

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED

BRUNSWICK/ADELAIDE

BH2001/00573/FP

Boathouses 1 St Johns Road Hove

Removal of condition 4 of planning permission BH2000/00066/FP granted 15/03/00 and alterations to ground floor front elevation.

Applicant: Jane A Trott

Officer: Guy Everest 293334

Finally Disposed of on 25/09/09 DELEGATED

PATCHAM

BH2009/01877

32 Stoneleigh Avenue Brighton

Erection of conservatory to rear.

Applicant: Mr B Parker

Officer: Helen Hobbs 293335

Approved on 07/10/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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 side windows facing No. 30 Stoneleigh Avenue shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

BH2009/01936

28 Sunnysdale Avenue Brighton

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

Applicant: Mrs Melanie Hewitt

Officer: Sonia Kanwar 292359

Approved on 30/09/09 DELEGATED

BH2009/01974

133 Woodbourne Avenue Brighton

Erection of two storey side extension including demolition of existing garage and store.

Applicant: Mr Richard Pawluk & Mrs Sarah Pawluk

Officer: Louise Kent 292198

Approved on 07/10/09 DELEGATED

1) BH01.01

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

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

2) BH02.05

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

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

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.

BH2009/01975

6 Morecambe Road Brighton

Erection of a two storey rear extension and new mono-pitch roof over existing single storey extension.

Applicant: Mr & Mrs Millar Cooper

Officer: Helen Hobbs 293335

Approved on 12/10/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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

The proposed windows on the West elevation shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

BH2009/02011

120 Mackie Avenue Brighton

Erection of single storey side extension.

Applicant: Mr David Holford

Officer: Chris Swain 292178

Approved on 30/09/09 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) BH03.03

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

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

PRESTON PARK

BH2009/00996

Upper Flat 197 Preston Drove Brighton

Replacement of existing windows with wooden sliding sash windows to first floor front elevation.

Applicant: Mr Alistair Charles

Officer: Helen Hobbs 293335

Approved on 01/10/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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) BH12.04

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.

BH2009/01483

119 Waldegrave Road Brighton

Ground floor single-storey rear extension with 3no roof-lights and formation of a new enclosed patio. Alterations to rear elevation.

Applicant: Ms Joanne Briggs

Officer: Helen Hobbs 293335

Approved on 05/10/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

BH2009/01705

41A Port Hall Road Brighton

Create roof terrace on existing flat roof.

Applicant: Mr Laurence Hill

Officer: Chris Swain 292178

Refused on 28/09/09 DELEGATED

1) UNI

The proposed roof terrace would result in significant overlooking and loss of privacy towards the rear garden of the neighbouring property, No.41 Port Hall Road and the rear garden and rear elevation of No.43 Port Hall Road, to the detriment of their residential amenity. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/01820

Flats D4 & D6 Belvedere 152-158 Dyke Road Brighton

Replacement UPVC windows to flats.

Applicant: Mrs Evelyn Kennedy

Officer: Chris Swain 292178

Approved on 24/09/09 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.

BH2009/01846

4 Balfour Road Brighton

Removal of staircase from light-well. Partial enclosing of light-well with extension incorporating pitched roof and conservatory with glass roof.

Applicant: Mr Gordon MacDonald

Officer: Chris Swain 292178

Approved on 24/09/09 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.

BH2009/01853

28 Chatsworth Road Brighton

Demolish existing lean to and replace with single storey rear extension.

Applicant: Mr Mark Chesson

Officer: Helen Hobbs 293335

Approved on 28/09/09 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.

BH2009/01940

53 Springfield Road Brighton

Demolition of existing garage and lean to at rear and erection of a new rear/side extension. Alterations to front boundary wall including an existing pillar to be removed and rebuilt in order to widen driveway. Insertion of rear roof-light and insertion of new conservation style roof-light to front elevation. New railings to window sills and replacement of existing plastic guttering with new cast iron style and replacement of existing concrete interlocking roof tiles with new slate roof tiles. Alterations to front and rear dormers.

Applicant: Mr & Mrs Chris Newson

Officer: Sonia Kanwar 292359

Approved on 12/10/09 DELEGATED

1) BH01.01

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

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

2) BH12.01

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

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

3) BH12.05

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

The windows to the western elevation of the development 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. with policy HE6 of the Brighton & Hove Local Plan.

5) UNI

Before works commence an elevation of the proposed front boundary wall and pillars at a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority. This elevation drawing must show how the decorative pattern to the wall will be maintained within the proposed shorter length. 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 policy HE6 of the Brighton &

Hove Local Plan.

6) UNI

No works shall take place until full details of the design and material of the proposed new door to the screen wall including 1.20 scale 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 a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

7) UNI

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

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

8) UNI

No works shall take place until full details of the design and material of the proposed new rails to the window cills including 1.5 scale drawings have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2009/01948

Tudor Cottage 263 London Road Brighton

Demolition of existing detached garage and erection of 2 storey extension to North elevation. Demolition of conservatory and erection of 2 storey extension to South elevation.

Applicant: Mr Steven Trigwell

Officer: Jason Hawkes 292153

Refused on 07/10/09 DELEGATED

1) UNI

Policy QD16 of the Brighton & Hove Local Plan and Supplementary Planning Document 06: 'Trees and Development Sites' state that developments that damage or destroy a preserved tree will not be permitted. The proposed two-storey extension to the north of the dwelling would come within 0.5m of the trunk of TPO26 in the garden of 263 London Road. The rear and side extensions are also in close proximity to substantial trees on the southern boundary. Insufficient information has been submitted to indicate how these trees will be protected from the development and during construction works. The proposed scheme is therefore likely to result in material detriment to the future health and vitality of the tree the subject of a TPO and the trees along the southern boundary and the proximity of the development may lead to pressure in the future to remove these trees. The proposal is thereby contrary to the above policy and guidance.

2) UNI

Brighton & Hove Local Plan policies QD1, QD2 and Q14 require new development and extensions to be of a high standard of design that makes a positive contribution to the surrounding area and emphasises and enhances the positive characteristics of the local neighbourhood. Policy HE6 further states that development within or affecting the setting of conservation areas should preserve or enhance the character or appearance of the area. The proposed extension to

Report from:

the north elevation due to its height, length and bulk, together with a bland north facing façade would be a poor replacement for the existing extension and fails to respect the proportions of the existing house. Additionally, the height and bulk of the proposed rear extension, with a ridgeline matching that of the main house, would also be excessive and would harm the visual relationship of Tudor Cottage with the adjoining property by significantly eroding the gap between the two buildings, which is a characteristic of the area. The scheme is therefore deemed to significantly detract from the character and appearance of the host building and the surrounding conservation area contrary to the abovementioned policies.

BH2009/01997

3 Lowther Road Brighton

Erection of a single storey rear extension.

Applicant: Mr & Mrs Nicholas Brown

Officer: Chris Swain 292178

Approved on 30/09/09 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.

BH2009/02027

3 Grantham Road Brighton

Front roof-light in connection with loft conversion.

Applicant: Mr & Mrs D & E Hewitt

Officer: Sonia Kanwar 292359

Approved on 12/10/09 DELEGATED

1) BH01.01

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

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

2) BH12.05

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

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

REGENCY

BH2009/00820

The Gallery 12 Middle Street Brighton

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

Applicant: Mr Daniel Tonkin

Officer: Christopher Wright 292097

Approved on 25/09/09 PLANNING COMMITTEE

1) BH01.01

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

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

2) UNI

The development hereby permitted shall not commence until a scheme for the soundproofing of the building has been submitted to and approved in writing by the local planning authority. The measures shall be implemented in strict accordance with the approved details prior to the development being brought into use and shall be retained as such thereafter.

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

3) UNI

Noise associated with plant and machinery incorporated within the development hereby permitted shall be controlled such that the Rating Level, measured of calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level of 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 minimise the environmental impact of the development and safeguard the amenity of neighbouring occupiers and residents and in order to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The use hereby permitted shall not be open to customers except between the hours of 5.00pm until 3.30am Monday to Friday, 2.00pm until 4.00am on Saturdays and from 2.00pm until 12 o'clock midnight on Sundays.

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

BH2009/01459

Lees House 21-23 Dyke Road Brighton

Change of use of basement from former Police Station Facility (sui generis) to (B1) Office.

Applicant: Lees House Ltd

Officer: Guy Everest 293334

Approved on 25/09/09 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.

BH2009/01723

77 West Street Brighton

Internal and external alterations to main and rear buildings including extension of terrace and modifications to internal layout, replacement doors and windows, changes to external finishes, installation of approved advertisements and installation of 1no additional air conditioning unit.

Applicant: Inventive Leisure

Officer: Christopher Wright 292097

Approved on 29/09/09 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.

3) BH13.15

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

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

4) UNI

Notwithstanding the sectional detail shown on drawing INV.0875.016F a 1:1 scale sectional detail of the wall panelling's panel moulding, skirting moulding and cornice moulding shall be submitted to and approved by the local planning authority before work commences and the work shall be carried out fully in accordance with the approved detail.

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

5) UNI

All new architectural features, including balustrades, doors, windows, architraves, skirting boards, dados, picture rails, cornices, brickwork, decorative ceilings and render-work mouldings, among others, shall match exactly the originals in materials, sizes, proportions and designs.

