

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED

PATCHAM

BH2009/00079

15 Warmdene Road Brighton

Certificate of Lawfulness for proposed loft conversion with hip to gable roof extension, front rooflight and rear dormer with Juliet balcony.

Applicant: Mr Steve Chambers

Officer: Helen Hobbs 293335

Approved on 03/11/09 DELEGATED

BH2009/01704

24 Winfield Avenue Brighton

Front gable roof extensions, alterations and two storey front extension. Two storey rear extension and rear gable roof extensions. Side and rear elevational alterations. (Retrospective)

Applicant: Mr Paolo Packham

Officer: Jonathan Puplett 292525

Approved on 22/10/09 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) UNI

Access to the flat roofs of the development hereby approved shall be for maintenance or emergency purposes only, and the flat roofs shall not be used as roof gardens, terraces, patios or similar amenity areas.

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.

BH2009/02059

33 Barrhill Avenue Brighton

Erection of single storey rear extension.

Applicant: Mr Kevin Pateman

Officer: Sonia Kanwar 292359

Approved on 21/10/09 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.

PRESTON PARK

BH2007/01694

5/7 Stanford Avenue Brighton

Conversion of 16 flats to provide for 35 room nursing home together with 3-storey extension and conservatory to rear.

Applicant: Birch Grove Nursing Home

Officer: Kathryn Boggiano 292138

Finally Disposed of on 21/10/09 DELEGATED

BH2009/01545

First Floor Flat 23 Stanford Road Brighton

Roof conversion incorporating 2no rear dormers and 2no front roof-lights (part-retrospective) (resubmission of BH2009/00346).

Applicant: Mr Jess Russell

Officer: Sonia Kanwar 292359

Approved on 20/10/09 DELEGATED

1) UNI

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

Reason: To ensure a satisfactory appearance of 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.

BH2009/02126

16 Beaconsfield Villas Brighton

Demolition of garage and erection of a single storey annex.

Applicant: Mr & Mrs Uwe Hirschberg

Officer: Sonia Kanwar 292359

Approved on 28/10/09 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 planting comprised in the approved scheme of replacement planting shall be carried out in the first planting and seeding seasons following the completion of the development and any trees or plants which within a period of 5 years from the

completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

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

3) UNI

No development shall commence until a scheme of replacement planting is submitted to and has been approved in by the Local Planning Authority. There shall be a minimum of 2 no. trees included within the scheme. The scheme shall be implemented in strict accordance with the approved details and thereafter retained as such.

Reason: To mitigate the impact of the loss of the Walnut tree on site in the interest of the visual amenities of the area and to comply with policies QD1, QD16 and HE6 of the Brighton & Hove Local Plan.

4) UNI

The extension hereby approved shall be occupied solely for purposes incidental to the occupation and enjoyment of 16 Beaconsfield Villas as a dwelling and shall not be used as a separate planning unit.

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

5) UNI

No development shall commence until an Arboricultural Statement regarding the Lime tree adjacent to the site to the west has been submitted to and approved in writing by the Local Planning Authority. The Arboricultural Statement shall include details of protection of the tree to BS5837 (2005) Trees on Development Sites during the development, as well as any pruning works that need to be undertaken. The works shall implemented fully in accordance with the approved details.

Reason: To safeguard the character and appearance of the area and to ensure the protection of the trees in accordance with policies QD1, QD16 and HE6 of the Brighton & Hove Local Plan.

REGENCY

BH2007/01872

12a Regency Square Brighton

Change of use of basement cocktail bar (A4) to 2-bed flat (C3).

Applicant: Colin Gray

Officer: Clare Simpson 292454

Finally Disposed of on 21/10/09 DELEGATED

BH2007/02128

Marks & Spencers 195-200 Western Road Brighton

Installation of generator on roof.

Applicant: Marks & Spencers Plc

Officer: Clare Simpson 292454

Finally Disposed of on 21/10/09 DELEGATED

BH2009/01842

56 Western Road Brighton

Display of externally illuminated fascia signs(2no), externally illuminated projecting signs (2no) and associated vinyl window lettering (2no).

Applicant: Santander

Officer: Wayne Nee 292132

Refused on 19/10/09 DELEGATED

1) UNI

The proposed fascia signs by reason of the extent and method of their external illumination would be unduly visually prominent within, and detrimental to the appearance and character of, the Regency Square conservation area. The proposal is thereby contrary to Policies QD12 and HE9 of the Brighton & Hove Local Plan and to advice contained in the Council's adopted Supplementary Planning Document 'Advertisements' (SPD07).

BH2009/01876

66 North Street Brighton

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

Applicant: Toptrendz Fashion Accessories

Officer: Charlotte Hughes 292321

Approved on 26/10/09 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 installation of the shopfront hereby the permitted, colour samples of the external painted finish are to be submitted to and approved by the Local Planning Authority and shall be maintained as approved unless any variation has been agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD10 and HE6 of the Brighton & Hove Local Plan.

3) UNI

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per guidance provided in BS4142:1997.

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

4) UNI

The walls above the cornice are to be painted cream to match the walls on the adjacent buildings.

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

5) UNI

The air conditioning units hereby permitted shall only operate during the following times:

09.30hrs and 17.30hrs on Mondays to Saturdays inclusive;

11.00hrs and 16.00hrs on Sunday.

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.

Report from:

6) UNI

Only the following air conditioning units are permitted to operate at the premises:

- Mitsubishi FDT100v (2 units for the shop)
- Mitsubishi FDT 40v (1 unit for the back storage area).

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

7) UNI

No development shall take place until samples of the materials to be used in the construction of the development hereby permitted (including the paving materials for the recessed entrance) 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 QD10 and HE6 of the Brighton & Hove Local Plan.

8) UNI

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

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD10 and HE6 of the Brighton & Hove Local Plan.

BH2009/01893

7 Montpelier Terrace Brighton

Replacement railings to South & East boundaries to match existing.

Applicant: Mr Stephen Lawrence

Officer: Charlotte Hughes 292321

Approved on 28/10/09 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

Notwithstanding the submitted drawings, no works shall take place until full details of the proposals have been submitted to and approved by the local planning authority in writing, including:

- 1:1 scale sections and elevations of the new railings' finials and toprail profile, the gate hinges and latch and the method of fixing of the railings into the walls.
- 1:10 sample elevations of the proposed new railings, the queen posts, back stays and gates, and 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 preservation and enhancement of the Listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

3) UNI

Within one month of installation, the railings hereby permitted shall be painted black and retained as such thereafter.

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

4) UNI

Notwithstanding the submitted drawings, the new railings shall have a horizontal

top rail, crescent moon finials and queen posts to match those of the surviving original railings on the party wall between Nos. 6 and 7 Montpelier Terrace and the gate shall have swivel hinges, unless otherwise agreed in writing by the Local Planning Authority.

Reason: So as to ensure that the new railings will match the surviving sections of original railings and secure the preservation and enhancement of the Listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2009/01896

63 Regency Square Brighton

Reconstruction of 1st floor balcony to front elevation and reinstatement of existing iron balustrade to match existing lines.

Applicant: Queensbury & Regency Ltd

Officer: Charlotte Hughes 292321

Approved on 19/10/09 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.

BH2009/01899

Flat 5 147 Kings Road Brighton

Erection of ground floor level extension above previously approved single storey basement extension and insertion of new obscure glazed window to rear.

Applicant: Aurotos

Officer: Christopher Wright 292097

Refused on 27/10/09 DELEGATED

1) UNI

The development, by reason of the height, massing, design and siting, constitutes over development of the rear part of the building and would be harmful to the setting and intrinsic character of the listed building. The application is thereby contrary to the aims and objectives of policies QD14, HE1 and HE3 of the Brighton & Hove Local Plan which require development to be well designed and detailed in relation to the property to be extended, adjoining properties and to the surrounding area; to take into account the existing space around buildings and the character of the area; and to ensure the character of listed buildings is preserved and ensure development does not have an adverse impact on the setting of listed buildings through factors including the siting, height, bulk, scale and layout.

2) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to ensure development would not result in loss of privacy and that both existing and future users, residents or occupiers, would not experience loss of amenity. The height and scale of the development would increase the sense of enclosure around the rear yard to be retained, and have an overbearing impact. As such the development is contrary to the development plan.

BH2009/01900

Flat 5 147 Kings Road Brighton

Erection of ground floor level extension above previously approved single storey basement extension and insertion of new obscure glazed window to rear.

Applicant: Aurotos

Officer: Christopher Wright 292097

Refused on 27/10/09 DELEGATED

1) UNI

Insufficient details of the proposed roof design, rainwater goods and window details, including glazing bar configuration, sills and sections have been submitted, such that formal determination of these aspects of the development cannot be achieved. As such the application is contrary to the aims and objectives of policies QD14 and HE1 of the Brighton & Hove Local Plan.

2) UNI

The development, by reason of the height, massing, design and siting, constitutes over development of the rear part of the building and would be harmful to the setting and intrinsic character of the listed building and the space around it. The application is thereby contrary to the aims and objectives of policies QD14, HE1 and HE3 of the Brighton & Hove Local Plan which require development to be well designed and detailed in relation to the property to be extended; to take into account the existing space around buildings; and to ensure the character of listed buildings is preserved and ensure development does not have an adverse impact on the setting of listed buildings through factors including the siting, height, bulk, scale and layout.

BH2009/01908

36 Little Preston Street Brighton

Extension and alterations to existing building to form a two-storey one-bedroom house incorporating low energy design features.

Applicant: Mr A Sims

Officer: Christopher Wright 292097

Refused on 04/11/09 DELEGATED

1) UNI

Policy HO13 of the Brighton & Hove Local Plan and the Council's Planning Advisory Note 3 'Accessible Housing & Lifetime Homes' (PAN03) require new residential units including conversions to be accessible and built to Lifetime Homes' standard, whereby the accommodation can be adapted to meet the needs of people with disabilities without major structural alterations. The restricted footprint of the new dwelling combined with the cramped floor layout, spiral staircase and inadequate circulation areas, particularly in the living room, kitchen and shower room/W.C., indicate that the requirements of policy HO13 have not been met. Accordingly, the proposed development is contrary to the provisions of the development plan and to advice in PAN03.

BH2009/01925

7 Victoria Road Brighton

Alterations to roof to form a hidden sunken external roof space and removal and replacement of external features.

