescent Hove

Partial roof extension to provide 4no additional two-bedroom flats together with roof gardens, a new passenger lift structure, solar panels and a secure cycle storage building.

Applicant: Anstone Estates Ltd

Officer: Christopher Wright 292097

Refused on 17/09/09 DELEGATED

1) UNI

Policies QD1 and QD2 of the Brighton & Hove Local Plan require new development to be of an appropriate scale and height and to enhance the positive qualities of the local environment by taking into account the height, scale, bulk and design of existing buildings. Policies QD3 and QD14 require development to make effective and efficient use of sites, provided it is not at the expense of the prevailing townscape and provided it is appropriate to the locality and relates well with adjoining buildings in visual terms. The proposed development would increase the height of the building to some two storeys in excess of the height of a small number of nearby blocks of flats which are situated off Wilbury Villas and Wilbury Avenue. The building would be unduly dominant, out of scale and discordant with the height, bulk and form of existing development and would have a poor relationship with houses in Wilbury Crescent, to the detriment of visual amenity and the positive qualities of the street scene. Accordingly the proposal conflicts with the abovementioned policies.

2) UNI2

Policies QD2 and QD4 of the Brighton & Hove Local Plan require new development to take account of views from access points and rising streets whilst also being mindful of the topography and impact on the skyline. The proposed development would impact on the skyline when viewed from a distance and would dwarf the existing houses in Wilbury Crescent, which define the prevailing character of the local area. The development would thereby give rise to visual harm and conflicts with the requirements of policies QD2 and QD4 of the Local Plan.

3) UNI3

The proposed development would, by reason of the height, massing and close proximity of the proposed new lift shaft to adjoining dwellings, give rise to overshadowing and have an overbearing impact upon existing residents, to the detriment of residential amenity. Accordingly the proposal conflicts with policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

Policy HO13 of the Local Plan states permission for new residential dwellings will only be granted provided that they are built to a Lifetime Homes standard where they can be adapted to meet the needs of people with disabilities without major structural alterations. The layout of the proposed bathrooms and kitchens provides limited and insufficient circulation space, whilst the entrances to the proposed flats fall below the minimum width required to meet the standards. Furthermore, the proposed two-bed flats proposed do not provide hoist facilities direct to the bathrooms from the master bedrooms. As such the proposal does not comply with policy HO13.

HANGLETON & KNOLL

BH2009/01627

14 Fallowfield Crescent Hove

Construction of single storey rear extension and insertion of window and door to existing garage.

Applicant: Mr Ian Henshall

Officer: Wayne Nee 292132

Approved on 11/09/09 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.

BH2009/01667

44 Poplar Avenue Hove

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

Applicant: Mr & Mrs Billan

Officer: Guy Everest 293334

Approved on 16/09/09 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.

BH2009/01744

20 Olive Road Hove

Erection of 3no. two bedroom houses replacing existing disused community centre

Applicant: Mr Brian Hathaway & Mrs Rachel Hathaway

Officer: Charlotte Hughes 292321

Refused on 23/09/09 DELEGATED

1) UNI

Policy HO20 of the Brighton & Hove Local Plan seeks to restrict the loss of community facilities unless it can be demonstrated that the site is no longer needed, not only for its existing use but for other types of community use. Furthermore, when an exception applies priority will be attached to residential and mixed use schemes which may provide 'live work' or starter business units to meet identified local needs. Insufficient evidence has been submitted with the application to demonstrate that the community use is no longer needed or that site is not suitable for other types of community use. The proposal is therefore

considered to be contrary to policy HO20 of the Brighton & Hove Local Plan.

2) UNI2

Policies QD1, QD2 and QD3 seek to ensure that developments demonstrate a high standard of design which takes into account the height, scale and bulk of existing buildings. The proposed dwellings by virtue of their scale, form, and siting would give rise to a cramped and incongruous form of development which would provide an unsatisfactory environment for future occupiers, and would fail to respect the local context and its nature as a backland site. The proposal would be detrimental to the character and appearance of the locality and out of keeping with its surroundings. The proposal is therefore contrary to policies QD1, QD2, and QD3 of the Brighton & Hove Local Plan.