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

6) UNI

A sample of the proposed external decking material shall be submitted to and approved by the local planning authority in writing before work commences and the works shall be carried out in accordance with the approved details.

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

7) UNI

No works shall take place until details and samples of the materials (including details of staining and sealing) to be used for the new flooring incorporated into 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.

8) UNI

The modern boxing-in work under the ground floor staircase and on the side and end of the basement staircase shall be stripped out, and details the treatment of these areas of the staircases and any proposed new joinery work, including any new banisters handrails and newel posts, shall then be submitted to and approved by the local planning authority in writing before work continues on this part of the development and the works shall then be carried out and completed fully in accordance with the approved details.

Reason: To ensure the satisfactory preservation of this listed building as well as the reinstatement of original features and in order to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

9) UNI

The false ceilings in the ground floor south room as shown shaded on drawing INV 0875 014E shall be removed and the ceilings reinstated to their original heights and the cornices reinstated in accordance with details, including 1:1 scale sections, that shall be submitted to and approved by the local planning authority in writing before work commences on the restoration of the ceilings, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the satisfactory preservation of this listed building as well as the reinstatement of original features and in order to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

10) UNI

The false ceilings shall be stripped out from the ground floor front main entrance lobby as shown shaded on drawing INV 0875.014E and details, including 1:1 scale sections, shall then be submitted to and approved by the local planning authority in writing of the treatment of the ceiling in this area and the proposed ceiling level, finishes and cornice mouldings before work continues on this part of the development and the works shall then be carried out and completed fully in accordance with the approved details. All surviving original cornicing exposed shall be retained and restored.

Reason: To ensure the satisfactory preservation of this listed building as well as the reinstatement of original features and in order to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

11) UNI

All existing original fabric and architectural features including floors, lathe and plasterwork, staircases, balustrades, windows, doors, architraves, skirting, 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 in matching materials, and shall not be covered over, except where otherwise agreed in writing with the Local Planning Authority before work commences. The walls and ceilings shall not be skimmed over and only defective lathe and plaster shall be removed and shall be replaced exactly like for like using timber lathes and lime plaster.

Reason: To ensure the satisfactory preservation of this listed building as well as the reinstatement of original features and in order to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2009/01764

39 Kings Road Brighton

Replacement shop-front.

Applicant: Mrs D Rogers

Officer: Clare Simpson 292454

Approved on 01/10/09 DELEGATED

1) BH01.01

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

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

BH2009/01779

7 Pool Valley Brighton

Display of internally illuminated fascia sign and 1no externally illuminated projecting sign.

Applicant: Mr A & Mrs J Hartono

Officer: Christopher Wright 292097

Approved on 25/09/09 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

Neither the façade of the building nor the signage hereby permitted shall be illuminated after the premises are closed to the Public.

Reason: To safeguard the appearance and character of the area in accordance with policies QD12, HE6 & HE9 of the Brighton & Hove Local Plan.

9) UNI

The signs hereby permitted shall not be illuminated until the precise details of the levels of brightness of each external light have been submitted to and approved in writing by the local planning authority. The brightness of illumination shall not exceed the approved levels unless otherwise authorised by the local planning authority in an application on that behalf.

Reason: To safeguard the amenities of the occupiers of adjoining properties and the appearance and character of the Old Town Conservation Area, in accordance with policies QD12, HE6 and HE9 of the Brighton & Hove Local Plan.

10) UNI

Notwithstanding the drawings submitted, the works hereby permitted shall not commence until the precise details of the wall bracket from which the projecting sign will be hung, have been submitted to and approved in writing by the local planning authority. The bracket shall be retained as such thereafter unless otherwise authorised by the local planning authority in an application on that behalf.

Reason: To safeguard the appearance and character of the Old Town Conservation Area in accordance with policies QD12, HE6 & HE9 of the Brighton & Hove Local Plan.

BH2009/01783

Grosvenor Casino 9 Grand Junction Road Brighton

Erection of a second floor smoking shelter.

Applicant: Grosvenor Casinos Ltd

Officer: Jason Hawkes 292153

Refused on 29/09/09 DELEGATED

1) UNI

Policy QD27 of the Brighton & Hove Local Plan requires new development to respect the existing amenity of neighbouring properties and policy SU10 states that proposals for new development will be required to minimise the impact of noise on the occupiers of proposed buildings and neighbouring properties. The use of the smoking shelter by customers, especially late at night and during early morning hours, would be likely result in a significant noise disturbance to the occupiers of nearby residential properties at Clarendon Mansions which are in close proximity to the position of the shelter, and no measures to mitigate this noise disturbance have been proposed as part of this planning application. The proposal is therefore contrary to the abovementioned policies and to advice from

central government contained in Planning Policy Guidance Note 24 'Planning and Noise.'

BH2009/01807

9 Powis Square Brighton

Internal alterations.

Applicant: Dr Andrew Polmear

Officer: Christopher Wright 292097

Approved on 01/10/09 DELEGATED

1) BH01.05

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

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

2) UNI

The works hereby permitted shall not commence until the precise details of the dimensions of the iron grate insert, such as an extract from the manufacturer's brochure, have been submitted to and approved by the Local Planning Authority. Thereafter 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 policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2009/01836

14D Bedford Towers Kings Road Brighton

Partial enclosure of existing balcony with white UPVC glazed screens.

Applicant: Mrs Susan Zilberstein

Officer: Charlotte Hughes 292321

Approved on 24/09/09 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.

BH2009/01875

66 North Street Brighton

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

Applicant: Toptrendz Fashion Accessories

Officer: Charlotte Hughes 292321

Approved on 07/10/09 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

Reason: To accord with Regulation 14(1) of the Town and Country Planning

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

3) BH10.04

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

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

4) BH10.05

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

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

5) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

6) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2009/02003

23 Victoria Street Brighton

Reinstatement of cast iron railings and gate to existing front boundary wall.

Applicant: Mr Nick Warren & Ms Madeleine Bonner

Officer: Charlotte Hughes 292321

Approved on 13/10/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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 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 policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

BH2009/02004

23 Victoria Street Brighton

Reinstatement of cast iron railings and gate to existing front boundary wall.

Applicant: Mr Nick Warren & Ms Madeleine Bonner

Officer: Charlotte Hughes 292321

Approved on 13/10/09 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 railings 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 of the Brighton & Hove Local Plan.

ST. PETER'S & NORTH LAINE

96/0452/FP

8-11 Pavilion Buildings Brighton

Alterations to approval 95/0573/FP for rear extension to restaurant at first floor level, by way of raising height of roof pitch by 0.23m.

Applicant: Ideal Gold Restaurants

Officer: Paul Earp 292193

Finally Disposed of on 07/10/09 DELEGATED

BH2009/01379

13-16 Vine Street Brighton

Refurbishment of existing ground floor workshop to create B1 - B8 use and creation of new first floor with 1 no. 2 bedroom flat and 1 no. studio flat.

Applicant: Mr James Oliver

Officer: Anthony Foster 294495

Approved on 30/09/09 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) BH06.03

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

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

4) BH12.01

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

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

5) UNI

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

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

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

A completed pre-assessment estimator will not be acceptable.

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

6) UNI

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

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

7) UNI

The development hereby approved shall not be occupied or bought into use until there has been submitted to the Local Planning Authority verification by a competent person approved under the provisions of condition 12c that any remediation scheme required and approved under the provisions of condition 12c has been implemented in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise;

a) as built photographs of the implemented scheme;

b) photographs of the remediation works in progress;

c) certificates demonstrating that imported and/or material left in situ is free from contamination. Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 12c.

Reason: To ensure the safe development of the site and to accord with policy SU11 of the Brighton & Hove Local Plan.

8) 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 fronting a highway.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1, QD27 and HE6 of the Brighton & Hove Local Plan.

9) UNI

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

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

10) UNI

The renderwork shall be of smooth sand and cement render down to ground level without bellmouth drips at the base of the pilasters or above window and door openings.

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

11) UNI

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

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

12) UNI

Notwithstanding the submitted desktop study, no works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority:

a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and unless otherwise agreed in writing by the Local Planning Authority;

b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175; and unless otherwise agreed in writing by the Local Planning Authority;

c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: To ensure the safe development of the site and to accord with policy SU11 of the Brighton & Hove Local Plan.

13) UNI

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

i) Sample elevations and sections at 1:20 scale of the building including the bay subdivisions, brick panels, pilasters, windows, doors, cills, steps, eaves and party wall corbels;

ii) sectional profiles at 1:1 scale of the window frames, lanternlight frames, doors and door frames;

iii) details and samples of materials and the rainwater goods;

iv) details of the colour scheme for the windows and doors;

v) 1:1 scale sections of the render mouldings, including the details of the bases of the pilasters and the party wall corbels;

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 conservation area and to comply with policies QD1 and HE6 of the Brighton & Hove Local Plan.

BH2009/01600

169 North Street Brighton

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

Applicant: Baron Homes Corporation Ltd

Officer: Liz Arnold 291709

Refused on 25/09/09 DELEGATED

1) UNI

The proposed A3 use would result in a clear concentration of non-retail uses within the related part of the secondary frontage of the Regional Shopping Centre, resulting in an unhealthy balance and mix of uses, and would be detrimental to the vitality and viability of the Regional Shopping Centre. As such the proposal is contrary to policy SR4 of the Brighton & Hove Local Plan.