Applicant: Mr & Mrs Christopher Jackson

Officer: Clare Simpson 292454

Refused on 28/10/09 DELEGATED

1) UNI

The property is a Grade II listed building located within the Montpelier and Clifton Hill conservation area. This building and its neighbours to the east were originally

Report from:

designed with parapets to conceal the roof structures and any views of the roofs is not intentional, but was intended to be kept to the minimum. The proposed new roof structure would be more prominent and visually obtrusive than the existing and would materially detract from the character of the listed building and the skyline of this part of the conservation area. As such, the proposal would be contrary to policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan, the Council's Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1) and to advice from central government contained in PPG15 ' Planning and the Historic Environment.'

BH2009/01926

7 Victoria Road Brighton

Alterations to roof to form a hidden sunken external roof space and removal and replacement of external features.

Applicant: Mr & Mrs Christopher Jackson

Officer: Clare Simpson 292454

Refused on 02/11/09 DELEGATED

1) UNI

The property is a Grade II listed building located within the Montpelier and Clifton Hill conservation area. This building and its neighbours to the east were originally designed with parapets to conceal the roof structures and any views of the roofs is not intentional, but was intended to be kept to the minimum. The proposal involves the removal of original fabric of the listed building. The proposed new roof structure would be more prominent and visually obtrusive than the existing and would materially detract from the character and appearance of the Grade II listed building. The proposal would thereby be contrary to policy HE1 of the Brighton & Hove Local Plan and to advice from central government contained in PPG15 ' Planning and the Historic Environment.'

BH2009/02041

63 Western Road Brighton

Display of 2 No. externally illuminated fascia signs and 1 No. internally illuminated projecting sign.

Applicant: KFC (GB) Ltd

Officer: Adrian Smith 01273 290478

Approved on 03/11/09 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2009/02079

135 Western Road Brighton

Display of 1no internally illuminated fascia sign, 1no externally illuminated fascia sign, 2no internally illuminated menu boxes, 1no non-illuminated vertical banners, 1no canopy and vinyl lettering to windows.

Applicant: Kempston Leisure Ltd

Officer: Clare Simpson 292454

Approved on 28/10/09 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) BH10.07

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.

ST. PETER'S & NORTH LAINE

BH2004/02194/FP

Diplocks Yard 73 North Road Brighton

Proposed development of seven residential units (comprising 3 no. 1-bed flats, 2 no. 2-bed houses, 1 no. 2-bed flat, 1 no. 3-bed house) and one office (B1) unit.

Applicant: Westfield Investments Ltd

Officer: Kathryn Boggiano 292138

Finally Disposed of on 21/10/09 DELEGATED

BH2009/00471

Brighton Railway Station Queens Road Brighton

Replacement of existing "next train indicator" screens to platforms, concourse and buffer areas and to car park and taxi areas.

Applicant: Network Rail (Infrastructure) Limited

Officer: Jonathan Puplett 292525

Approved on 21/10/09 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) UNI

All new visible cabling and cable trunking serving the new NTI screens shall be painted to match the colour of the structure to which they are attached prior to the NTI screens being brought into use.

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 a sample elevational drawing at 1:20 scale of an existing single and a double gallows support, showing the positioning of the new NTI screens on them have been submitted to and approved in writing by the

Local Planning Authority. The works shall be carried out in strict accordance with the agreed details.

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

BH2009/01692

24a Buckingham Place Brighton

Removal of existing window at rear elevation of property and installation of new external French Doors. Bricking up of existing external back door.

Applicant: Miss Alice Dewar-Mills

Officer: Helen Hobbs 293335

Approved on 27/10/09 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) BH12.02

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

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

BH2009/01782

2 Upper Gardner Street Brighton

Replacement doors to ground floor front elevation.

Applicant: Mr Colin Sewell-Rutter

Officer: Chris Swain 292178

Approved on 03/11/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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 hereby approved timber doors and panelling shall be painted Dark Admiral/RAF Blue-Grey (BS632/633) as specified in an email from the agent received on 28 October 2009 and 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.

BH2009/01882

24 Queens Gardens Brighton

Replacement of ground and first floor front timber bay windows with new timber units and installation of conservation style roof light to front elevation.

Replacement of existing roof tiles.

Applicant: Mr Brian Braithwaite

Officer: Sonia Kanwar 292359

Approved on 20/10/09 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) BH12.03

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

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

3) BH12.05

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

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

BH2009/01884

17 Alexandra Villas Brighton

Conversion of garage to form new study and replacement of all windows.

Applicant: Mr James Bennett

Officer: Liz Arnold 291709

Approved on 03/11/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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

Unless otherwise agreed in writing the replacement aluminium windows hereby approved shall be painted/powdercoated in white within 1 month of being installed and shall be retained as such.

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

4) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 30th March 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.

BH2009/01894

Community Base 113 Queens Road Brighton

Display of externally illuminated mesh type banner to North elevation for a temporary period of three months per year.

Applicant: Mr Colin Chalmers

Officer: Helen Hobbs 293335

Refused on 03/11/09 DELEGATED

1) UNI

The proposed advertisement, by virtue of its size, location, materials and illumination, would result in a visually dominant feature within the street scene

and would detract from the visual amenities of the area, adversely impacting on the character and appearance of both the North Laine Conservation Area and the West Hill Conservation Area. As such, the proposal is contrary to policies QD12, QD13, HE6 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 Advertisements.

BH2009/01951

2-3 Camden Terrace Brighton

Removal of existing UPVC & timber boarding from front elevation of No. 2 & 3 Camden Terrace.

Applicant: Ms Nicola Stevenson

Officer: Chris Swain 292178

Refused on 22/10/09 DELEGATED

1) UNI

The removal of the lap boarding and the proposed render finish to the first floor would result in the loss of an important historic feature and detract from the character and appearance of the pair of semi-detached properties and the surrounding area within the West Hill conservation area, contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2009/01977

12 St Georges Place Brighton

Change of use from offices (B1) to a non-residential institution (D1).

Applicant: Mr Teesdale

Officer: Jonathan Puplett 292525

Refused on 02/11/09 DELEGATED

1) UNI

Insufficient information has been submitted regarding the proposed use to demonstrate that the proposal would not cause significant harm to neighbouring amenity, would provide for the demand in travel which it would create and would not require alterations which would harm the historic and architectural character and appearance of the listed building. Furthermore it is not proposed that original features of the listed building be reinstated. In the absence of sufficient information in these regards, the scheme is contrary to policies QD27, SU10, TR1, HE1 and HE4 of the Brighton & Hove Local Plan.

2) UNI

Policy EM5 of the Brighton & Hove Local Plan states that planning permission will not be granted for the change of use of office premises or office sites to other purposes, unless they are genuinely redundant because the site is unsuitable for redevelopment or the premises are unsuitable and cannot be readily converted to provide different types of office accommodation, or where a change of use is the only practicable way of preserving a building of architectural or historic interest. It has not been adequately demonstrated that the office use is genuinely redundant. No information regarding the proposed use, its likely employment generation and its potential impact upon the listed building has been submitted to demonstrate that an exception to this policy is justified in this case. The proposed conversion is therefore contrary to the above policy.

BH2009/02039

40 Tidy Street Brighton

Loft conversion incorporating rear dormer and 2 no. rear roof lights.

Applicant: Mr Mark Lane

Officer: Sonia Kanwar 292359

Approved on 21/10/09 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) BH12.02

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

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

BH2009/02132

51 Church Street Brighton

Certificate of Lawfulness for a proposed erection of a single storey rear extension.

Applicant: Mr Mike Lancaster

Officer: Sonia Kanwar 292359

Approved on 02/11/09 DELEGATED

WITHDEAN

BH2009/01382

2 Windmill Drive Brighton

Roof extension including 2no. dormers and roof-lights to front and rear and increase in ridge height. Erection of timber cladding to elevations (amended description).

Applicant: Mr Thomas Hastings

Officer: Clare Simpson 292454

Approved on 20/10/09 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

No development shall take place until samples of the timber cladding 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.

BH2009/01572

Varndean College Surrenden Road Brighton

Provision of temporary teaching accommodation (retrospective).

Applicant: Varndean College

Officer: Guy Everest 293334

Approved on 23/10/09 DELEGATED

1) BH11.02

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

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

2) UNI

Within two months from the date of this decision a scheme for additional soft landscaping along the western boundary of the site and adjoining the classroom hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

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

3) UNI

The temporary classroom building hereby permitted shall be removed and the land reinstated to its former condition immediately prior to the development authorised by this permission by 31st October 2014, or when it is no longer required (whichever is the earlier) in accordance with a scheme of work to be submitted to and approved in writing by the local planning authority.

Reason: The structure is not considered suitable as a permanent form of development and permission is therefore granted for a temporary period only to comply with policies QD1, QD2 and SR20 of the Brighton & Hove Local Plan.

4) UNI

Within two months from the date of this decision the classroom hereby approved shall be painted in a colour that shall first be agreed in writing by the Local Planning Authority. The classroom shall be maintained in accordance with the agreed details for the duration of its presence on the site.

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

BH2009/01973

48 Fernwood Rise Brighton

Part-retrospective application for alterations and extensions to rear elevation. Proposed changes involve repositioning staircase to garden, alterations to guttering and shortening of roof terrace with 1.8m high screens.

Applicant: Mr Robert Starr

Officer: Jason Hawkes 292153

Approved on 27/10/09 DELEGATED

1) BH01.01

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

Report from:

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

2) UNI

The 1.8m high frosted glazing panels for the approved roof terrace shall be installed as indicated on drawing 0064.PL.02a within 3 months of the date of this permission and thereafter retained as such.

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.

BH2009/01981

52 Kingsmere London Road Brighton

Replacement of existing Crittall windows and doors with UPVC windows and doors (Retrospective).

Applicant: Mrs Betty Rouse

Officer: Paul Earp 292193

Approved - no conditions on 04/11/09 DELEGATED

BH2009/02030

73 Preston Drove Brighton

Loft conversion incorporating rooflights to front and rear roofslopes.

Applicant: Mrs Emanuela Guerenoni

Officer: Adrian Smith 01273 290478

Approved on 28/10/09 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 rooflight hereby permitted within the front roof plane of the property shall be a traditional steel or cast metal 'conservation-style' rooflight fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

BH2009/02133

14 Compton Road Brighton

Replacement of existing wooden windows to ground and first floor flats with white UPVC windows.

Applicant: Mrs Julie Cleasby

Officer: Wayne Nee 292132

Approved on 02/11/09 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the details of the replacement windows as submitted, the windows labelled as B, D, H, J and L on the approved drawings/photographs shall include top hung opening casements only, with the lower window panes being permanently fixed shut in accordance with additional details/drawings that shall first have been submitted to and approved in writing by the local planning

authority prior to their installation. Furthermore, none of the replacement windows hereby permitted shall include opening bottom casements.