3) UNI3

Policies QD27 seeks to protect the residential amenity of neighbouring properties and future occupiers. In this backland location, surrounded at close proximity by residential properties, and due to the position and scale of the dwellings, the proposal will result in a significant loss of outlook, overshadowing, loss of privacy and a heightened sense of enclosure for neighbouring properties, particularly those backing onto the development along Hallyburton Road and Florence Avenue. Furthermore it is considered that the occupants of the proposed houses would suffer overlooking in their gardens from the existing houses, and the proposed gardens themselves are not considered to provide useable and private amenity space for future occupiers so they would experience unsatisfactory living conditions too. The proposal is therefore contrary to policies QD3, QD27 and HO5 of the Brighton & Hove Local Plan.

BH2009/01796

134 Nevill Avenue Hove

Erection of single storey rear extension incorporating 4no roof-lights.

Applicant: Mr & Mrs Rodger

Officer: Jason Hawkes 292153

Approved on 23/09/09 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.

BH2009/01804

2 Tudor Close Hove

Front porch extension, single storey rear extension and addition of a dormer to front elevation.

Applicant: Mr Roy Huntsman

Officer: Charlotte Hughes 292321

Refused on 17/09/09 DELEGATED

1) UNI

Policy QD2 of the Brighton & Hove Local Plan requires all new developments to take into account local characteristics, and policy QD14 requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBH1). It is considered that the proposed dormer window, due to its size and positioning, when taken together with the existing dormer window and side extension, would represent a significant overdevelopment of the roof space and result in a cluttered appearance to the

front elevation of the property to the detriment of its existing form and appearance. The proposed development pays little regard to its context and would also further visually imbalance this pair of semi-detached properties to the detriment of the character and appearance of the street scene. The proposal is therefore considered to be contrary to the aims and objective of policies QD2 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note 1: 'Roof Extensions and Alterations.'

BH2009/01817

101 Northease Drive Hove

Erection of single storey rear extension.

Applicant: Mr Alex Byford

Officer: Wayne Nee 292132

Approved on 11/09/09 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

SOUTH PORTSLADE

BH2008/02341

Unit 1 Victoria Road Trading Estate Portslade

Proposed access to industrial estate and road layout within estate. (Reserved Matters to approval BH2007/01721).

Applicant: Mr Guy Harman

Officer: Paul Earp 292193

Approved on 17/09/09 DELEGATED

1) UNI

Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed roads, surface water drainage, outfall disposal and street lighting to be provided, shall be submitted to and approved in writing by the Local Planning Authority.

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

BH2009/00069

Chandlers BMW (Brighton) Ltd Victoria Road Portslade

Display of 1no fascia sign and 1no freestanding communication sign.

Applicant: Chandlers Garage (Holdings) Ltd

Officer: Jason Hawkes 292153

Approved on 10/09/09 DELEGATED

1) BH10.01

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

Reason: To accord with Regulation 14(7) of the Town and Country Planning

(Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

The proposed fascia sign facing Southdown Avenue shall only be illuminated during hours when the showroom is open to visiting members of the public, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of adjacent residential premises in accordance with policy QD12 and QD27 of the Brighton & Hove Local Plan.

BH2009/01308

7-17 Old Shoreham Road Portslade

Demolition of rear of Nos 9-17 Old Shoreham Road and erection of 4 x polytunnels; coffee shop to be moved into part of Nos 9-17; No 7 to be used as a staff room and for storage.

Applicant: Mr Jonathan Tate

Officer: Guy Everest 293334

Approved on 23/09/09 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

BH2009/01383

10B Station Road Portslade

Conversion of existing office to form a 1 bedroom maisonette with partial retention of office space at ground floor. New door to north elevation.

Applicant: Home & Coastal Developments Ltd

Officer: Christopher Wright 292097

Refused on 09/09/09 DELEGATED

1) UNI

Policy EM5 of the Brighton & Hove Local Plan is in place to ensure only genuinely redundant office floorspace is released for conversion to other uses, the acceptability of an application being governed by six criteria, and subject to these criteria being met conversions to alternative employment generating uses or affordable housing are preferred. The application has not demonstrated active marketing of the premises for a period of 12 to 18 months following the previous occupants moving out, and the marketing strategy employed is not satisfactory in the view of the local planning authority due to: (a) the length of time the property has been marketed; (b) the infrequency of advertisements; and (c) the rent advertised having been increased during a time of economic downturn. As such, the development is considered unacceptable in principle as it would result in the net loss of office space without sufficient justification and is thereby contrary to the provisions of the development plan.