2) UNI2

Insufficient information regarding the ventilation equipment for the proposed restaurant has been submitted as part of the application and as a result the applicant has failed to demonstrate that the proposal would not have an adverse impact upon the amenities of the surrounding residential properties with regard to odour and noise, contrary to policies SR4, SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development fails to provide satisfactory refuse and recycling storage, as the existing yard located to the rear of Prince's House is not considered large enough to accommodate additional facilities. By virtue of failing to provide satisfactory refuse and recycling facilities the proposal would have an adverse impact upon the amenities of the neighbouring properties and fails to be sustainable with regards to the disposal and management of waste, contrary to policies SR4, SU2, SU9 and SU10 of the Brighton & Hove Local Plan and Planning Advisory Note 05 Design and Guidance for the Storage and Collection of Recyclable Materials and Waste.

BH2009/01754

Top Flat 1 West Hill Road Brighton

Replacement of existing front sash window with French doors.

Applicant: Mr Richard West

Officer: Sonia Kanwar 292359

Approved on 29/09/09 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) UNI

The doors hereby approved shall be white painted softwood and shall be retained as such.

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

BH2009/01866

Unit 6 Block 4 Jubilee Street Brighton

Display of non-illuminated vinyl signs and relocation of existing internal and external signs.

Applicant: Starbucks Coffee Co. (UK) Ltd

Officer: Liz Arnold 291709

Approved on 12/10/09 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) BH10.09

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

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

BH2009/01867

Unit 6 Block 4 Jubilee Street Brighton

Installation of new shopfronts to front and side elevations.

Applicant: Starbucks Coffee Co. (UK) Ltd

Officer: Liz Arnold 291709

Approved on 12/10/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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

Prior to the commencement of the development a sample of the sand blasted effect vinyl film to be applied to some of the windows shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure a high standard of design which preserves and enhances the character of the Conservation Area and maintains the architectural integrity and coherence of the building's design, in accordance with policies HE6 and QD10 of the Brighton & Hove Local Plan.

3) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 3rd August 2009 shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy 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.

4) UNI

Notwithstanding the references made on the drawings hereby approved, the materials, detailing, sectional dimensions, profiles and colour of the shopfronts, including the doors, frames, cills, stallrisers and pilasters shall match exactly those of Unit 6 Jubilee Street (Yo Sushi) and details and samples of the colours shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: To maintain the architectural unity and appearance of the building and the preservation and enhancement of the character of the conservation area in accordance with policies QD10 and HE6 of the Brighton and Hove Local Plan and Supplementary Planning Document 02 on Shopfront Design.

BH2009/01979

Brighton Eco Centre 39 - 41 Surrey Street Brighton

Display of non-illuminated fascia sign to replace existing sign.

Applicant: Ethical Property Company

Officer: Helen Hobbs 293335

Approved on 07/10/09 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.

WITHDEAN

BH2009/00914

119 Valley Drive Brighton

Creation of a new crossover to property.

Applicant: Mrs Myra Knight

Officer: Adrian Smith 01273 290478

Approved on 24/09/09 DELEGATED

1) BH01.01

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

Report from:

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

BH2009/01323

250 London Road Brighton

Demolition of existing timber garage/carport and replacement with new brick-built garage/carport with pitched roof.

Applicant: Mrs Emma Reohorn

Officer: Wayne Nee 292132

Refused on 05/10/09 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 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 replacement garage and car port, by virtue of its roof bulk and excessive height would be unduly prominent within the street scene and detrimental to the character and appearance of the existing property and the wider area. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2009/01370

6 Elms Lea Avenue Brighton

Second storey side extension and rear roof dormer extension.

Applicant: Mr & Mrs Ahmad

Officer: Christopher Wright 292097

Approved on 02/10/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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) 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) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door

other than those expressly authorised by this permission, shall be constructed on any elevation forming part of the approved works, without express consent having been granted by the local planning authority in an application on that behalf.

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

BH2009/01581

24 Cornwall Gardens Brighton

Rear conservatory extension with pyramid roof-light.

Applicant: Mr Nick Johns

Officer: Wayne Nee 292132

Approved on 07/10/09 DELEGATED

1) BH01.01

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

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

BH2009/01661

19 & 20 Clermont Terrace Brighton

Second storey rear extension to be built on footprint of existing first floor extension, incorporating 5no roof-lights and minor external alterations.

Applicant: Mrs Clare Mould

Officer: Jason Hawkes 292153

Approved on 24/09/09 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) BH12.03

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

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

4) UNI

The rooflights to the second floor extension shall be of 'conservation style' fitted flush with the adjoining roof surface and shall not project above the plane of the roofs.

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

5) UNI

The works hereby permitted shall not commence until documentary evidence (in the form of a proposed timescale and signed contracts by all interested parties) for the works hereby approved has been submitted to and approved by the Local Planning Authority to demonstrate that the development will be constructed in its entirety concurrently to both 19 & 20 Clermont Terrace. The works shall be carried out to within the approved timescale unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the development, protect the amenity of adjacent properties and in accordance with policies QD1, QD2, QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

6) UNI

Access to the flat roof over the single-storey extension at no.19 Clermont Terrace shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

BH2009/01681

1 Knoyle Road Brighton

Conversion of garage to provide bedroom and bathroom facilities including alterations to windows and doors.

Applicant: Mr Ian Stephenson

Officer: Wayne Nee 292132

Approved on 28/09/09 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.

BH2009/01731

182 Tivoli Crescent North Brighton

Outline application for construction of a single-storey, three bedroom house with solar panel tiles and solar thermal tubes on roof. Provision of bicycle, refuse and recycling stores.

Applicant: Mr Martin Landivar

Officer: Adrian Smith 01273 290478

Refused on 29/09/09 DELEGATED

1) UNI

Policies QD1, QD2, and HO4 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. The proposed building, by virtue of its excessive scale, bulk and positioning within the site will result in an overdeveloped and cramped addition which will detract from the spacious suburban character and appearance of the area. The scheme is therefore contrary to the above policies.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan seeks to protect the residential amenity of neighbouring properties. The proposed development would, by reason of its height, scale and positioning directly on the boundaries of the site lead to overshadowing, a significant overbearing effect and increased sense of enclosure to neighbouring properties to the detriment of the living conditions of existing and future residents. The proposal therefore leads to a loss of amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2009/01766

24 Fernwood Rise Brighton

Certificate of Lawfulness for proposed ground floor rear extension with pitched roof over to provide accommodation in roof space, extended roof with side dormer windows and velux roof-lights to front roof pitch.

Report from:

Applicant: Mr Sean Bollingbroke
Officer: Wayne Nee 292132
Approved on 09/10/09 DELEGATED

BH2009/01806

23 Tivoli Crescent Brighton

Certificate of lawfulness for a proposed development of roof conversion incorporating rear dormer and balcony.

Applicant: Mr & Mrs Phillo
Officer: Steven Lewis 290480

Refused on 05/10/09 DELEGATED

1) UNI

The enlargement of a dwellinghouse consisting of an addition or alteration to its roof is not permitted under the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) if it would consist of or include the construction or provision of a veranda, balcony or raised platform. The proposed roof enlargement includes the provision of a balcony and therefore does not represent permitted development.

2) UNI2

The edge of the enlargement closest to the eaves of the original roof would exceed the eaves of the original roof by more than 20 centimetres and would thereby be contrary to condition B.2(b) of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

BH2009/01849

34 Friar Road Brighton

Certificate of lawfulness for a proposed development for a loft conversion incorporating rear dormer with rooflights and barn hipped gable ends.

Applicant: Mr & Mrs Hill
Officer: Jason Hawkes 292153

Approved on 25/09/09 DELEGATED

BH2009/01863

72 Dyke Road Avenue Brighton

Demolition of existing garage and side stores and the erection of a two storey side extension. Construction of a new garage to the front of the property and alterations to the appearance of the elevations.

Applicant: Mrs Jo Wheeler
Officer: Adrian Smith 01273 290478

Approved on 12/10/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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) BH02.02

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

Authority.

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

3) BH03.02

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

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

4) 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 north west 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

Access to the flat roof over the extension hereby approved (excluding the area of the approved balcony) 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.

6) UNI

Notwithstanding the details submitted, the north-west side windows and balcony screen shall not be glazed otherwise than with obscured glass and thereafter shall be permanently retained as such.

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

BH2009/01917

Westdene Primary School Bankside Brighton

2no ground floor single storey extensions.

Applicant: Brighton & Hove City Council

Officer: Adrian Smith 01273 290478

Approved on 07/10/09 DELEGATED

1) BH01.01

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

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

EAST BRIGHTON

BH2009/01431

26 St Marys Square Brighton

Installation of roof lights to front and rear roof slopes, alterations to front entrance, replacement doors to rear at ground floor level.

Applicant: Mr N Jackson

Officer: Chris Swain 292178

Approved on 29/09/09 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH12.02

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

The ground floor patio doors to the rear hereby approved shall be painted white timber and shall be retained as such thereafter.

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

BH2009/01825

4 Sudeley Place Brighton

Certificate of Lawfulness for the existing use of the flat roof as a roof terrace and a solar panel attached to the South facing wall on the roof terrace.

Applicant: Dr Gordon Davis

Officer: Chris Swain 292178

Approved on 28/09/09 DELEGATED

BH2009/01937

20 Whitehawk Road Brighton

Alterations to ground floor and upper floor entrance and erection of rear extension to first floor.