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

EAST BRIGHTON

BH2008/02615

First Floor Flat 74 Marine Parade Brighton

Internal alterations to relocate kitchen and form a second bedroom. Insertion of new timber sash window to east elevation.

Applicant: S Jacobs and I Barr

Officer: Anthony Foster 294495

Finally Disposed of on 03/11/09 DELEGATED

BH2009/01267

20 Upper Abbey Road Brighton

Replacement front garden wall and fence behind wall.

Applicant: Mr Julian Redpath

Officer: Helen Hobbs 293335

Approved on 21/10/09 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.

BH2009/01892

Land at rear of 1-3 Clarendon Terrace Brighton

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

Applicant: Skyline Developments

Officer: Aidan Thatcher 292265

Refused on 28/10/09 DELEGATED

1) UNI

The proposed new dwelling, by reason of its height and close proximity to adjoining properties in Clarendon Terrace would be overbearing and create a sense of enclosure and cause loss of outlook to occupiers of those properties, to the detriment of their amenity, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2009/01969

36 Chesham Road Brighton

Conversion of roofspace incorporating rooflights and rear dormer to create 1 no. additional unit to existing HMO. Erection of rear extension at second floor to provide private bathrooms for unit on second floor and the new proposed unit.

Applicant: Geneva Investment Group Ltd

Officer: Anthony Foster 294495

Report from:

Refused on 02/11/09 DELEGATED

1) UNI

The height, design and bulk of the proposed rear extension would result in it appearing as a unsympathetic and incongruous addition when viewed from the rear at Kemp Town Place. As such the proposal would be of detriment to the character and appearance of the existing building and East Cliff Conservation Area, and would be harmful to the setting of the Grade II listed properties of Kemp Town Place, contrary to policies QD1, QD2, QD14, HE3 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

2) UNI

The proposal, by reason of the siting of the proposed rear dormer window, would be of detriment to the character and appearance of the existing building and the East Cliff conservation area and harmful to the setting of the Grade II listed properties of Kemp Town Mews, contrary to policies QD1, QD2, QD14, HE3 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

3) UNI

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 and an amendment to the existing Traffic Regulation order (TRO) for the proposal to be car free. 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).

HANOVER & ELM GROVE

BH2009/01499

148 Lewes Road Brighton

Demolition of existing warehouse and erection of 2no. new dwellings with garden areas and new parking areas to rear of 148 Lewes Road.

Applicant: Mr Patrick Spiers

Officer: Ray Hill 293990

Refused on 02/11/09 DELEGATED

1) UNI

The proposal would involve the loss of employment land, the applicant has failed to provide sufficient information to justify this loss and the proposal is therefore contrary to policy EM6 of the Brighton & Hove Local Plan.

BH2009/01721

12 Hanover Crescent Brighton

Internal and external alterations in association with replacement heating, gas and water systems (part retrospective).

Applicant: Sussex Partnership NHS FT

Officer: Sonia Kanwar 292359

Approved on 02/11/09 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 new and replacement pipework hereby approved must be run within the existing floor/ceiling voids and/or must exactly replace the location of existing pipework, unless otherwise approved in writing by the Local Planning Authority.

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

BH2009/01955

8 Scotland Street Brighton

Erection of first floor rear extension above existing ground floor extension.

Applicant: Ms Susie Courtault

Officer: Sonia Kanwar 292359

Approved on 19/10/09 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.

BH2009/02012

88 Ewart Street Brighton

Erection of single storey rear extension.

Applicant: Mr Philip Young

Officer: Sonia Kanwar 292359

Approved on 21/10/09 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 plans hereby approved, revised details showing a privacy screen to the south western elevation of the terrace adjoining No. 82/84 Ewart Street shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. The approved revised privacy screen details shall be implemented in full before the terrace approved is brought into use.

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

4) UNI

Access to the flat roof over the extension hereby approved shall be used for maintenance or emergency purposes only and the flat roof shall not be used as a

roof garden, patio or similar amenity area, except for the terrace area outlined on the approved plans.

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

HOLLINGDEAN & STANMER

BH2009/01605

Common Room 1 Pevensey Building University of Sussex North South Road Brighton

Internal alterations to common room and communal hallway area. (Retrospective)

Applicant: University of Sussex

Officer: Louise Kent 292198

Approved - no conditions on 21/10/09 DELEGATED

BH2009/01786

Land adjacent to 1 Rushlake Close Brighton

Erection of 1 no 3 bedroom detached house.

Applicant: Mr John Panteli

Officer: Liz Arnold 291709

Approved on 19/10/09 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH02.03

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

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

3) BH02.07

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

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

4) BH03.01

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

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

5) BH04.01

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

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

6) BH05.10

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

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

7) 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.

8) BH11.02

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

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

9) UNI

Prior to the commencement of the development elevational details of the treatments to all boundaries of the site shall be submitted to and approved by the Local Planning Authority. Details of the front boundary treatment shall be shown in context with no. 1 Rushlake Road. The approved details shall be implemented in full before the development is first occupied and retained thereafter.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to safeguard neighbouring amenity and to comply with policies QD1, QD2, QD16 and QD27 of the Brighton & Hove Local Plan.

10) 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.

11) UNI

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

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

12) UNI

Any clearance of shrubs and trees on the site shall not take place during the bird nesting season (1st March - 31st July).

Reason: In the interest of nature conservation and to comply with policy QD17 of the Brighton & Hove Local Plan.

13) UNI

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

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

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

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

14) UNI

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.

BH2009/01903

Library Library Road University of Sussex Brighton

External alterations to library including re-organisation of entrance sequence, conversion of external courtyard to an internal library breakout space and new accessible parking area.

Applicant: University of Sussex

Officer: Liz Arnold 291709

Approved on 28/10/09 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

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

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

3) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 27th 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

No works shall take place until samples of the materials (including windows, roof, paving and ceiling, walls, doors and light fittings) to be used in the construction of the external surfaces of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

BH2009/02063

University of Sussex Falmer Road Brighton

Application for approval of details reserved by condition 2, 3 and 4 of application BH2009/00916.

Applicant: University of Sussex

Officer: Anthony Foster 294495

Approved on 21/10/09 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2009/01729

Falmer High School Lucraft Road Brighton

Application for partial demolition of Falmer High School (including the North Block, Canteen, Kitchen and Caretaker's flat) and construction of new Academy complex (Class D1), including sports hall, dining hall, performance areas, adaptable teaching spaces, caretaker's flat and communal space, along with a floodlit Multi Use Games Area (MUGA) and full size all weather playing pitch, and associated car and cycle parking, educational wind turbine, energy centre incorporating renewable technologies, landscaping and temporary construction access.

Applicant: Brighton & Hove City Council

Officer: Kate Brocklebank 292175

Minded to Grant (subject to S106 agreement) on 16/10/09 PLANNING COMMITTEE

1) BH01.01

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

Report from:

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) UNI

The development shall be carried out in strict accordance with the approved Site Waste Management Plan dated 3rd September 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

The provision of cycle parking for not less than 200 cycles shall be implemented in full prior to first occupation in strict accordance with details which have been submitted to, and approved in writing by, the Local Planning Authority.

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 development shall commence until the fences for the protection of trees/Ancient Woodland/SNCI to be retained in accordance with the scheme detailed in the Arboricultural Report dated July 2009 and drawing number RG-NDJ-KGFA 0022 within appendix 3 of the same report and in accordance with BS5837:2005 have been erected. 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 and no personnel, machinery or storage of materials to be permitted in the Ancient Woodland/SNCI at any time during construction.

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, QD16, QD18 and NC4 of the Brighton & Hove Local Plan and SPD06 Trees and Development sites.

6) UNI

Archaeological monitoring of the development, hereby approved, shall be undertaken in accordance with the approved written scheme of investigation for an archaeological watching brief, submitted with the planning application dated September 2009, and within 6 months of the completion of the watching brief, a report on the archaeological findings shall be submitted by the applicant and approved in writing by the Local Planning Authority.

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

7) UNI

The development shall be carried out in accordance with the submitted 'External Lighting Design' scheme dated June 2009 and the floodlights hereby approved shall only be used between the hours of 09.00 and 22.00.

Reason: In the interests of residential amenity and the visual amenity of the Sussex Downs Area of Outstanding Natural Beauty/proposed South Downs National Park and in accordance with policies SU9, QD2, QD18, QD26, QD27,

NC6, NC7 and NC8 of the Brighton & Hove Local Plan.

8) UNI

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. Any such amended strategy shall be carried out in strict accordance with the agreed details.

Reason: To prevent the contamination of the underlying aquifer and to comply with policies SU3 and SU11 of the Brighton & Hove Local Plan.

9) UNI

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To prevent the contamination of the underlying aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.

10) UNI

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason: To prevent the contamination of the underlying aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.

11) UNI

The area of playing field affected by the contractor's compound and its access shall be restored to its former condition within three months of the first occupation of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the retention and quality provision of playing field land in accordance with policy HO19 of the Brighton & Hove Local Plan.

12) UNI

Notwithstanding the details shown on the drawings hereby approved, the lettering reading "Falmer Academy" to the front elevation at first floor level does not form part of this planning permission.

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

13) UNI

No demolition of the north building, removal of the roof; or removal of the windows as part of a soffit strip shall take place until the small Pipistrelle roost in the North Building has been closed down. Closure of the roost shall only take place between the periods 1st November - 31st March and 1st June - 31st August.

Reason: To safeguard these protected species from the impact of the development, and to avoid disturbance to bats during hibernation or while rearing young, in accordance with policies QD17 and QD18 of the Brighton & Hove Local Plan.

14) UNI

Unless otherwise agreed in writing, no development shall commence until detailed plans of the location of the six Access Panels and 6 Bat Tubes described in paragraph 7.7 of the Ecology Assessment Report dated July 2009 and a timescale for implementation have been submitted to and approved in writing

by the Local Planning Authority. The scheme shall then be carried out in strict accordance with the approved details.

Reason: To safeguard these protected species from the impact of the development in accordance with policy QD17 and QD18 of the Brighton & Hove Local Plan.

15) UNI

Within 18 months of the commencement of the development hereby approved, a bat monitoring report describing the findings of the bat monitoring exercise described in paragraphs 7.13 - 7.20 of the Ecological Assessment Report dated July 2009 shall be submitted to the Local Planning Authority.

Reason: To monitor and safeguard these protected species from the impact of the development in accordance with policies QD17 and QD18 of the Brighton & Hove Local Plan.