BH2009/01503

5 Valley Road Portslade

Certificate of Lawfulness for the proposed erection of a rear dormer and extension of first floor accommodation by changing South facing hip to dormer.

Applicant: Mr & Mrs M & S Valdus

Officer: Wayne Nee 292132

Approved - no conditions on 03/09/09 DELEGATED

BH2009/01644

51 Foredown Drive Portslade Brighton

First floor rear extension.

Applicant: Mr P Lind

Officer: Charlotte Hughes 292321

Approved on 11/09/09 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

BH2009/00784

Brighton & Hove High Junior School Radinden Manor Road Hove

Erection of 3no. flag systems in the junior school grounds.

Applicant: Girls Day School Trust

Officer: Jason Hawkes 292153

Refused on 07/09/09 DELEGATED

1) UNI

Policy QD12 of the Brighton & Hove Local Plan states that sensitively designed and located signs which contribute to the visual amenity of the area will be permitted, signs which are detrimental to visual amenity will not be allowed. Supplementary Planning Document 7 on Advertisements also outlines the Councils design guidelines for appropriate signs. Having regard to the height & design of the flag pole banner signs in prominent positions, the proposal would result in unwelcome and unnecessary visual clutter within the street scene, and be incongruous with its surroundings, thereby detracting from the character and appearance of the surrounding area contrary to the above policies and advice.

BH2009/01199

24 Hill Brow Hove

Erection of a rear first floor extension with pitched roof.

Applicant: Mr & Mrs Jay Scanlan

Officer: Guy Everest 293334

Approved on 09/09/09 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.

BH2009/01337

Aldrington C Of E Primary School Eridge Road Hove

Erection of canopy outside reception classroom.

Applicant: Aldrington C of E Primary School

Officer: Adrian Smith 01273 290478

Approved on 15/09/09 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.

BH2009/01481

24 Deanway Hove

Proposed three storey front/side extension with 1no roof-light.

Applicant: Mr Henrik Schou

Officer: Steven Lewis 290480

Refused on 21/09/09 DELEGATED

1) UNI

The proposed development is considered poorly designed by reason of its siting, excessive bulk and scale. The extension is poorly related and harmful to the host building and would appear unduly prominent within the street scene to the detriment of the character and appearance of the locality. The proposal is thereby contrary to the provisions of policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension would have a harmful impact upon the occupiers of 55 Woodland Drive by reason of an overbearing impact, loss of outlook and loss of light from overshadowing. The proposal is thereby contrary to the provisions of policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/01563

5 Greyfriars Close Hove

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

Applicant: Mrs Grey

Officer: Charlotte Hughes 292321

Approved on 03/09/09 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.

BH2009/01669

37 Hove Park Road Hove

Erection of single storey rear extension. (Part-retrospective)

Applicant: Mrs Sarah Morris

Officer: Adrian Smith 01273 290478

Approved - no conditions on 10/09/09 DELEGATED

BH2009/01688

Mowden School The Drove Hove

Relocation of external staircase with alterations to existing window opening to create new point of entry at first floor level. Creation of storage room on existing flat roof with new enclosure.

Applicant: Mr Alan Laurent

Officer: Adrian Smith 01273 290478

Approved on 07/09/09 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 staircase shown on the approved plans shall at all times be painted (or colour-coated) black to BS 00E53 or similar, unless otherwise agreed in writing by the local planning authority.

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

BH2009/01715

Co-op Supermarket Nevill Road Hove

Creation of external seating area for cafe, relocation of ATM, erection of trolley bays to side of front entrance and associated landscaping.

Applicant: Co-Operative Group

Officer: Paul Earp 292193

Approved on 21/09/09 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.

BH2009/01755

61 Woodland Drive Hove

First floor extension to convert bungalow to two storey house, including a first floor balcony on front elevation.