Applicant: Chinese Gourmet

Officer: Liz Arnold 291709

Approved on 12/10/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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.

Report from:

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

3) UNI

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

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

4) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 10th August 2009 shall be implemented in strict accordance with the approved details.

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

BH2009/01961

12 Princes Terrace Brighton

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

Applicant: Mr Keith Winsper

Officer: Helen Hobbs 293335

Approved on 24/09/09 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.

BH2009/02048

34-36 St Georges Road Brighton

Change of use from office (B1) to physiotherapy clinic (D1) (retrospective).

Applicant: Brighton Physiotherapy Clinic

Officer: Jonathan Puplett 292525

Approved on 07/10/09 DELEGATED

1) UNI

The premises shall only be used as a physiotherapy clinic, 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 office use (Use Class B1).

Reason: To safeguard the amenities enjoyed by neighbouring properties, and to protect the long term supply of office premises in accordance with policies QD27 and EM5 of the Brighton & Hove Local Plan.

HANOVER & ELM GROVE

BH2008/00792

Former Nurses Accommodation Brighton General Hospital Elm Grove Brighton

Demolition of existing buildings and redevelopment of site to provide 95 residential units and a community facility within three buildings of varying heights between 3-6 storeys and associated car parking and landscaping.

Applicant: Southern Housing Group

Officer: Kate Brocklebank 292175

Refused on 02/10/09 PLANNING COMMITTEE

1) UNI

The proposed development, by virtue of its excessive height, mass and site coverage would appear over dominant and visually intrusive, and would detract the prominent historical hill top setting and views of and from the adjacent listed Brighton General Hospital buildings which are a key landmark with city wide importance, and the setting of and long views from the Valley Gardens, Round Hill and West Hill Conservation Areas, contrary to policies QD1, QD2, QD3, QD4, HE3, HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed form, massing, layout, design and materials do not relate well to its surroundings. The horizontal emphasis is in stark contrast with the vertical emphasis of the adjacent hospital buildings and the smaller semi-detached houses to the west accentuating the buildings' visual prominence in the landscape. The development is unsympathetic to the character of surrounding development and fails to preserve the existing setting or create an appropriate new setting for the nearby listed hospital buildings, contrary to policies QD1, QD2, QD4 and HE3 of the Brighton & Hove Local Plan.

3) UNI3

The design and layout of the scheme fails to provide good connectivity through the site, to the adjacent Brighton General redevelopment site and the surrounding location and services. Access routes through the site are poorly observed with large areas of inactive frontage. The access roadway dominates the layout of development and landscaped areas are poorly integrated and are not designed for any particular use providing undefined areas of limited usability. The development has failed to provide short, safe, attractive and direct routes through the site for wheelchair users. Access through the site is also impeded for cyclists and buggy users the existence of steps through the central area and at the north eastern access to the site. The applicant has failed to demonstrate that access to all communal facilities including refuse and landscaped areas, is adequate for wheelchair users. Direct access to Blocks B and C and what appears to be the main entrance the community facility is not possible from Pankhurst Avenue for a wheelchair user. The proposed development would be contrary to policies QD1, QD2, QD3, QD5, QD7, QD15 and TR8 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development fails to make adequate provision for well integrated outdoor recreation space, including equipped play space for children in an area acknowledge as having a deficit of such facilities, relying wholly on off-site provision. A large number of the balconies have outward opening doors and therefore appear too small to be usable particularly for a wheelchair user. The toddlers play area is inappropriately located where it is poorly observed and beyond the access road impeding its usability. The development has therefore failed to meet the needs of and provide adequate living conditions for future occupiers, contrary to policies QD1, QD3, QD15, HO5, HO6 and QD27 of the

Brighton & Hove Local Plan.

5) UNI5

The applicant has failed to demonstrate that the proposed community facility will meet the needs of the community where no such facility exists at present, ensure its accessibility to all members of the community and include demonstrable benefits to people from socially excluded groups. No provision has been made for dedicated cycle and car parking with no provision for those with disabilities. The proposed development would be contrary to policies HO19, HO21 and HO25 of the Brighton & Hove Local Plan.

6) UNI6

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

BH2008/01821

226 Elm Grove Brighton

Change of use from single dwelling to Two flats and proposed insertion of door to rear at first floor level with associated platform and staircase down to ground floor level. (Part-retrospective).

Applicant: Mr Hughes

Officer: Chris Swain 292178

Refused on 02/10/09 DELEGATED

1) UNI

The proposed development would result in the loss of a small family dwelling which has an original floor area of less than 115 m2 and was originally built with less than 4 bedrooms. As such the proposal is contrary to policy HO9 of the Brighton & Hove Local Plan.

2) UNI

Insufficient information has been submitted by the applicant with regard to cycle parking and as such the proposal is contrary to policy TR14 of the Brighton & Hove Local Plan and Supplementary Planning Document No.4 'Parking Standards'.

3) UNI

The proposed balcony and steps would, by reason of overlooking and loss of privacy, adversely impact on the residential amenity of the adjoining properties at Nos. 224 and 228 Elm Grove, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/01805

13 Sherbourne Road Hove

Certificate of Lawfulness for a proposed single storey rear extension.

Applicant: Mrs Barbara Wickens

Officer: Charlotte Hughes 292321

Approved on 05/10/09 DELEGATED

BH2009/01996

99 Shanklin Road Brighton

Rear dormer incorporating french doors and balustrade.

Applicant: Mr Lee McLagan

Officer: Jonathan Puplett 292525

Refused on 12/10/09 DELEGATED

1) UNI

The proposed rear dormer would harm the appearance of the roofslope by virtue of its form, excessive size, fenestration design, and large areas of cladding. The

dormer would represent an unsightly and bulky addition to the existing building, detracting from the character and appearance of the property. The proposal is therefore contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan and to the provisions of supplementary planning guidance note SPGBHI: roof extensions and alterations.

HOLLINGDEAN & STANMER

BH2009/00783

7 Hollingbury Place Brighton

Installation of new shop front.

Applicant: Mr Maher Hanna

Officer: Helen Hobbs 293335

Approved on 25/09/09 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.

BH2009/01056

Arts A Falmer Campus University of Sussex Falmer Road Brighton

Adaptation and conversion of the undercroft under Arts A building to form a new cafe.

Applicant: University of Sussex

Officer: Anthony Foster 294495

Approved on 02/10/09 PLANNING COMMITTEE

1) BH01.05

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

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

2) BH13.11

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

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

3) 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.

4) UNI

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

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

5) UNI

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

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

6) UNI

No works shall take place until full details of all external ventilation grilles and flues have been submitted to and approved in writing by the LPA, such details to include dimensions, material, finish and colour. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

7) UNI

Notwithstanding the details provided on the approved drawings, 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.

8) UNI

No works shall take place until full details of the proposed colour and finish of all new internal and external doors have been submitted to and approved in writing by the LPA. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2009/01407

Arts B Arts Road University of Sussex Falmer Brighton

Demolition of non-load bearing partition walls and improvement of internal finishes (part-retrospective).

Applicant: University Of Sussex

Officer: Anthony Foster 294495

Approved on 02/10/09 GOVERNMENT OF THE SOUTH EAST

1) BH01.05

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

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

2) UNI

Any proposed new brickwork should match the existing in terms of brick size, colour and bond and mortar colour and mortar joints.

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

BH2009/01445

Engineering 2 Building North South Road University of Sussex Falmer Brighton

Installation of an air conditioning and condenser unit to east elevation

Applicant: University Of Sussex

Officer: Chris Swain 292178

Approved on 30/09/09 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.

BH2009/01569

120 Hawkhurst Road Coldean Brighton

Construction of raised hard standing to front of property (part retrospective).

Applicant: Mrs McDavitt

Officer: Jonathan Puplett 292525

Refused on 12/10/09 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. When in use, whilst partially screened by fencing, the raised hardstanding which has been constructed, in conjunction with a parked vehicle, would be of a prominent and incongruous appearance when viewed from neighbouring properties and the adjoining highway. It is considered that the appearance of the property, and the visual amenities of the surrounding area have been harmed, contrary to the above policy.

2) UNI2

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to protect the amenity of neighbouring residents. The raised hardstanding has a prominent appearance when viewed from neighbouring properties, which would be worsened by the addition of a parked vehicle when the hardstanding is in use; in particular, the outlook from the front windows of no. 115 Beatty Avenue has been harmed, contrary to the above policies.

BH2009/01658

One World Nursery Tithe Barn Lewes Road Brighton

Internal alterations to layout of nursery.

Applicant: University of Brighton

Officer: Jonathan Puplett 292525

Approved on 28/09/09 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.

BH2009/01747

13 Middleton Rise Brighton

Certificate of Lawfulness for proposed conversion of ground floor garage to a habitable room.

Applicant: Mr Deepak Masson

Officer: Helen Hobbs 293335

Approved on 01/10/09 DELEGATED

BH2009/01910

2 Forest Road Brighton

Erection of a single detached two storey dwelling house.