16) UNI

Unless otherwise agreed in writing, no development shall commence until details showing the type, location and timescale for implementation of the 40 compensatory bird boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in strict accordance with the approved details.

Reason: To safeguard these protected species from the impact of the development and ensure appropriate integration of new nature conservation and enhancement features in accordance with policy QD17 and QD18 of the Brighton & Hove Local Plan.

17) UNI

Unless otherwise agreed in writing, no development shall commence until details of the construction of the green roofs has been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement and the seed mix which shall be Emorsgate mix coded ER1. The scheme shall then be carried out in accordance with the approved details.

Reason: To ensure that the development contributes to ecological enhancement on the site and in accordance with policy QD17 of the Brighton & Hove Local Plan.

18) UNI

The seed mixes proposed for use in all the 'wild areas' shall be Emorsgate Seeds mixes EM6 and EP1 or similar mixes of UK provenance containing only species appropriate to Brighton & Hove.

Reason: To ensure that the development contributes to appropriate ecological enhancement on the site and in accordance with policy QD17 of the Brighton & Hove Local Plan.

19) UNI

The mitigation proposals detailed in section 7 and associated table 4 timetable for mitigation and enhancement scheme of the Ecology Assessment Report dated July 2009 submitted with the application shall be carried out in full.

Reason: To safeguard these protected species from the impact of the development and ensure appropriate integration of new nature conservation and enhancement features in accordance with policy QD17 and QD18 of the Brighton & Hove Local Plan.

20) UNI

The development shall be carried out in accordance with the details contained in the Statement of Plant and Machinery dated 9th July 2009 and completed prior to first occupation, unless otherwise agreed in writing by the Local Planning Authority.

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

21) UNI

Unless otherwise agreed in writing by the Local Planning Authority, within 4 months of the date of this permission, evidence that the development will achieve a BREEAM rating of 'Excellent' shall be 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.

22) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall not be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall an 'Excellent' rating has been submitted to, and approved in writing by, the Local Planning Authority.

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

23) UNI

The development hereby approved shall be carried out in accordance with the details set out in the Flood Risk Assessment Supplementary Report dated June 2009, unless otherwise agreed in writing by 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.

24) UNI

The development hereby approved shall be constructed using the approved materials submitted received by the Local Planning Authority on 28th August 2009 unless otherwise agreed in writing by the Local planning Authority. They are as follows: dark brick samples Anthracite from Freshfield Land Brickworks (samples 1 and 2), lighter brick sample Hoskins Bricks, Bianco (sample 3), solaglas silicone glazing glass sample clear (sample 4), solaglas silicone glazing BA0116 black opaque (sample 6), windows to the rear elevation, 73016 VELFAC 200 (sample 7), polyester powder coated metalwork to window frames, corner panels rear elevation and rooflights Ra19017 'Teknos' (sample 8) Marshalls Tescina buff brick for the block paving to external front hard landscaping shown on drawing reference C375-L-S-00-L-201 to 203 (sample 9), Woodscape Grooved Decking Cumaru hardwood with Carborundum insert for the decking to the pond area shown on drawing reference C375-L-S-00-L-202 (sample 10).

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

25) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no development shall commence until samples of the opaque silicone glazing to the front elevation have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed 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.

26) UNI

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

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.

27) UNI

Samples of the materials to be used in the construction of the hard landscaping of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall be fully implemented in accordance with the approved details prior to occupation of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

28) UNI

Emergency access shall be maintained at all times across the site from the point of entry shown on plan number 1483/P/103 dated 1st September 2009, from Brighton University and the Community Stadium.

Reason: To ensure the maintenance of safe development in accordance with policy TR7 of the Brighton & Hove Local Plan.

QUEEN'S PARK

95/0959/FP

Palace Pier Madeira Drive Brighton

Extension to pier deck at root end, erection of 2 storey building with amusements on ground floor, restaurant/bar/disco on 1st floor. Widening of pier spine by 3.05m. (10ft) each side over complete length.

Applicant: Brighton Marine Palace and Pier Co

Officer: Kathryn Boggiano 292138

Finally Disposed of on 21/10/09 DELEGATED

95/1103/FP

Palace Pier Madeira Drive Brighton

Demolition of existing buildings at pier head and construction of new pier head buildings comprising retail, licensed and catering activities on ground floor and multi-purpose auditorium on first floor.

Applicant: The Brighton Marine Palace Pier Company

Officer: Kathryn Boggiano 292138

Finally Disposed of on 21/10/09 DELEGATED

BH2005/00393/FP

The Dome Brighton Pier Madeira Drive Brighton

Change of use of the Dome building to a casino.

Applicant: Brighton Marine Palace & Pier Co.

Officer: Kathryn Boggiano 292138

Finally Disposed of on 21/10/09 DELEGATED

BH2005/00395/FP

The Palace of Fun Brighton Pier Madeira Drive Brighton

Change of use of Palace of Fun building to a casino.

Applicant: Brighton Marine Palace and Pier Co.

Officer: Kathryn Boggiano 292138

Finally Disposed of on 21/10/09 DELEGATED

BH2008/01910

1 East Drive Brighton

Replacement of existing single glazed windows with double glazed windows for entire block (part retrospective).

Applicant: Mel Wilder

Officer: Ray Hill 293990

Refused on 04/11/09 DELEGATED

1) UNI

The proposed replacement windows on the north-western elevation of the building fronting East Drive, by reason of their style and design, would be detrimental to the appearance of the building and street scene, and would fail to preserve or enhance the character or appearance of this part of the Queens Park Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2009/01663

Flat 24 Northumberland Court 62-64 Marine Parade Brighton

Replacement of existing wooden sliding sash windows and inclusion of slim line double glazing units.

Applicant: Mrs Martina Ritchie

Officer: Helen Hobbs 293335

Approved on 27/10/09 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.

BH2009/01734

Rowland Guest House 21 St Georges Terrace Brighton

Change of use from guest house (C1) to 4 no. self-contained flats (C3), incorporating loft conversion with installation of front and rear dormers and insertion of 2 no. rooflights. External alterations including replacement windows.

Applicant: Mr Davies & Stewart

Officer: Ray Hill 293990

Approved on 23/10/09 DELEGATED

1) B11.01

Notwithstanding the provision of the Advertisement Regulations, no advertisement shall be displayed on the premises except with the prior consent of the Local Planning Authority.

Reason: To protect the residential amenities of the area.

2) B11.02

The advertisement or signs hereby granted consent shall not be installed or erected until the existing signs located (x) have been removed and any exposed fixings made good.

Reason: In order to avoid undue advertisement clutter to the detriment of visual amenity.

3) BH01.01

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

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

4) BH02.08

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

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

5) BH04.01

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

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

6) BH05.03

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

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

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

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

7) BH05.04

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

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

8) BH06.01

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.

9) BH06.02

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

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

10) 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.

11) 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.

12) 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.

13) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the measures for the recovery and re-use of demolition and construction waste shall be implemented in strict accordance with the Waste Minimisation Statement submitted on 22 July 2009.

Reason: To ensure that the development would include the re-use of limited resources, to ensure the amount of waste to landfill is reduced and to comply with policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD03 Construction and Demolition Waste.

14) UNI

No development shall commence until details of sound insulation between the kitchen/ dining area and living area of the second floor flat and the bedrooms of the first floor flat have been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

BH2009/01988

Top Floor Flat 148 Freshfield Road Brighton

Erection of rear dormer to create further living accommodation to existing top floor flat.

Applicant: Mr Jesse Morris

Officer: Helen Hobbs 293335

Refused on 28/10/09 DELEGATED

1) UNI

1. The proposed rear dormer, by reason of its size, bulk and design, is considered to form an unacceptable alteration to the rear roof slope, and would be of detriment to the character and appearance of the existing building and surrounding area. As such, the proposal is contrary to policies QD2 & QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2009/02060

1 Cavendish Street Brighton

Erection of two retractable awnings to existing shop front.

Applicant: Planted

Officer: Sonia Kanwar 292359

Approved on 02/11/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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 minimum height of the awning, when open or closed, shall be at least 2.4m above ground level at any point; and at its fullest extent the canopy shall maintain a minimum clearance of 450mm from the carriageway edge.

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

BH2009/02106

The Lounge 7-8 Albion Street Brighton

Replacement of 3no existing UPVC first floor windows with wooden windows to front. Relocation of ground floor door to rear.

Applicant: Staplecross Properties LLP

Officer: Liz Arnold 291709

Approved on 04/11/09 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the Site Minimisation Statement submitted on the 2nd September 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.

ROTTINGDEAN COASTAL

BH2008/03767

Brighton Marina Penstock Chamber Land off Marina Way Brighton

Alterations to existing Interception chamber to form enlarged Interception chamber and electrical kiosk (Revised scheme to that approved by Planning Permission BH2005/05602)

Applicant: Southern Water Services Ltd

Officer: Aidan Thatcher 292265

Approved on 26/10/09 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) BH03.01

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) BH14.01

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

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

4) UNI

Before any works commence on the construction of the new penstock chamber at Black Rock and the connecting new sewer, the applicant shall submit details of construction methods to the Local Planning Authority for approval. Only those details as may be approved by the Local Planning Authority shall thereafter be implemented.

Reason: To ensure the construction methods do not further destabilise the adjacent cliffs/raised beach and to comply with policy SU8 of the Brighton & Hove Local Plan.

BH2009/00849

Flat 2 47 Sussex Square Brighton

Installation of door from lounge to rear garden.

Applicant: Ms Carol Jones

Officer: Helen Hobbs 293335

Approved on 21/10/09 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 new external door and sidelight hereby approved shall be constructed in softwood, clear glazed and painted white unless otherwise agreed in writing by the Local Planning Authority.

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

BH2009/01167

81 Lustrells Vale Saltdean Brighton

Demolition of existing garage/store to rear of 79-81 Lustrells Vale and erection of 1no single storey two bedroom dwelling with access from school lane.

Applicant: Mr T Cotton

Officer: Jonathan Puplett 292525

Refused on 20/10/09 DELEGATED

1) UNI

The proposal, by reason of its siting, design, footprint and height is considered to be an overdevelopment of the site, would represent a poor standard of design and fails to make a positive contribution to the street scene. Overall, the proposal results in an incongruous and cramped form of development and is contrary to policies QD1, QD2, QD3, and HO4 of the Brighton & Hove Local Plan.