Applicant: Mr N Patel

Officer: Adrian Smith 01273 290478

Refused on 18/09/09 DELEGATED

1) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan state that development will only be granted if the proposal would not result in significant loss of amenity to neighbouring properties. The proposed first floor extension, by virtue of its bulk, projection and positioning would result in a dominating and un-neighbourly addition to the detriment of the amenities of the residents of the properties at No's 59 and 63 Woodland Drive. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

Policies QD14 and HE6 of the Brighton & Hove Local Plan require that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and, in the case of policy HE6, the setting of conservation areas. The proposed first floor extension, by virtue of its inappropriate bulk and poorly detailed elevations, represents a poorly designed addition to the recipient property that would be harmful the appearance of the property, adjoining properties and the setting of the adjoining Woodland Drive conservation area, contrary to the above policies.

BH2009/01830

Blatchington Mill School Nevill Avenue Hove

External alterations, including replacement of existing single glazed metal windows and doors with double glazed UPVC windows and aluminium doors (retrospective).

Applicant: Brighton & Hove City Council

Officer: Christopher Wright 292097

Approved - no conditions on 23/09/09 DELEGATED

BH2009/01831

1 Cobton Drive Hove

Certificate of Lawfulness for a proposed loft conversion including hip to gable alterations and roof-lights to front and rear.

Applicant: Ms Janis Jackson

Officer: Adrian Smith 01273 290478

Approved on 21/09/09 DELEGATED

BH2009/01832

8 Orpen Road Hove

Erection of first floor side extension with link to rear conservatory garden room.

Applicant: Dr R Dossetor

Officer: Charlotte Hughes 292321

Approved on 23/09/09 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

BH2009/01552

19 Cowper Street Hove

Construction of ground floor rear extension over existing single storey rear extension.

Applicant: Mr S Rigg

Officer: Adrian Smith 01273 290478

Refused on 10/09/09 DELEGATED

1) UNI

Policies QD2 and QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed rear extension represents a poorly designed and incongruous addition to the recipient property that would materially harm the appearance of the property and the surrounding area. The proposal is therefore contrary to the above policies and guidance in PPS1 'Delivering Sustainable Development' which seeks to encourage good design in all developments.

2) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan state that

development will only be granted if the proposal would not result in significant loss of amenity to neighbouring properties. The proposed ground floor rear extension, by virtue of its projection and positioning adjacent to basement flats, would result in a dominating and un-neighbourly addition to the property affording a significant loss of light and outlook for the residents of these basement properties. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/01595

26 Blenheim Court 17 New Church Road Hove

Replace existing wooden casements and door with upvc.

Applicant: Mr Robert Dixon

Officer: Wayne Nee 292132

Approved on 11/09/09 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.

BH2009/01741

158 Westbourne Street Hove

Conversion of single storey garage to a two storey self-contained dwelling.

Applicant: Ms Eman Barakat-Ajmi

Officer: Steven Lewis 290480

Refused on 18/09/09 DELEGATED

1) UNI

The proposal represents a cramped form of development which, by reason of its scale, proportions, detailing and massing is considered poorly designed in relation to the existing distinctive built form of the area and pays little context to its surroundings. The siting of the dwelling forward of the existing terrace of properties in Coleridge Street fails to emphasise or enhance the developed background or the spatial qualities and layout of local streets and spaces, and would degrade an existing gap offering visual relief from the high density development of its urban background. The proposal is thereby contrary to policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan and to advice in PPS1 'Delivering Sustainable Development' and PPS3 'Housing.'

2) UNI

The formation of an additional storey of accommodation upon the site would result in a loss of residential amenity to adjacent occupiers. The development would present a massing which would lead to an increased sense of enclosure and loss of outlook for the occupiers of neighbouring properties and have an overbearing impact to neighbouring properties, particularly 156 Westbourne Street. In addition, the installation of roof lights would result in a perceived sense of overlooking to the rear amenity space of existing properties. The proposal is thereby contrary to policies QD3 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The proposal fails to provide an adequate standard of living accommodation for future occupiers by reason of restricted outlook, natural light, privacy and the absence of decent, usable private amenity space to serve the development. The proposal is thereby contrary to policies QD1, QD27 and HO5 of the Brighton & Hove Local Plan.

4) UNI

The development fails to make an efficient use of energy, water and materials

and does not incorporate the use of renewable energy, water consumption reduction technologies, waste and recycling storage facilities or adequate surface water drainage. The proposal is thereby contrary to policies SU2, SU16 of the Brighton & Hove Local Plan and Supplementary Planning Document 8 (Sustainable Building Design).