Applicant: Mr Tim Harding

Officer: Anthony Foster 294495

Refused on 02/10/09 DELEGATED

1) UNI

The proposed development, by virtue of its scale, design, finish and siting would fail to appropriately address the character of the Forest Road street scene and be inconsistent with the pattern of development within the surrounding area. The proposal would appear as an incongruous addition and intrusive within the street scene to the detriment of the character and appearance of the area. As such the proposal is contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by virtue of its height, siting, and design would have an unacceptable impact upon the amenity of the occupiers of No.2 Forest Road in terms of loss of light and overshadowing, increased building bulk, and increased sense of enclosure and as such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposal fails to meet the travel demands that it creates or helps to maximise the use of sustainable transport. The Local Planning Authority would expect the scheme to make an appropriate contribution towards local sustainable transport infrastructure. In the absence of an agreement in this respect, the scheme is contrary to policies TR1, TR19, SU15, QD28 and HO7 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Parking Standards (SPGBH4)

MOULSECOOMB & BEVENDEAN

BH2009/00551

University of Brighton Falmer Campus Village Way Brighton

Provision of 8 floodlit tennis/netball courts with fencing, 9 lighting columns and associated access.

Applicant: University of Brighton

Officer: Aidan Thatcher 292265

Approved on 28/09/09 PLANNING COMMITTEE

1) BH01.01

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

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

2) 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) BH11.01

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

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

4) BH11.03

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.

5) BH15.06

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

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

6) UNI

Prior to the commencement of development, full details of the paint/colour of the floodlights, columns and fencing hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details.

Reason: In the interests of the visual amenity of the Sussex Downs Area of Outstanding Natural Beauty/South Downs National Park and in accordance with policies QD1, QD2, QD26, NC6, NC7 and NC8 of the Brighton & Hove Local Plan.

7) UNI

The netball/tennis courts hereby approved must be provided and available for use prior to the demolition of the existing tennis/netball courts within the University of Brighton Falmer campus.

Reason: To ensure the continued provision of sports facilities at the university and to comply with policy SR17 of the Brighton & Hove Local Plan.

8) UNI

Prior to the floodlights hereby approved being brought into use, the floodlights shall be tested and adjusted and/or any remedial works undertaken to minimise light spillage, impact upon nearby Halls of Residence and impact upon the Sussex Downs Area of Outstanding Natural Beauty/South Downs National Park to the satisfaction of the Local Planning Authority. The lights shall be maintained in the approved position thereafter to the satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity and visual amenity of the Sussex Downs Area of Outstanding Natural Beauty/ South Downs National Park and in accordance with policies QD1, QD2, QD26, NC6 and NC7 of the Brighton & Hove

Local Plan.

9) UNI

Within 3 months of the commencement of the works hereby approved, details of a Conservation Management Plan for the adjacent SCNI (Westlain / Hog Plantation) shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall be implemented within 6 months of the commencement of the works hereby approved and thereafter maintained.

Reason: In order to provide mitigation against adverse impact on the Site of Nature Conservation Interest and to improve biodiversity value and to accord with policy NC4 of the Brighton & Hove Local Plan.

10) UNI

Prior to development commencing on site, a Community Use Agreement Statement shall be submitted to and approved in writing by the Local Planning Authority. The facility shall be run in full accordance with the details within the approved statement unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the facility provides benefit for the wider community and to comply with policy SR20 of the Brighton & Hove Local Plan.

11) UNI

The floodlights hereby approved shall only be used between the hours of 09.00 and 22.00 Monday to Friday between 1 October - 30 April, and between 09.00 and 21.00 Monday to Friday between 1 May and 30 September and the hours of 09.00 and 18.00 on Saturday and Sundays (all year round).

Reason: In the interests of residential amenity, to protect nature conservation features and the visual amenity of the Sussex Downs Area of Outstanding Natural Beauty/South Downs National Park and in accordance with policies SU9, QD2, QD26, QD27, NC4, NC6, NC7 and NC8 of the Brighton & Hove Local Plan.

12) UNI

Prior to the commencement of the development, a method statement detailing how any contamination will be effectively dealt with upon the site shall be submitted to and be approved in writing by the Local Planning Authority. All works shall be carried out in strict accordance with the approved method statement.

Reason: The site is in a very sensitive location with respect to groundwater and in order to protect the quality of drinking water supplies the working methods will need to be carefully considered and in accordance with policies SU3 of the Brighton & Hove Local Plan.

13) UNI

No development shall commence until fences for the protection of the trees to the south and east of the development 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 area enclosed by such fences.

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

14) UNI

No development shall commence until full details demonstrating that 20 convenient, sheltered and secure cycle parking spaces are available, and if these are not, then a plan shall be submitted to the Local Planning Authority to provide the required provision. Either option shall be submitted to and approved in writing by the Local Planning Authority and be developed in strict accordance with the approved details and thereafter retained as such.

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.

BH2009/00889

14 Upper Bevendean Avenue Brighton

Conversion of existing shop (A1) with flat over to 1 no. flat and 2 no. maisonettes with front and rear rooflights.

Applicant: Mr John Blankson

Officer: Liz Arnold 291709

Refused on 13/10/09 DELEGATED

1) UNI

The proposed change of use would result in the loss of a ground floor A1 retail unit and the creation of residential dwellings (Use Class C3) within a Local Parade, which is contrary to policy SR7 of the Brighton & Hove Local Plan, which seeks to protect the vitality and viability of Local Parades.

2) UNI2

The proposed development, by virtue of failing to provide adequate private amenity space for the proposed one-bedroom flat and the two bedroom maisonette is contrary to policy HO5 of the Brighton & Hove Local Plan.

3) UNI3

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.

BH2009/01478

6 Upper Bevendean Avenue Brighton

Change of use from restaurant/takeaway (A3) to hot food take away (A5).

Applicant: Mr Levy

Officer: Ray Hill 293990

Approved on 30/09/09 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 0900 and 2300 Mondays to Saturdays and between the hours of 1000 and 1800 Sundays, Bank and Public Holidays.

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

BH2009/01819

40 Plymouth Avenue Brighton

Erection of a single storey rear extension with 1no roof-light and rebuilding of existing garage.

Applicant: Mr & Mrs Stafford

Officer: Chris Swain 292178

Approved on 28/09/09 DELEGATED

1) BH01.01

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

Report from:

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

2) BH02.09

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

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

3) BH03.03

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

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

QUEEN'S PARK

BH2008/00492

12 Devonshire Place Brighton

Proposed four storey rear extension including alterations to existing residential units and creation of 3 additional studio flats. Existing rear additions to be removed.

Applicant: Mr M Sorokin

Officer: Hamish Walke 292101

Refused on 02/10/09 DELEGATED

1) UNI

The proposed extension, by reason of its height, scale, massing, design and proximity to the site boundaries, would represent a cramped overdevelopment of the site and would be a poorly designed and visually intrusive development when viewed from neighbouring buildings, and as such is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI

The proposed extension, by reason of its height, scale, massing and proximity to the site boundaries, would have an overbearing impact and would cause loss of daylight and sunlight to No. 13 Devonshire Place. As such, it would adversely affect neighbouring residential amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/01041

Flat 2 16 Devonshire Place Brighton

Front bay window to be changed to floor to ceiling design.

Applicant: Mr Timothy Mashford

Officer: Sonia Kanwar 292359

Approved on 25/09/09 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 new segmental curved sash windows shall be single glazed painted timber vertical sliding sashes with no trickle vents, to match exactly the original first floor front sash windows at No. 18 Devonshire Place. There shall be lambs tongue

mouldings to the sashes and glazing bars and architraves to match exactly those of the original rear first floor window.

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

BH2009/01042

Flat 2 16 Devonshire Place Brighton

Front bay window to be changed to floor to ceiling design.

Applicant: Mr Timothy Mashford

Officer: Sonia Kanwar 292359

Approved on 25/09/09 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 segmental curved sash windows shall be single glazed painted timber vertical sliding sashes with no trickle vents, to match exactly the original first floor front sash windows at No. 18 Devonshire Place. There shall be lambs tongue mouldings to the sashes and glazing bars and architraves to match exactly those of the original rear first floor window.

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

BH2009/01443

Flat 4 9 Evelyn Terrace Brighton

Replacement of existing timber windows to rear with new UPVC unit.

Applicant: Miss Elaine Westerman

Officer: Helen Hobbs 293335

Approved on 07/10/09 DELEGATED

1) BH01.01

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

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

BH2009/01791

18 Marine Gardens Brighton

Proposed amendment to approved application BH2007/02712. Alterations to main entrance windows, provision of alternative waste storage facilities, replacement of rear dormers with conservation style roof-lights. (Part retrospective).

Applicant: Jartime Ltd

Officer: Liz Arnold 291709

Approved on 13/10/09 DELEGATED

1) 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.

2) 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.

3) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 23rd July 2009 shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy 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.

4) UNI

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans relating to application BH2007/02712 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.

5) UNI

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

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

6) UNI

All new windows and doors shall be of timber construction and single glazed and shall be retained as such.

Reason: In the interest of the character and appearance of the building and the surrounding conservation area and to comply with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

7) UNI

The development hereby approved shall not be occupied until the 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.

8) UNI

The ground floor work element of the premises shall not be used for any purpose other than those specified in Class B1 of the Town and Country Planning (Use Classes) Order) 1987 as amended without the permission of the Local Planning Authority.

Reason: To ensure the retention of employment floorspace and to safeguard the amenities of the locality in accordance with policies EM8 and QD27 of the Brighton & Hove Local Plan.

9) UNI

Prior to first occupation of the development the sustainability measures set out in the Supporting Statement (as amended), submitted on the 23rd August 2007 in relation to approved application BH2007/02712, shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

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.