2) UNI2

The proposed garden area is of an insufficient size in relation to the scale of the proposed dwelling. The scheme would therefore provide an unacceptable standard of accommodation, to the detriment of the amenity of future residents of the property. Furthermore the proposed scheme would result in the loss of the existing garden area connected with the first floor flat of nos. 79-81 Lustrells Vale to the detriment of the amenity of existing and future residents of this property. The scheme is therefore contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposal fails to provide for the travel demand that it would create, furthermore no cycle parking facilities have been proposed. The provision of such facilities in the small garden area proposed would further limit the usability of this space. The scheme is therefore contrary to policies TR1, TR14, TR19, QD28 and HO7 of the Brighton & Hove Local Plan.

BH2009/01593

Marine Drive (A259) Brighton

Application for variation of Condition 15 of Application BH2005/05602 to read: 'No work shall be commenced on the site of the Marine Drive Pumping Station until a scheme for the temporary closure of the link road between the eastbound and westbound carriageways of Marine Drive (A259) located immediately south of the access road servicing Roedean Café has been implemented and made operational to the satisfaction of the Local Authority. Furthermore, no installation of the Traffic Signals shall be commenced on the Public Highway until the full details of the proposed works have been submitted to, and approved by, the Local Planning Authority.'

Applicant: Southern Water Services Ltd

Officer: K Haffenden 292361

Approved on 15/10/09 DELEGATED

1) UNI

No work shall be commenced on the site of the Marine Drive Pumping Station until a scheme for the temporary closure of the link road between the eastbound and westbound carriageways of Marine Drive (A259) located immediately south of the access road servicing Roedean Café has been implemented and made operational to the satisfaction of the Local Authority. Furthermore, no installation of the Traffic Signals shall be commenced on the Public Highway until the full details of the proposed works have been submitted to, and approved by, the Local Planning Authority.

Reason: In the interests of safe development and to comply with policy TR7 of the Brighton & Hove Local Plan.

BH2009/01862

21 Ainsworth Avenue Brighton

Erection of cat netting above 2 metre high fencing (Retrospective).

Applicant: Diocese Of Chichester

Officer: Chris Swain 292178

Refused on 15/10/09 DELEGATED

1) UNI

The mesh netting, by reason of its siting, height and design forms an incongruous alteration to the site, detracting from the appearance and character of the building and the rear garden, harmful to the visual amenity of the surrounding area and adversely affecting the residential amenity currently enjoyed by neighbouring occupiers, contrary to policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/01945

61 Westfield Avenue North Saltdean Brighton

Certificate of Lawfulness for the proposed extension of existing dormer to rear elevation.

Applicant: Mr & Mrs A Jefferys

Officer: Chris Swain 292178

Approved on 26/10/09 DELEGATED

BH2009/01959

8 The Cliff Brighton

Rear roof extension to form gable end. Alterations to rear including formation of balcony, flat green roof to existing rear projection and alterations to fenestration. Insertion of rooflights to east and west elevations.

Applicant: Dr Duncan McDonald

Officer: Sonia Kanwar 292359

Approved on 26/10/09 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) BH03.02

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

Access to the green flat roof hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof terrace, 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.

BH2009/01960

37 Rock Grove Brighton

Relocation of existing external staircase.

Applicant: Sir Graham Price

Officer: Helen Hobbs 293335

Refused on 27/10/09 DELEGATED

1) UNI

The proposed staircase, by reason of design, siting and relationship to the existing windows on the west elevation, would have a detrimental impact upon the character and appearance of the listed building. The proposed staircase is therefore contrary to policy HE6 of the Brighton & Hove Local Plan.

BH2009/02002

17 Wanderdown Way Brighton

Certificate of Lawfulness for the proposed replacement of existing concrete steps to rear with garden store room with balcony and stairs down to garden.

Applicant: Mr & Mrs T Peat

Officer: Chris Swain 292178

Refused on 04/11/09 DELEGATED

BH2009/02036

Brightsands Falmer Road Rottingdean

Erection of replacement single storey porch and erection of garden summer house.

Applicant: Mr Brian Causton

Officer: Jonathan Puplett 292525

Approved on 21/10/09 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 roof tiles of the porch structure hereby approved shall match 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.

BH2009/02053

47 Roedean Crescent Brighton

Enlargement of front balcony on ground floor.

Applicant: Mr Doug Lyons

Officer: Chris Swain 292178

Approved on 22/10/09 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.

BH2009/02077

7 Bazehill Road Rottingdean Brighton

Certificate of Lawfulness for a proposed conservatory at rear.

Applicant: Mr Andrew & Mrs Jackie Noakes

Officer: Chris Swain 292178

Approved on 23/10/09 DELEGATED

BH2009/02113

7 Wanderdown Way Ovingdean

Replacement of existing external steps incorporating enlarged high level patio area.

Applicant: Mr Brian Thompson

Officer: Jonathan Puplett 292525

Approved on 02/11/09 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall take place until a revised Waste Minimisation Statement, confirming how demolition and construction waste will be reused or recycled where practicable, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

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

BH2009/02137

21 Roedean Crescent Brighton

Removal of existing pitched roof, formation of new 2nd floor with sun room and roof terrace at new third floor. Formation of balcony structure to South façade and alterations to window openings on both elevations.

Applicant: Mr Woodley

Officer: Aidan Thatcher 292265

Approved on 03/11/09 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

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

3) BH02.05

The side facing (east and west) windows at first and second floor levels and 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) 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.

5) 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.

6) UNI

Notwithstanding the details shown on the approved plans, an obscure glazed screen shall be provided on the side (east and west) of the third floor terrace. No development shall commence until full details of the proposed obscure glazed screen have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details and maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development, to protect residential amenity and to comply with policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

7) UNI

The development shall be implemented in strict accordance with the Waste Minimisation Statement submitted as part of this application.

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

BH2009/02161

30 Chichester Drive East Saltdean Brighton

Erection of single storey rear extension. Removal of existing first floor terrace wall to create balcony area with hand rail and decking.

Applicant: Mr Paul Goodwill

Officer: Ray Hill 293990

Approved on 04/11/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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

Other than the designated roof level decked area, as shown on plan referenced 1-003B submitted on 10/09/2009, 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 and disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

WOODINGDEAN

BH2009/01549

113 The Ridgway Brighton

Change of use of garage to dog grooming parlour.

Applicant: Mr Nicolas Saint-Martin

Officer: Jonathan Puplett 292525

Approved on 26/10/09 DELEGATED

1) UNI

The use hereby approved shall not begin operation until a date of commencement has been submitted to and agreed in writing by the Local Planning Authority. The use shall cease on or before the expiration of a period of 12 months from the agreed date of commencement.

Reason: To enable the Local Planning Authority to review the impacts of the activities associated with the dog grooming parlour on the amenity of neighbouring residents and to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.

2) UNI

The permission shall enure for the occupants of no. 113 The Ridgeway only, and the business shall not operate as a use separate from the residential dwelling.

Reason: To safeguard the amenities of present and future residents of no. 113 The Ridgeway and of neighbouring properties, and comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.

3) UNI

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Levels and existing background noise levels shall be determined as per the guidance provided in BS 4142:1997. No plant or machinery will be used in the outdoor areas of the premises.

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

4) UNI

The number of dogs on the premises associated with the grooming parlour use shall not exceed 3 at any time.

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

5) UNI

Prior to commencement of the use hereby approved, details of the management of the use of the outdoor space to the front and rear of the premises, shall be submitted to and agreed in writing by the Local Planning Authority and the areas shall only be used in accordance with these approved details.

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

6) UNI

The grooming parlour shall not operate except between the hours of 07.00 and 20.00 Monday to Sunday (including Bank Holidays). No dogs associated with the grooming parlour use shall be kept on the premises outside of these hours.

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

BH2009/02013

Woodingdean Reservoir Norton Drive Brighton

The addition of 2 no. new antennas at a height of 12.5 metres on existing tower and 1 no. small cabinet proposed inside the adjacent brick building.

Applicant: T-Mobile (UK) Ltd

Officer: Sonia Kanwar 292359

Approved on 03/11/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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

When the equipment becomes obsolete and is no longer required for the purpose for which it is to be erected, within three months the equipment shall be permanently removed and the site reinstated to its former condition.

Reason: The development hereby permitted is not considered suitable as a permanent form of development and in the interests of the visual amenity of the

area, setting of the Sussex Downs AONB and proposed South Downs National Park and to accord with policies QD23, NC7 and NC8 of the Brighton & Hove Local Plan.

BRUNSWICK AND ADELAIDE

BH2008/01849

61 Holland Road Hove

Certificate of Lawfulness for a proposed development for self-contained flat to first floor with associated new access at ground floor

Applicant: Michael Norman Antiques Ltd

Officer: Guy Everest 293334

Refused on 04/11/09 DELEGATED

1) UNI

The development would create two separate planning units and uses within the building which, as a result, would comprise a ground floor retail unit (Class A1) and a self-contained first floor flat (Class C3). The development does not therefore consist of a change of use to a mixed use for purposes within Class A1 and as a single flat, and as such is not permitted under Schedule 2, Part 3, Class F of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2009/01918

22B Lansdowne Place Hove

Internal alterations to layout of one bedroom flat to convert into a two bedroom flat and replacement of windows.

Applicant: Brighton & Hove Securities Ltd

Officer: Christopher Wright 292097

Refused on 27/10/09 DELEGATED

1) UNI

The proposed replacement windows and doors are unacceptable by reason of the glass and frame configuration, the design, joinery proportions and glazing bar detailing, which would have an adverse effect on the architectural and historic character and appearance of the exterior of the listed building. As such the application is contrary to policy HE1 of the Brighton & Hove Local Plan.

2) UNI2

The bulkhead across the living room ceiling, encasing the ventilation for the en-suite to the front bedroom, is not acceptable by reason of its siting, which would compromise the fireplace and chimney breast feature and discompose the sense of proportion, height and space in this room. In addition, insufficient information has been submitted in relation to the over-boarding of lathe and plaster, damp proofing details and extract vents. As such formal determination of these aspects of the development is not possible. The proposal is contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2009/01920

132 - 134 Western Road Hove

Change of use from retail units (A1) to a restaurant (A3) including installation of rear extract duct.

Applicant: Hove Estates Ltd

Officer: Jason Hawkes 292153

Refused on 22/10/09 DELEGATED

1) UNI

Policy SR4 of the Brighton & Hove Local Plan states that outside the prime frontage of the regional centre, the loss of retail use will be permitted provided that a healthy balance and mix of uses (including Class A1) is retained and concentrations of other uses are avoided. The proposed development would result in the loss of two retail units in a part of Western Road which is already dominated by non-Class A1 retail uses. The proposal would lead to a further degradation of the vitality and viability of the area as a place for shopping, and would result in a concentration of non-Class A1 units to the detriment of the regional centre. The scheme is therefore considered contrary to the provisions and thrust of Policy SR4.