BH2009/01753

18A Arthur Street Hove

Demolition of existing garage and construction of new garage.

Applicant: Mr Duncan Henderson

Officer: Adrian Smith 01273 290478

Approved on 23/09/09 DELEGATED

1) BH01.01

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

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

2) BH03.02

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

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

BH2009/01774

Dorset Court 211 - 213 Kingsway Hove

Installation of new access gate to front fence and installation of an additional security fence on party wall between Dorset Court and 205-209 Kingsway.

Applicant: Dorset Court (Hove) Ltd

Officer: Paul Earp 292193

Approved on 23/09/09 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

Notwithstanding the details shown on the submitted drawing, the fence hereby approved shall match the grey perforated screens (including stainless steel handrail) to the balconies and steps leading to the raised ground floor entrance of the adjoining property 'Horizon'.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD2 & QD14 of the Brighton & Hove Local Plan.

BH2009/01860

65 Walsingham Road Hove

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

Applicant: Mr A Jackson

Officer: Steven Lewis 290480

Approved on 11/09/09 DELEGATED

WISH

BH2008/03549

53-55 Boundary Road Hove

Conversion to form 2 no. additional flats

Applicant: Roseview Homes Limited

Officer: Guy Everest 293334

Refused on 09/09/09 DELEGATED

1) UNI

The proposal would create cramped accommodation below the standard that the Council would reasonably expect due to: having habitable rooms of an inadequate size; a failure to incorporate 'lifetime home' standards in the design; and in the case of flats 2 and 3 internal bathrooms having no natural light or ventilation. The proposal is therefore contrary to policies SU2, QD27, HO3, HO4 and HO13 of the Brighton & Hove Local Plan.

BH2009/01748

2 Western Esplanade Portslade Brighton

Construction of a new three-storey residential dwelling with self-contained garage and bin store, flat roof and skylight (amended design).

Applicant: Mr & Mrs Knox- Peebles

Officer: Adrian Smith 01273 290478

Approved on 10/09/09 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

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 hereby permitted shall be carried out without planning permission obtained from the local planning authority.

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

3) UNI

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

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

4) UNI

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

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

5) UNI

The new dwelling shall be constructed to 'Lifetime Homes' standards in accordance with details that shall have first been agreed in writing by the local planning authority prior to commencement of development, unless otherwise agreed in writing by 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

Unless otherwise agreed in writing by the local planning authority, no residential development shall commence until:

(a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code Level 3 (or above) have been submitted to the local planning authority; and

(b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code Level 3 (or above) has been submitted to, and approved in writing by, the local planning authority. A completed pre-assessment estimator will not be acceptable.

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

7) UNI

Unless otherwise agreed in writing by the local planning authority, the residential unit hereby approved shall not be occupied until a Building Research Establishment issued Final Code Certificate confirming that the residential unit built has achieved a Code for Sustainable Homes rating of Code Level 3 (or above) has been submitted to, and approved in writing by, the local planning authority.

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

8) UNI

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

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

9) UNI

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

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

10) UNI

No development shall 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.

11) UNI

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

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

12) UNI

The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA shall be submitted to and approved in writing by the local planning authority prior to the commencement of works:

1. The identification and provision of safe route(s) into and out of the site to an appropriate safe haven.
2. The flood-proofing measures detailed within the FRA shall be incorporated in the proposed development and shall be retained at all times.
3. The finished floor levels of all habitable rooms shall be set no lower than 5.25 m above Ordnance Datum (AOD).

Reason: To ensure a safe access and egress from and to the site and to reduce the impact of flooding on the proposed development and future occupants and to comply with policies SU4 and SU7 of the Brighton & Hove Local Plan and government guidance set out in PPS25 'Development and Flood Risk'.

BH2009/01864

59 Grange Road Hove

Formation of a side door, demolition of storeroom to side/rear to create new outdoor area and demolition of garage to create new parking area.

Applicant: Mr D Roberts

Officer: Adrian Smith 01273 290478

Approved on 23/09/09 DELEGATED

1) BH01.01

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

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

2) UNI

The external finishes of the 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 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.