BH2009/01799

Flat 2 16 Grand Parade Brighton

Replacement of wooden sash windows to rear ground floor of property with UPVC windows.

Applicant: Mrs Patricia Tasker

Officer: Sonia Kanwar 292359

Approved on 12/10/09 DELEGATED

1) BH01.01

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

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

BH2009/01858

23 Charles Street Brighton

Replacement railings to front elevation first floor balcony.

Applicant: Mr G Shepherd

Officer: Louise Kent 292198

Approved on 29/09/09 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) BH13.09

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

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

BH2009/01859

23 Charles Street Brighton

Replacement railings to front elevation first floor balcony.

Applicant: Mr G Shepherd

Officer: Louise Kent 292198

Approved on 30/09/09 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) BH13.09

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

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

3) UNI

No works shall take place until full details of the proposed works including 1:1 scale ironwork profiles including a section through the balusters and the top rail have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2009/01886

The Lounge 7-8 Albion Street Brighton

Display of externally illuminated fascia sign, projecting hanging sign and amenity board to front elevation.

Applicant: Staplecross Properties UK LLP

Officer: Liz Arnold 291709

Approved on 29/09/09 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 advertisements shall not be illuminated later than 23:30 or after the premises are closed to the public (whichever is the earlier) and shall not be illuminated before 10:00 on any day.

Reason: To safeguard the appearance and character of the host property, the Albion Street street scene and the surrounding Valley Gardens Conservation Area, in accordance with policy QD12 of the Brighton & Hove Local Plan.

ROTTINGDEAN COASTAL

BH2009/01498

Tiger Enterprise Ltd 50 Marina Way Brighton

Temporary change of use for period of 5 years for the sale of surplus and reclaimed building materials, installation of portacabins and other ancillary structures and new site fencing (part retrospective).

Applicant: Tiger Enterprise Ltd

Officer: Anthony Foster 294495

Approved on 28/09/09 PLANNING COMMITTEE

1) BH07.06

No industrial activity of any kind, except loading and unloading, shall take place outside the proposed building within the curtilage of the site without the prior written approval of the Local Planning Authority.

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

2) UNI

No soils, hard core, sand and small or medium gravels or liquids including fuels shall be stored or sold within the curtilage of the site without the prior written approval of the Local Planning Authority

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

3) UNI

Notwithstanding the details provided on the approved plans, within 3 months of the grant of permission full details of the external materials (including colour of render paintwork or colourwash) to be used for the external surfaces of the storage containers and racking hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The external surfaces shall be painted thereafter in accordance with these approved details and shall be retained as such.

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

4) UNI

The use of the site and temporary buildings hereby permitted shall discontinue and be permanently removed from the site before 21 September 2014 and the land reinstated to its former condition.

Reason: As the use and structures hereby approved are not considered suitable as a permanent form of development, permission is granted for a temporary period only and in accordance with policies QD1, QD3 and HO1 of the Brighton & Hove Local Plan.

5) UNI

The use hereby permitted shall not be open except between the hours of 0900 and 1700 on Mondays to Fridays and 1000 and 1600 on Saturdays, Sundays and 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.

BH2009/01777

7 Hilgrove Road Saltdean Brighton

Demolition of existing garage and proposed single storey side extension.

Applicant: Miss Sarah Bridges

Officer: Jonathan Puplett 292525

Approved on 29/09/09 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.

BH2009/01857

Ocean Hotel Longridge Avenue Saltdean Brighton

Certificate of Lawfulness for the use of a pharmacy to the ground floor and a storage area to the basement. Both areas are to be ancillary to the existing Doctors Surgery (D1).

Applicant: General Practice Investment Corporation Ltd

Officer: K Haffenden 292361

Approved on 28/09/09 DELEGATED

BH2009/01956

27 Beacon Hill Brighton

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

Applicant: Mr M Boswood

Officer: Liz Arnold 291709

Approved on 30/09/09 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

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 12th August 2009 shall be implemented in strict accordance with the approved details.

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

WOODINGDEAN

BH2009/01850

1 Helena Road Brighton

Two storey side extension to existing chalet bungalow.

Applicant: Mr Kevin Dray

Officer: Liz Arnold 291709

Approved on 05/10/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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 Site Minimisation Statement submitted on the 13th August 2009, no development shall take place until a written statement, consisting of a revised Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

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

BRUNSWICK AND ADELAIDE

BH2009/01596

Flat 4 48 Brunswick Square Hove

Internal alterations, including relocation of doorways. (Retrospective)

Applicant: Mr Jon Perez

Officer: Guy Everest 293334

Approved on 29/09/09 GOVERNMENT OF THE SOUTH EAST

BH2009/01739

Park Inn Hotel (Formerly Lansdowne Place Hotel) Lansdowne Place Hove

Display of externally illuminated fascia and non-illuminated flagpole signs.

Applicant: Mr Nick Sutton

Officer: Charlotte Hughes 292321

Refused on 25/09/09 DELEGATED

1) UNI

Supplementary Planning Document 07 on Advertisements states that signs should be sited so that they do not interrupt or obscure architectural features or details such as ironwork or mouldings. The proposed front entrance sign (N1) will obscure and interrupt the attractive arched entranceway into the building, obscuring the decorative mouldings and detracting from this architectural feature, the character and appearance of the entire building and the surrounding conservation area. The proposed sign is therefore considered to be contrary to policies QD12, HE6, HE9 and to advice in SPD07.

2) UNI2

Policy QD12 of the Brighton & Hove Local Plan states that advertisements and signs should be sensitively designed and located, and should contribute to the visual amenity of the area. The two signs proposed on the side of the building (N2 & N3) would be visually prominent, both on the building itself and within the street scene and are considered to be inappropriate by virtue of their size, location, finish and colour, detracting from the visual integrity of the building and the visual amenity of the area. Furthermore, it is considered that the signage would neither preserve nor enhance the character and appearance of the conservation area. The proposal is therefore contrary to policies QD12, HE6, HE9 and to advice in SPD07.

3) UNI3

Supplementary Planning Document 07 on Advertisements states that within a conservation area advertisement consent will not normally be granted for any commercial flag. The proposed flagpole signs (N4) would not only lead to an unwelcome proliferation of advertisements, they would also be visually prominent within the street scene and detract from the character and appearance of the building and the wider conservation area. The proposal is therefore contrary to policies QD12, HE6, HE9 and to advice in SPD07.

BH2009/01835

2 & 3 Cavendish Mews Hove

Erection of rear balconies with patio doors to No. 2 & 3 Cavendish Mews.

Applicant: Mr Philip Mason

Officer: Jason Hawkes 292153

Refused on 12/10/09 DELEGATED

1) UNI

Brighton & Hove Local Plan policies QD1, QD2 and Q14 require new development and extensions to be of a high standard of design that makes a

positive contribution to the surrounding area and emphasises and enhances the positive characteristics of the local neighbourhood. Policy HE6 further states that development within or affecting the setting of conservation areas should preserve or enhance the character or appearance of the area. Having regard to the position, design, materials and projection from the building of the balconies, the proposal will form an incongruous and unsympathetic addition which will significantly detract from the character and appearance of the host building and the surrounding conservation area. The scheme is therefore contrary to the above mentioned policies.

2) UNI2

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to protect the amenity of an area, its users, residents and occupiers. The use of the rear balcony will result in a significant increase in overlooking of adjacent gardens and habitable rooms serving neighbouring residential properties leading to a loss of privacy and an unneighbourly form of development. The proposal therefore leads to a loss of amenity and is contrary to the above policies.

CENTRAL HOVE

BH2003/02531/AD

Tesco Gas Works Site Church Road Hove

Non-illuminated signage.

Applicant: Tesco Stores Ltd

Officer: Zachary Ellwood 292114

Finally Disposed of on 25/09/09 DELEGATED

BH2003/03232/FP

Land Adjacent to 13 Haddington Street Hove

Recycling units.

Applicant: Tesco Stores Ltd

Officer: Zachary Ellwood 292114

Finally Disposed of on 25/09/09 DELEGATED

BH2005/06127

6 Blatchington Road Hove

Ground floor remains the same and the provision of two flats above.

Applicant: R Gumball Properties Ltd

Officer: Zachary Ellwood 292114

Finally Disposed of on 01/10/09 DELEGATED

BH2009/01359

Land to rear of 29 Medina Villas Hove

Erection of a 5 storey dwelling house with integral garages at lower ground floor with ramped access.

Applicant: Gramm Limited

Officer: Adrian Smith 01273 290478

Refused on 12/10/09 DELEGATED

1) UNI

Policies QD1, QD2 and HE6 state that proposals within a conservation area should preserve or enhance the character or appearance of the area and should show a consistently high standard of design and detailing reflecting the scale and character or appearance of the area. The proposed development is of a traditional design but with a scale, proportion and detailing that is not an accurate reflection of the surrounding buildings. For this reason the design forms a

pastiche development that would be harmful to the character and appearance of the Cliftonville conservation area, contrary to the above policies.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan seek to protect the residential amenity of neighbouring properties. The proposed development would by reason of its height, scale and positioning lead to overshadowing, a significant overbearing effect, an increased sense of enclosure, and a significant degree of direct and perceived overlooking to neighbouring properties to the detriment of the living conditions of existing and future residents. The proposal therefore leads to a loss of amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2009/01507

20 Victoria Terrace Hove

Conversion of basement retail unit (A1) to form a 1 no. bedroom self-contained flat. Demolition and replacement of rear extension to basement. Replacement of rear windows and door to basement and ground floor flat and other external alterations. (Part retrospective).