BH2009/01942

Flat 2 2 Adelaide Crescent Hove

Internal alterations to layout of basement flat.

Applicant: Anna Beardsmore

Officer: Christopher Wright 292097

Approved on 04/11/09 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) BH13.06

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

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

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 new doors and architraves, including 1:20 scale sample elevations and 1:1 scale 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

The works hereby permitted shall not commence until full details of the proposed routing for ventilation and water services to and from the proposed bathroom, en-suite and kitchen areas, have been submitted to and approved in writing by the local planning authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

6) UNI

The two fireplaces hereby permitted shall neither be installed, nor any works to the chimney breasts undertaken, until:

- i. Trial holes have been made into the chimney breasts in order to establish what is beneath; and
- ii. Full details of the proposed new fireplaces, including 1:20 scale elevations and 1:1 scale profiles of the fireplaces 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.

BH2009/01962

22B Lansdowne Place Hove

Replacement timber casement windows to rear and double glazed sash windows within existing frames to front and side. Replacement French doors and side screen to rear.

Applicant: Brighton & Hove Securities Ltd

Officer: Adrian Smith 01273 290478

Refused on 28/10/09 DELEGATED

1) UNI

The proposed replacement windows and doors are unacceptable by reason of the glass and frame configuration, the design, joinery proportions and glazing bar detailing, which would have an adverse effect on the architectural and historic character and appearance of the exterior of the Grade II listed building and the wider Brunswick Town conservation area. As such the application is contrary to policies QD14, HE1, HE4 and HE6 of the Brighton & Hove Local Plan.

BH2009/02073

49 Church Road Hove

Alteration and extension of existing wheelchair access ramp to rear with new handrail.

Applicant: GMB

Officer: Wayne Nee 292132

Approved on 28/10/09 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 metal handrail hereby permitted shall be painted black and shall be permanently retained as such.

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

CENTRAL HOVE

BH2005/06126

118,120 and 122 Church Road Hove

Change of use of basement area (A1 retail) to bar area (A4) to be used in association with adjoining restaurant at 122 Church Road.

Applicant: Said Abdulkhani

Officer: Guy Everest 293334

Finally Disposed of on 03/11/09 DELEGATED

BH2009/01250

114 Church Road Hove

Installation of new air-conditioning and associated condenser.

Applicant: Mr Alan Chapman

Officer: Charlotte Hughes 292321

Approved on 21/10/09 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.

BH2009/01773

22 Victoria Terrace Hove

Display of 3no externally illuminated fascia signs, 1no externally illuminated hanging sign, 1no non-illuminated wall mounted sign and other external illumination (retrospective).

Applicant: Punch Partnership Ltd

Officer: Charlotte Hughes 292321

Approved on 16/10/09 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) UNI

The trough lights and flood lights hereby permitted shall be painted cream to match the rendered surface of the existing building 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.

BH2009/01833

103 George Street Hove

Display of new externally illuminated fascia sign and externally illuminated hanging sign.

Applicant: Santander

Officer: Charlotte Hughes 292321

Approved on 20/10/09 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.

BH2009/01834

103 George Street Hove

Installation of ATM cash machine.

Applicant: Santander

Officer: Charlotte Hughes 292321

Approved on 19/10/09 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.

BH2009/01855

9 Medina Villas Hove

Replacement of rear wooden sash windows with white UPVC glazed sash windows.

Applicant: Mr Michael Jameson

Officer: Wayne Nee 292132

Approved on 22/10/09 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.

BH2009/01865

128 Church Road Hove

Change of use of basement and ground floors from (A2) Financial to (A3) Restaurant with external changes.

Applicant: Mr Foad Abdulkhani

Officer: Jason Hawkes 292153

Approved on 15/10/09 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) 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.

3) 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

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

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

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

6) UNI

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

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

7) UNI

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

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

8) UNI

The use of premises hereby permitted shall not be open to customers except between the hours of 08.00 and 23.00 on Mondays to Saturdays and 09.00 and 22.30 on Sundays and Bank holidays.

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

9) UNI

The proposed awnings shall be a minimum of 2.4m above the footway surface and be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with policies TR7 and QD11 of the Brighton & Hove Local Plan.

10) UNI

The proposed sash 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.

11) UNI

No alcohol shall be sold or supplied except to persons who are taking meals on the restaurant premises and who are seated at tables.

Reason: To ensure that service is solely for seated customers in the manner of a restaurant or café such that there is no vertical drinking space disproportionate to the seating area, and to minimise opportunities for crime and disorder to take place on and in the vicinity of the site, to comply with policy SR12 of the Brighton & Hove Local Plan.

BH2009/01953

46 & 48 Osborne Villas Hove

Replacement of existing timber windows to rear of Nos. 46 & 48 Osborne Villas with UPVC windows.

Applicant: Mr Peter Voianthen

Officer: Steven Lewis 290480

Refused on 16/10/09 DELEGATED

1) UNI

The windows by reason of their design, opening method and glazing pattern are considered poorly designed and would lead to a mixed use of materials that fail to maintain a sympathetic appearance to the property. This would harm the character and appearance of the host property, wider terrace and degrade the character of the conservation area contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2009/02034

14 Sussex Road Hove

Replacement of wooden sash windows to front with UPVC sash windows.

Applicant: Mrs K Talbot

Officer: Charlotte Hughes 292321

Refused on 22/10/09 DELEGATED

1) UNI

The property is situated within the Cliftonville conservation area wherein policy HE6 of the Brighton & Hove Local Plan states that development should preserve or enhance the character or appearance of the area, using sympathetic materials and finishes. The proposed windows by reason of their materials (uPVC), design and finish, would constitute an unsympathetic and inappropriate alteration to the property, which would neither preserve nor enhance the character and appearance of the Cliftonville conservation area. The proposal is therefore considered to be contrary to policies HE6 and QD14 of the Brighton & Hove Local Plan.

GOLDSMID

BH2009/01768

3 Newtown Road Hove

Erection of single storey rear extension and front dormer.

Applicant: Mr Ken Coldwell

Officer: Jason Hawkes 292153

Approved on 28/10/09 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.

BH2009/01958

10 Furze Hill House Furze Hill Hove

Replacement white UPVC windows and French doors. (Retrospective).

Applicant: Mrs Audrey Abayasekera

Officer: Steven Lewis 290480

Approved - no conditions on 22/10/09 DELEGATED

BH2009/01987

121A Shirley Street Hove

Change of use of first floor from light industrial (B1) to live/work unit (sui generis).

Applicant: Mr Malony

Officer: Adrian Smith 01273 290478

Refused on 16/10/09 DELEGATED

1) UNI

Policy EM8 of the Brighton & Hove Local Plan permits the conversion of industrial business and warehouse units to live-work units provided the site is genuinely redundant. Policy EM6 resists the loss of small industrial, business and

warehouse units unless the applicants have demonstrated that such units are genuinely redundant and/or unviable by way of active marketing of the unit on competitive terms for a period of at least twelve months or more. Insufficient evidence has been submitted with the application to demonstrate that the unit is genuinely redundant and unsuitable for continued commercial use. As such the proposal is considered contrary to policies EM6 and EM8 of the Brighton & Hove Local Plan.

2) UNI2

The limited floor area of the proposed studio room and its single aspect fenestration with obscure glazing and limited outlook will result in a cramped and substandard form of accommodation for future residents which would be of detriment to their living conditions. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2009/01995

5 Wilbury Gardens Hove

Proposed crossover and vehicle hard standing.

Applicant: Mr John Cramer

Officer: Steven Lewis 290480

Refused on 28/10/09 DELEGATED

1) UNI

The proposed works are likely to damage the roots of a fine, mature, street Elm tree which forms part of the National Elm Collection and is likely to result in the damage to the health and potential loss of the tree which would be materially harmful to the character and appearance of the area. The proposal is thereby contrary to policies QD1, QD2 and QD16 of the Brighton & Hove Local Plan.

2) UNI2

The amount of the existing front boundary treatment that would be lost as a result of the proposed development would lead to an unattractive street frontage that would fail to emphasise the positive local characteristics of the area and street scene. The proposal is thereby contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2009/02009

3 Chanctonbury Road Hove

Certificate of Lawfulness for proposed dormer to rear and rooflight to front slope.

Applicant: Dr A Mahony

Officer: Charlotte Hughes 292321

Approved on 22/10/09 DELEGATED

BH2009/02035

28 Fonthill Road Hove

Certificate of Lawfulness for proposed erection of detached garage at rear of property.

Applicant: Mr Mike Flint

Officer: Steven Lewis 290480

Approved on 19/10/09 DELEGATED

HANGLETON & KNOLL

BH2009/02006

60 Hangleton Valley Drive Hove

Erection of first floor rear extension.

Applicant: Mr Ian & Mrs Tracey Adams

Officer: Christopher Wright 292097

Approved on 28/10/09 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) BH05.08

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

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

BH2009/02008

4 Northease Drive Hove

Loft conversion incorporating rear dormer, roof-lights to front slope and insertion of new UPVC window to side elevation.

Applicant: Mr Richard Woodiwiss

Officer: Steven Lewis 290480

Refused on 15/10/09 DELEGATED

1) UNI

The proposed side gable roof extension and proposed rear dormer are considered poorly designed by reason of their form, bulk, detailing and scale. The gable roof extension will result in further unbalancing of a pair of semi-detached properties and a prominent unsympathetic roof alteration which would harm the character and appearance of the parent building and visual amenity of the area. The rear dormer is bulky and unsympathetically designed in relation to the existing house. This is contrary to policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1: (Roof Extensions and Alterations).

2) UNI2

The proposed roof lights, by reason of their siting and scale, fail to relate to the fenestration of the principle elevation of the property and would harm the character and appearance of the dwelling and harm the visual amenity of the

Report from:

area. This is contrary to policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1: (Roof Extensions and Alterations).

BH2009/02115

34 Hangleton Close Hangleton Hove

Certificate of Lawfulness for the proposed development of the erection of a hip to gable roof extension and dormer to rear, including roof lights to front roof slope.

Applicant: Mrs Pamela Boon

Officer: Adrian Smith 01273 290478

Approved on 28/10/09 DELEGATED

NORTH PORTSLADE

BH2009/02065

323-325 Mile Oak Road Portslade

Application for approval of details reserved by conditions 6, 7, 8 & 9 of application BH2007/02497.

Applicant: Mr Mick Goble

Officer: Jason Hawkes 292153

Approved on 22/10/09 DELEGATED

PRESTON

96/1114/FP

Land adjoining The Rookery Preston Road Brighton

Installation of a sculpture and associated landscaping under the % for art.

Applicant: Sanctuary Housing Association

Officer: Ian Coomber 292195

Finally Disposed of on 03/11/09 DELEGATED

SOUTH PORTSLADE

BH2009/01240

7-17 Old Shoreham Road Portslade

Application for variation of conditions of application no. BH2008/03440 as follows:
Condition 7 to read - The use hereby permitted shall not be open to customers except between the following hours: 09:00 - 18:00 Monday and Tuesday; 09:00 - 20:00 Wednesday, Thursday and Friday; 09:00 - 18:00 Saturday; 10:00 - 17:00 Sunday; and 09:00 - 18:00 Bank Holidays.

Condition 13 to read - No vehicular movements (other than by customer vehicles) nor any loading or unloading of vehicles (other than customer vehicles) shall take place on the site except between the hours of 09.00 and 18.00 Monday to Saturday and not at any time on Sundays, Bank or Public Holidays.

Condition 19 to read - Notwithstanding the provisions of Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) none of the following goods shall be sold from the premises except where these items relate to garden use (or unless such goods are ancillary to the main use as a garden centre):-

- a) Food (with the exception of the café)
- b) Clothing and shoes
- c) Toys

- d) Fashion accessories, handbags and luggage, watches, jewellery, perfume, toiletries
- e) Books and stationery
- f) Music records and videos, CD's, audio tapes
- g) Office goods
- h) Sports equipment
- i) White goods and other electrical equipment
- j) Car and cycle parts and accessories
- k) Furniture, linen, carpets and soft furnishings
- l) Kitchen accessories

Condition 22 to read - No vehicle movements (other than by customer vehicles) within the site shall occur outside of business hours or Sundays and Bank Holidays.

Applicant: Tates

Officer: Guy Everest 293334

Approved on 19/10/09 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) 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) BH05.07

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

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

5) BH05.09

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.

6) 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.

7) 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.

8) 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

9) 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.

10) BH07.07

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

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

11) BH07.11

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

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

12) BH11.01

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

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

13) BH11.02

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

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

14) UNI

(i) No works pursuant to this permission shall commence until there has been submitted to an approved in writing by the Local Planning Authority. (A desk top study shall be the very minimum standard accepted. Pending the results of the desk top study, the application may have to satisfy the requirements of b and c below, however, this will be confirmed in writing).

Part (a) relating to the desk top study removed as per above.

(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.

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress;

c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

Reason: Previous historical activities associated with this site may have potentially caused, or have the potential to cause, contamination of controlled

waters and to ensure that the proposed site investigations remediation will not cause pollution of controlled waters and in accordance with policies SU3 and SU11 of the Brighton & Hove Local Plan.

15) UNI

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

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

16) UNI

No development shall take place until details of the acoustic screen to be installed along the boundary with 20 - 26 Park Crescent has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in strict accordance with the agreed details.

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

17) UNI

The development shall not be occupied until the parking area has been provided in accordance with the plans received on the 16 February 2009 and the area shall thereafter be retained for the use of patrons and shall not be used other than for the parking of motor vehicles.

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

18) UNI

No development shall take place until a Staff Travel Plan has been submitted to and agreed in writing by the Local Planning Authority. The Travel Plan must be reviewed on an annual basis by undertaking a travel survey and updating the travel plan where appropriate.

Reason: In order to address potential car borne traffic implications and to promote alternative modes of transport, therefore complying with policy TR7 of the Brighton & Hove Local Plan.

19) UNI

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: In the interests of the protection of Controlled Waters. The site overlies a major aquifer, a sensitive groundwater resource and to comply with policies SU3, SU4 and SU5 of the Brighton & Hove Local Plan.

20) UNI

No development shall take place until a scheme for the provision and implementation 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 strict accordance with the details and timetable agreed.

Reason: In the interests of the protection of Controlled Waters. The site overlies a major aquifer, a sensitive groundwater resource and to comply with policies SU3, SU4 and SU5 of the Brighton & Hove Local Plan.

21) UNI

No vehicle movements (other than by customer vehicles) within the site shall occur outside of business hours or Sundays and Bank Holidays.

Reason: To safeguard the amenities of neighbouring occupiers and to comply

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

22) UNI

The use hereby permitted shall not be open to customers except between the following hours: 09:00 - 18:00 Monday and Tuesday; 09:00 - 20:00 Wednesday, Thursday and Friday; 09:00 - 18:00 Saturday; 10:00 - 17:00 Sunday; and 09:00 - 18:00 Bank Holidays.

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

23) UNI

No servicing (i.e. deliveries to or from the business premises) shall occur outside of business hours or Sundays and Bank Holidays.

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

24) UNI

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS4142:1997.

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

25) UNI

Notwithstanding the provisions of Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) none of the following goods shall be sold from the premises except where these items relate to garden use (or unless such goods are ancillary to the main use as a garden centre):-

- a) Food (with the exception of the café)
- b) Clothing and shoes
- c) Toys
- d) Fashion accessories, handbags and luggage, watches, jewellery, perfume, toiletries
- e) Books and stationery
- f) Music records and videos, CD's, audio tapes
- g) Office goods
- h) Sports equipment
- i) White goods and other electrical equipment
- j) Car and cycle parts and accessories
- k) Furniture, linen, carpets and soft furnishings
- l) Kitchen accessories

Reason: To ensure the retail element does not have an adverse effect on the vitality and viability of the existing shopping centres and to comply with policies SR1, SR2 and SR3 of the Brighton & Hove Local Plan.

26) UNI

The building shall not be subsequently sub-divided into smaller units without the consent of the Local Planning Authority.

Reason: To ensure that the retail element will not prejudice the supply of retail floor space and to comply with policies SR2 and SR3 of the Brighton & Hove Local Plan.

27) UNI

No machinery and/or plant shall be used at the premises except between the hours of 09.00 and 18.00 Monday to Saturday and 10.00 and 16.00 on Sundays

and 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.

28) UNI

No vehicular movements (other than by customer vehicles) nor any loading or unloading of vehicles (other than customer vehicles) shall take place on the site except between the hours of 09.00 and 18.00 Monday to Saturday and not at any time on Sundays, Bank or Public Holidays.

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

29) UNI

The premises shall only be used for a garden centre and for no other purpose (including any other purpose in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and the defined shopping centres and to comply with policy QD27, SR1 and SR2 of the Brighton & Hove Local Plan.

30) UNI

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

i) a preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

ii) a site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

iii) the site investigation results and the detailed risk assessment (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

iv) a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (iii) are complete and identifying any requirements for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: In the interests of the protection of Controlled Waters. The site overlies a major aquifer, a sensitive groundwater resource and to comply with policies SU3, SU4 and SU5 of the Brighton & Hove Local Plan.

BH2009/01743

Compass House 7 East Street Portslade Brighton

Reduction in height and alterations to North elevation ducting and replacement enclosure to West elevation duct (part retrospective).

Applicant: AVA Designs

Officer: Jason Hawkes 292153

Refused on 03/11/09 DELEGATED

1) UNI

The proposed development would result in a reduction in the overall height of the rear ducts and consequently a reduced level of clearance above the roof of the building. The development thereby has the potential to result in increased disturbance to local residents by reason of odour pollution arising from the operation of the spray booth. Insufficient information has been submitted to demonstrate that the proposed decrease in height of the rear ducts would not result in a significant loss of amenity to the occupiers of adjacent properties or that suitable odour mitigation measures could be put in place. In the absence of such information, the proposal is considered contrary to policies QD27 and SU9 of the Brighton & Hove Local Plan and to advice from central government contained in PPG23 'Planning and Pollution Control.'

BH2009/01816

Trafalgar House 72A North Street Portslade

Proposed vehicular crossover.

Applicant: Hardwick Hartley Partnership

Officer: Adrian Smith 01273 290478

Approved on 28/10/09 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.

BH2009/01847

81 Foredown Drive Portslade Brighton

Replacement and enlargement of existing ground floor rear extension incorporating external alterations and 2no roof-lights.

Applicant: Mr & Mrs Andrew Roberts

Officer: Adrian Smith 01273 290478

Approved on 28/10/09 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.

BH2009/01944

Unit 4 57 North Street Portslade Brighton

Change of use from light industrial (B1) to dance school (D2) (retrospective).

Applicant: Ms Anna Leon

Officer: Guy Everest 293334

Approved on 22/10/09 DELEGATED

1) UNI

The premises shall only be used for a dance school/studio and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any

provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification)).

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use in the interests of safeguarding the amenities of the area and to comply with policies TR1, QD27 and EM1 of the Brighton & Hove Local Plan.

2) UNI

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

Reason: This personal permission is granted exceptionally in view of current circumstances, and to avoid unduly prejudicing the long term potential of the site and its surroundings to provide employment uses, and to comply with policies EM1 and HO20 of the Brighton & Hove Local Plan.

BH2009/01966

281 Old Shoreham Road Portslade Brighton

Two storey rear extension and single storey side extension.

Applicant: Mr & Mrs Doney

Officer: Wayne Nee 292132

Approved on 26/10/09 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.

BH2009/02022

County Clinic Old Shoreham Road Brighton

Erection of single storey extensions to West elevation.

Applicant: County Clinic

Officer: Adrian Smith 01273 290478

Approved on 19/10/09 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.

4) UNI

No development shall commence until a desktop study, site investigation scheme, intrusive investigation and risk assessment have been submitted to and

approved in writing by the local planning authority. The desk study shall identify all previous site uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors and any potentially unacceptable risks arising from contamination at the site. The site investigation scheme shall provide information for an assessment of the risk to all receptors that may be affected, including those off site. The risk assessment shall assess the degree and nature of any contamination on site and to assess the risks posed by any contamination to human health, controlled waters and the wider environment. Should the investigation identify the need for remediation works, a detailed method statement detailing the required remediation works shall be submitted to, and approved in writing by, the local planning authority. The development shall not commence until any required remediation works have been completed and a validation r the local planning authority unless otherwise agreed. If, during development, contamination not previously identified is found to be present at the site the local planning authority shall be informed immediately and no further development (unless otherwise agreed in writing by the local planning) shall be carried out until a report indicating the nature of the contamination and how it is to be dealt with has been submitted to, and agreed in writing by, the local planning authority. Any required remediation should be detailed and verified in an amendment to the remediation statement. All works shall be carried out by a competent person conforming to CLR 11: Model Procedures for the Management of Land Contamination (DEFRA 2004).