Applicant: Hashim Alvi

Officer: Christopher Wright 292097

Refused on 29/09/09 DELEGATED

1) UNI

Policies QD14 and HE6 of the Brighton & Hove Local Plan require alterations to be well designed and detailed in relation to the property to be altered and adjoining properties, and preserve or enhance the character and appearance of the conservation area. The replacement windows to the rear façade of the building are inappropriate in terms of design, glazing configuration and method of opening, and would appear unsympathetic with the intrinsic character of the building, to the detriment of visual amenity and the wider Cliftonville Conservation Area, contrary to the aims and objectives of the development plan.

2) UNI

The design and layout of the proposed basement flat is contrary to the requirements of policies SU2, QD27 and HO13 of the Brighton & Hove Local Plan in that living areas, bedrooms and washing/W.C. areas would have insufficient natural light and ventilation, to the detriment of future occupiers' living standards and inducing a reliance on artificial lighting and mechanical ventilation, which is not energy efficient. Furthermore, the layout, room sizes, corridor and doorway widths and stair access do not embrace 'lifetime homes' standards wherever practicable.

BH2009/01872

Flat 6 20 Ventnor Villas Hove

Insertion of a conservation style roof-light to the rear roof slope.

Applicant: Andrew Millage

Officer: Steven Lewis 290480

Approved on 07/10/09 DELEGATED

1) BH01.01

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

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

BH2009/01930

Flat 4 44 Norton Road Hove

Replacement of second floor flat existing UPVC windows and French door with wooden sash windows and timber French door.

Applicant: Mrs Carmen Appich

Officer: Wayne Nee 292132

Approved on 05/10/09 DELEGATED

1) BH01.01

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

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

GOLDSMID

BH2009/00537

Tecni-Form Ltd Goldstone Lane Hove

Temporary change of use from light industry (B1) to indoor sport centre (D2) for a period of 3 years.

Applicant: Mr Sol Gilbert

Officer: Paul Earp 292193

Approved on 30/09/09 DELEGATED

1) 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.

2) 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.

3) BH07.05

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

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

4) UNI

The D2 use hereby permitted shall be carried on by, and for the benefit of the ZT Group only and by no other person or business, and upon the cessation of occupation by the ZT Group the use hereby permitted shall cease and the premises shall revert back to its former employment use.

Reason: This permission is granted exceptionally and only in view of the personal circumstances of the applicant and to comply with policy EM1 of the Brighton & Hove Local Plan.

5) UNI

During the temporary period during which the use is permitted the premises (other than the existing office use to be retained within the building) shall be used

as an indoor sports centre for children up to the age of 16 only and for no other purpose (including any other use for purpose within Class D2 of the Schedule to the Town and Country Planning (use Classes) Order 1987 (or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification)).

Reason: To safeguard employment premises and to comply with policy EM1 of the Brighton & Hove Local Plan.

6) UNI

The provision of hot food within the refreshment area shall be restricted to food that is heated within a microwave only.

Reason: To protect the amenities of the occupiers of neighbours properties in the absence of adequate odour control equipment, and to comply with policy QD27 of the Brighton & Hove Local Plan.

7) UNI

The D2 use hereby permitted shall not be open to customers except between the hours of 09.00 and 19.00 on Mondays to Fridays and between the hours of 10.00 and 19.00 on Saturdays, Sundays and Bank or other Public Holidays.

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

8) UNI

The D2 use hereby permitted shall be discontinued and the building /land restored to its condition immediately prior to the use commencing on or before 30 September 2012 in accordance with a scheme of work to be submitted to, and approved in writing by, the local planning authority. The use of the whole of the building shall then revert back to its former employment use.

Reason: The use hereby permitted is not considered suitable as a permanent form of development to safeguard employment premises and to comply with policy EM1 of the Brighton & Hove Local Plan.

BH2009/01203

Garages at rear of 90 Cromwell Road Hove

Demolition of existing single storey garages and erection of a single storey one bedroom house.

Applicant: Miss Pauline Whitcomb

Officer: Guy Everest 293334

Refused on 12/10/09 DELEGATED

1) UNI

The development relates to a backland site of limited size. A considerable portion of the site would be developed for the dwelling and associated hard surfacing, including a car turntable, which coupled with the proposed siting and limited separation from side and rear boundaries would create a cramped form of development. The proposal would appear incongruous in relation to surrounding development and fail to respect the local context or enhance the positive qualities of the local neighbourhood. The proposal is therefore considered to be an inappropriate form of development detrimental to the prevailing character of the area and contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

BH2009/01518

Sussex County Cricket Club Eaton Road Hove

Erection of 3no single storey brick buildings comprising a toilet block, food and drink servery, machinery maintenance equipment, storage and an office.

Applicant: Sussex County Cricket Club

Officer: Paul Earp 292193

Approved on 30/09/09 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) BH03.01

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.

3) BH07.03

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

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

4) BH07.04

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

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

5) 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.

6) UNI

The compactor shall only be operated between the hours of 08:00 and 18:00 Monday to Friday, and between the hours of 09:00 and 18:00 on Saturdays, Sundays and Bank or Public Holidays.

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

7) UNI

The food and drinks servery hereby approved shall only be used in connection with cricket matches only, unless express approval for other events is sought from and approved by the Local Planning Authority.

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

8) UNI

Prior to the carrying out of any repair work to the roadway in front of the Elm tree

subject to TPO 10/2006, an Arboricultural Method Statement shall thereafter be submitted to and approved in writing by the Local Planning Authority indicating how the tree is to be protected during works. The works shall be carried out in strict accordance with the approved statement.

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

9) UNI

No development shall commence until details of four trees to replace trees to be removed to facilitate development have been submitted to and agreed by the Local Planning Authority. Information should include details of species, size and location. The trees shall thereafter be planted in accordance with the agreed details within the first planting season following construction of the buildings hereby approved. Any tree which within a period of 5 years from its planting is removed, seriously damaged, diseased or dies shall be replaced in the next planting season with others of similar size and species.

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.

10) UNI

No development shall commence until fences for the protection of the Elm tree subject to TPO 10/2006 have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The scheme shall accord to standard BS 5837 (2005). The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within areas enclosed by such fences.

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

BH2009/01798

Ground Floor Flat 78 Denmark Villas Hove

Erection of conservatory to rear.

Applicant: Mr McClave

Officer: Wayne Nee 292132

Approved on 29/09/09 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

BH2009/01907

11 Lyndhurst Road Hove

Change of use of first and second floors from offices (B1) to a 4 bed maisonette (C3) incorporating a loft conversion with rooflights.

Applicant: Mr David Webb

Officer: Jason Hawkes 292153

Approved on 06/10/09 DELEGATED

1) BH01.01

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

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

2) BH02.08

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

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

3) BH04.01

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

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

4) BH05.09

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

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

5) BH06.03

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

Details of the fencing for the division of the rear garden as shown on the 'Garden Plan' shall be submitted for approval to the Local Planning Authority prior to the occupation of the maisonette. The scheme shall be implemented in accordance with the 'Garden Plan' and approved details and shall thereafter be retained as such.

Reason: To safeguard the amenity of the ground floor flat and secure amenity space for the proposed maisonette in accordance with policies QD27 and HO5 of the Brighton & Hove Local Plan.

BH2009/01927

18 Cromwell Road Hove

External alterations to existing door and window on East elevation at lower ground floor level.

Applicant: Regent Language Training Ltd

Officer: Steven Lewis 290480

Approved on 05/10/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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 new joinery work, including doors, door frames, window frames, architraves, skirting boards and all new plasterwork and external renderwork shall match exactly the original work in materials, design, moulding profiles, finishes and colours, including paint finishes.

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

3) UNI

The development hereby permitted shall be carried out in strict accordance with the Waste Minimisation Statement submitted with the application and received on 21/08/2009.

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

4) UNI

Details and samples of any new glazing, and any films to be applied to the glazing shall be submitted to and approved by the local planning authority in writing before work commences and the works shall be carried out in accordance with the approved details and maintained as such thereafter.

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

5) UNI

All redundant external and internal cables, cable ducting and pipework shall be removed and the walls made good to match.

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

6) UNI

The existing side basement door and window shown on the approved drawings as being removed shall be salvaged and reused in their new positions unless otherwise agreed in writing by the local planning authority beforehand.

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

7) UNI

The cill of the new window and the threshold and step of the new door shall match exactly the original window cill and door threshold and step, and the window and door shall both be recessed within their respective openings in exactly the same manner as the existing window and door.

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

BH2009/01928

18 Cromwell Road Hove

Internal works to remove existing kitchen facilities and installation of new toilet facilities with external alterations to existing door and window of East elevation at lower ground floor level.

Applicant: Regent Language Training Ltd

Officer: Steven Lewis 290480

Approved on 05/10/09 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 redundant external and internal cables, cable ducting and pipework shall be removed and the walls made good to match.

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 cill of the new window and the threshold and step of the new door shall match exactly the original window cill and door threshold and step, and the window and door shall both be recessed within their respective openings in exactly the same manner as the existing window and door.

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

4) UNI

Details and samples of any new glazing, and any films to be applied to the glazing shall be submitted to and approved by the local planning authority in writing before work commences and the works shall be carried out in accordance with the approved details and maintained as such thereafter.

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

5) UNI

The existing side basement door and window shown on the approved drawings as being removed shall be salvaged and reused in their new positions unless otherwise agreed in writing by the local planning authority beforehand.

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

6) UNI

All new joinery work, including doors, door frames, window frames, architraves, skirting boards and all new plasterwork and external renderwork shall match exactly the original work in materials, design, moulding profiles, finishes and colours, including paint finishes.

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

HANGLETON & KNOLL

BH2009/01931

47 Florence Avenue Hove

Installation of access ramp to side and alterations to windows on rear elevation.

Applicant: Mr Ivor Padgett

Officer: Clare Simpson 292454

Approved on 06/10/09 DELEGATED

1) BH01.01

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

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

SOUTH PORTSLADE

BH2009/00532

116 St Andrews Road Portslade Brighton

Change of use of premises from car showroom (SG04) to furniture showroom (A1) and a storage container.

Applicant: Tates

Officer: Guy Everest 293334

Approved on 07/10/09 PLANNING COMMITTEE

1) 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.

2) 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.

3) UNI

Within one month from its installation on the site, the storage container hereby approved shall be painted in a colour to be agreed in writing by the Local Planning Authority and shall thereafter be retained.

Reason: To safeguard the visual amenities of the area and to comply with policy QD1 of the Brighton & Hove Local Plan.

4) UNI

The use hereby approved shall not commence until the parking area has been laid out in accordance with details submitted to and approved in writing by the Local Planning Authority, which shall incorporate two disabled persons parking spaces. The parking area shall be retained in accordance with the details approved.

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

5) UNI

The use hereby permitted shall only inure for the retail sale and ancillary storage of the items listed hereunder and for no other purposes, including any other purpose falling within Use Class A1 of the Town and Country Planning (Use Classes) Order 1987, as amended:

(a) furniture;

(b) such other items as have first been agreed in writing by the Local Planning Authority as falling within the category of "bulky goods"; and

(c) any ancillary small items usually associated with the sale of the abovementioned "bulky goods".

Reason: To ensure that the use hereby approved does not cause detriment to the vitality and viability of the Boundary Road / Station Road District Shopping Centre and to comply with policies SR1 and SR2 of the Brighton & Hove Local Plan.

6) UNI

The use hereby permitted shall not be open to customers and no deliveries shall

be taken at or dispatched from the site except between the hours of 08.00 and 18.00 on Mondays to Saturdays and 10.00 and 16.00 on Sundays.

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

7) UNI

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

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

BH2009/01792

41 Church Road Portslade Brighton

Certificate of Lawfulness for a proposed development of a replacement conservatory to rear.

Applicant: Miss A Court

Officer: Charlotte Hughes 292321

Refused on 25/09/09 DELEGATED

STANFORD

BH2009/01597

89 Woodland Avenue Hove

Erection of two storey side extension, including extension of roof.

Applicant: Mrs Roberta Rampazzo

Officer: Clare Simpson 292454

Approved on 25/09/09 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.

BH2009/01913

26 Orchard Avenue Hove

Erection of conservatory to rear.

Applicant: Mr & Mrs Ingram

Officer: Steven Lewis 290480

Approved on 28/09/09 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) UNI

The development hereby permitted shall not be commenced until details of existing ground levels and the proposed finished floor level of the conservatory

have been submitted to, and approved in writing by, the local planning authority. The development shall thereafter proceed in accordance with the agreed details regarding finished floor level.

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

4) UNI

The development hereby permitted shall be carried out in strict accordance with the Waste Minimisation Statement (prepared by Robin Yates) submitted with the application and received on 11/08/2009.

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

BH2009/01916

7 Park View Road Hove

Certificate of Lawfulness for a proposed single storey rear extension.

Applicant: Mr Brian Keogh

Officer: Clare Simpson 292454

Approved on 05/10/09 DELEGATED

BH2009/01922

Flat 3 8 Upper Lewes Road Brighton

Loft conversion incorporating 1no roof-lights to the front and 1no roof-light to the rear (Retrospective).

Applicant: Mr Timothy Jones

Officer: Liz Arnold 291709

Approved - no conditions on 29/09/09 DELEGATED

BH2009/01989

4 Goldstone Crescent Hove

Erection of a single storey front extension and two storey rear extension to West elevation.

Applicant: Mrs Natalie Hall

Officer: Steven Lewis 290480

Refused on 13/10/09 DELEGATED

1) UNI

The extension, by reason of its form, siting and scale, is considered poorly designed, it fails to take into account the positive local characteristics of the neighbourhood, the present character of the property and fails to take account of the existing space around buildings of the area or retain an appropriate gap between the existing property and the joint boundary with No. 6 Goldstone Crescent. This is contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The extension, by reason of its siting and scale, would have an overbearing impact and result in a loss of outlook, leading to a harmful loss of residential amenity for the occupiers of No. 6 Goldstone Crescent contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

WESTBOURNE

BH2009/01211

172b Portland Road Hove

Installation of safety railings (amended description).

Applicant: Mr Chris Kennish

Officer: Jason Hawkes 292153

Approved on 06/10/09 DELEGATED

1) BH01.01

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

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

2) UNI

Access to the flat roof area enclosed by the safety railings hereby permitted shall be for maintenance or emergency purposes only and the flat roof shall not, at any time, be used as a roof garden, terrace, patio or other similar amenity area.

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

BH2009/01306

Portland Road Post Office 104 Portland Road Hove

Installation of a cash point machine.

Applicant: Post Office Ltd

Officer: Steven Lewis 290480

Approved on 24/09/09 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

Any necessary works to make good the brickwork shall match that of the existing building (including colour, style bonding and texture of the existing building) and shall be completed within one month following the installation of the ATM the subject of this application.

Reason: To ensure a satisfactory completion to the development and to safeguard the character and appearance area, to accord with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2009/01561

130 Cowper Street Hove

Extension above valeting shop (B1) to create office space (B1).

Applicant: R & R Valeting

Officer: Christopher Wright 292097

Approved on 28/09/09 PLANNING COMMITTEE

1) UNI

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

4) UNI

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

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

5) 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.

6) UNI

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.

BH2009/01844

81 Pembroke Crescent Hove

Roof extensions over existing flat roof sections, including new dormer window to West elevation, replacement dormer window to East elevation, and revised eaves detail to rear (South) elevation.

Applicant: Mr & Mrs Ben & Sarah Watkins

Officer: Wayne Nee 292132

Refused on 24/09/09 DELEGATED

1) UNI

The proposed east elevation dormer window faces in the direction of the neighbouring properties of nos. 12 & 14 Pembroke Gardens. It is considered that the proposed dormer would represent an overbearing addition for residents of these adjoining residents by reason of an increased sense of overlooking and loss of privacy, and would have an adverse impact on residential amenity. The proposal therefore is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) 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 extension would be located alongside the side boundary of the rear garden of no. 12 Pembroke Gardens. By virtue of its size, positioning, and proximity to the neighbouring boundary, the proposed roof extension would form an over dominant and over bearing addition which is considered an un-neighbourly form of development for residents of no. 12 Pembroke Gardens and results in a significant impact on residential amenity space. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/01868

Flat 3 Hove Lodge 18 Hove Street Hove

Replacement UPVC double glazed windows to rear of property.

Applicant: Mr R Windham

Officer: Steven Lewis 290480

Refused on 07/10/09 DELEGATED

1) UNI

The replacement windows by reason of their design and materials would result in an unsympathetic and incongruous alteration which would adversely affect the appearance of the building and fail to preserve the character and appearance of the Pembroke and Princes conservation area. Furthermore the development would set an unwelcome precedent for the building and similar development in the surrounding area. The proposal is thereby contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2009/01878

Ground Floor 37 St Andrews House Portland Road Hove

Change of use from a sauna/health suite (D2) to an advice /support centre (A2).

Applicant: Off The Fence Trust Ltd

Officer: Charlotte Hughes 292321

Approved on 07/10/09 DELEGATED

1) BH01.01

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

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

2) BH02.08

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

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

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

3) BH06.02

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

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

WISH

BH2008/01833

172 Portland Road Hove

Re-routing of existing extraction ducting at first floor and roof level to rear of property.

Applicant: Mr Mustafa Sen

Officer: Jason Hawkes 292153

Approved on 06/10/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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

Prior to commencement of development, a scheme for the fitting of odour control equipment and sound insulation for the odour control equipment, and treatment for all plant, machinery and ducting against transmission of sound and vibration to the building shall be submitted to and approved in writing by the Local Planning Authority. Development shall be in strict accordance with the approved details and retained thereafter.

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

3) UNI

No development shall take place until a scheme for painting the ducting hereby approved in a matt colour to match the background walls of the parent building 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 and shall thereafter be retained.

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

BH2009/01840

14 Park Avenue Hove

Erection of single storey extension to rear.

Applicant: Mr G Howell

Officer: Steven Lewis 290480

Approved on 24/09/09 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 development hereby permitted shall be carried out in strict accordance with the Waste Minimisation Statement submitted with the application and received on 30/07/2009.

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

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 window, dormer window, rooflight or door, other than those expressly authorised by this permission, shall be constructed in the walls or roof of the extension hereby permitted without first obtaining planning permission 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.