Reason: To ensure that any contamination within the site is effectively managed in accordance with guidance contained in PPS23 and to accord with Policy SU11 of the Brighton & Hove Local Plan.

STANFORD

BH2009/01839

56 Shirley Drive Hove

Erection of first floor side extension.

Applicant: Mr Amir Solahi

Officer: Steven Lewis 290480

Approved on 22/10/09 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

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).

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4) UNI

The first floor window on the south-facing elevation of the extension hereby permitted shall be obscure glazed and non-opening, unless any parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. It shall thereafter permanently be 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.

BH2009/01889

2A Shirley Drive Hove

Erection of rear two storey extension and new front and side entrance canopy.

Applicant: Mr Jan Hunsballe & Mr Alan Margetts

Officer: Steven Lewis 290480

Approved on 20/10/09 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 development hereby permitted shall be carried out in strict accordance with the 'DK Architects' Waste Minimisation Statement submitted with the application and received on 05/08/2009.

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 WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 'Construction and Demolition Waste'.

BH2009/01890

114 Woodland Avenue Hove

Erection of single storey ground floor front extension. Erection of new extension with pitched roof and creation of terrace in roof space. (Part retrospective)

Applicant: Mr Keith Johnson

Officer: Steven Lewis 290480

Approved on 22/10/09 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) BH02.01

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

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

3) BH03.03

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

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

4) UNI

Notwithstanding the 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 extensions 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.

BH2009/01929

41 Woodruff Avenue Hove

Erection of two storey front extension.

Applicant: Mr Steve Bliss

Officer: Clare Simpson 292454

Refused on 02/11/09 DELEGATED

1) UNI

Policies QD1 and QD2 of the Brighton & Hove Local Plan require new development to be of a high standard of design that would make a positive contribution to the surrounding area and emphasises and enhances the positive characteristics of the local neighbourhood. Local Plan Policy QD14 further states that extensions to buildings should be well designed and detailed in relation to the property to be extended and surrounding area and Supplementary Planning Guidance Note 1 (SPGBH1) outlines the Council's guidelines for roof extensions. The proposed development is deemed inappropriate in terms of its appearance by virtue of the size, bulk, form and detailing of the projecting front extension which would lead to an over dominant and unsympathetic appearance to the property. The proposal is therefore considered to be detrimental to the character and appearance of the host building and street scene contrary to the abovementioned policies and supplementary planning guidance.

BH2009/01963

26 Elizabeth Avenue Hove

Certificate of lawfulness for the proposed erection of a single storey extension to side/rear and decking to rear.

Applicant: Mr Keith Holden

Officer: Clare Simpson 292454

Refused on 27/10/09 DELEGATED

BH2009/01964

26 Elizabeth Avenue Hove

Erection of single storey extension to side/rear and raised platform to rear.

Applicant: Mr Keith Holden

Officer: Clare Simpson 292454

Approved on 22/10/09 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.

BH2009/02074

1 Amherst Crescent Hove

Certificate of Lawfulness for a proposed single storey rear extension incorporating 4no roof-lights.

Applicant: Mrs Caroline McEwan

Officer: Steven Lewis 290480

Approved on 22/10/09 DELEGATED

BH2009/02081

54A Woodruff Avenue Hove

Erection of two-storey four bedroom house with basement level accommodation and 1.6 metre high boundary wall fronting Woodruff Avenue (Part-Retrospective).

Applicant: Mr N Alsaid

Officer: Paul Earp 292193

Approved on 23/10/09 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) BH02.01

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

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

3) BH02.07

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

Report from:

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

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

4) 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.

5) BH05.02

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

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

6) BH06.01

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved.

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

7) BH06.03

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.

8) UNI

A 2 metre by 2 metre pedestrian sight line maintained clear of obstructions above 0.6 metres to both sides of the proposed access shall implemented in accordance with the agreed details and be maintained as such thereafter.

Reason: To ensure safe access to the public highway in the interests of public safety and to accord with policy TR7 of the Brighton & Hove Local Plan.

9) UNI

Unless otherwise approved in writing by the Local Planning Authority, the rear (south facing) first floor and half landing windows shall not be glazed otherwise than with obscured glass and shall be fixed shut. The windows shall thereafter be permanently retained as such.

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

10) UNI

All planting, seeding or turfing comprised in the landscaping scheme hereby approved shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar

size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

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

BH2009/02152

55 Dyke Road Avenue Hove

Two storey side extension to replace existing side garage.

Applicant: Mr & Mrs Blencowe

Officer: Clare Simpson 292454

Refused on 02/11/09 DELEGATED

1) UNI

The proposed development, by virtue of its bulk, form and massing within 1.5 metres of the southeast boundary is considered excessive and would give the property an overdeveloped appearance. The extension would appear crammed-in, and this in turn would result in a worsened relationship between the main house and the bungalow at 9 The Spinney. The dwelling, as enlarged, would extend across virtually the entire width of the plot at a height of two-storeys and the development would thereby fail to respect existing space between buildings which contributes positively to the prevailing character and appearance of the surrounding area. As a result, the proposal would detract from the character and appearance of the street scene and the wider Tongdean Conservation Area contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2009/02153

55 Dyke Road Avenue Hove

Demolition of existing side garage.

Applicant: Mr & Mrs Blencowe

Officer: Clare Simpson 292454

Approved on 02/11/09 DELEGATED

1) BH01.04

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

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

2) UNI

Within two months of the demolition of the garage hereby consented, the side (south east facing) wall of the dwelling and the north west facing wall of the building at No.9 the Spinney shall be made good in external materials that are of similar appearance (including colour, style, bonding and texture) to those used in the existing side walls of the dwellinghouse and No.9 The Spinney respectively, in accordance with details shown on drawings of these elevations as proposed (at a scale of at least 1:100) that shall first have been submitted to, and approved in writing by, the local planning authority.

Reason: To ensure the preservation of the character and appearance of the conservation area in accordance with Policy HE6 of the Brighton & Hove Local Plan.

VALLANCE

BH1998/02033/FP

41 Ventnor Villas Hove

Reinstatement of original three storey rear bay.

Applicant: Circuit Builders

Officer: Ian Coomber 292195

Finally Disposed of on 03/11/09 DELEGATED

WESTBOURNE

BH2008/02699

69A Langdale Road Hove

Installation of front and rear rooflights in connection with loft conversion (retrospective).

Applicant: Mr C Rees

Officer: Zachary Ellwood 292114

Refused on 23/10/09 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 altered, adjoining properties and to the surrounding area. Further advice is contained within the Council's Supplementary Planning Guidance on roof alterations and extensions (SPGBHI). The rooflights which have been installed are considered to be inappropriate and unduly visually prominent due to their number, positioning and scale. The character and appearance of the host property and the surrounding area have been materially harmed, contrary to the above policy and design guidance.

BH2009/01343

134 Portland Road Hove

Change of use of first floor area of hair and beauty salon (A1) to 1 No. 2 bedroom flat (C3).

Applicant: Mr Barry Cox

Officer: Christopher Wright 292097

Approved on 04/11/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration 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

Report from:

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

The development hereby permitted shall be implemented in strict accordance with the measures and provision described in the Waste Minimisation Statement as submitted.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced and to comply with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD03: Construction and Demolition Waste.

BH2009/01904

13A Hogarth Road Hove

Conversion of existing maisonette to form 1 No. two bedroom and 1No. one bedroom self-contained dwelling units.

Applicant: Mrs Angela Chettleburgh

Officer: Christopher Wright 292097

Refused on 27/10/09 DELEGATED

1) UNI

Policy HO9 of the Brighton & Hove Local Plan seeks to retain smaller dwellings in the city by resisting their subdivision into smaller self contained residential units. The application does pass the test set out in paragraph a. of policy HO9 because the floor area of the maisonette is not greater than 115 square metres and the dwelling unit does not have more than 3 bedrooms as originally laid out. As such the application would defeat the purpose of policy HO9 which is to retain the existing stock of smaller dwelling units, for which there remains a high level of demand.

2) UNI2

In terms of circulation space for the ambulant disabled, the width of doorways and lay out of bathrooms, the proposal conversion does not meet Lifetime Homes' standards to the satisfaction of the local planning authority. As such the development is contrary to policy HO13 of the Brighton & Hove Local Plan.

3) UNI3

The proposed replacement windows, by reason of the materials and design, are not in keeping with existing windows in the ground floor of the building and as such will detract from the uniform appearance of the facades, which have the outward appearance of a family dwelling in a street predominantly characterised by houses. In this respect the development would be harmful to visual amenity and the appearance of the wider street scene and is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

4) UNI4

Policy TR14 of the Brighton & Hove Local Plan requires proposals to provide for cyclists in order to encourage alternative means of travel which have a less harmful environmental impact than the private car, by providing secure and convenient cycle parking facilities. Supplementary Planning Guidance note SPGBH4: Parking Standards, sets out a minimum requirement of 1 cycle parking space per residential unit. The application does not provide facilities for cyclists and is therefore contrary to the development plan.

5) UNI5

In two key areas the development does not meet the objectives of policy SU2 of the Brighton & Hove Local or Supplementary Planning Document SPD08: Sustainable Building Design, because the application does not incorporate measures to reduce water consumption or provide for alternative modes of transport other than the private car.

BH2009/01990

115 Westbourne Street Hove

Change of use of ground floor retail (A1) and conversion of first floor flat to form 1 no 3 bed dwelling house (C3) including removal of shopfront and construction of bay window and front boundary wall, piers and gate.

Applicant: Mr Raja Hussain

Officer: Jason Hawkes 292153

Approved on 02/11/09 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) BH03.03

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) BH04.01

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

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

5) UNI

Prior to occupation of the house, the new bay window and front boundary wall shall be constructed in their entirety and thereafter retained as such.

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

6) UNI

The development hereby permitted shall not be occupied until the cycle shed as shown on approved drawings nos.139.09.03D & 4D has been installed and made available for use for cycle parking. The shed shall thereafter be retained for cycle parking facilities for use by the occupants of, and visitors to, the development at all times.

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

BH2009/02046

14 Langdale Gardens Hove

Loft conversion to form self-contained flat to include 2 rear dormers and roof lights to front and side elevations.

Applicant: Mr T Steele

Officer: Jason Hawkes 292153

Approved on 04/11/09 DELEGATED

1) BH01.01

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

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

2) BH02.06

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

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

3) BH02.08

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

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

4) BH03.03

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

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

5) BH06.02

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

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

6) UNI

Prior to commencement of works, details of lifetime homes measures to be incorporated into the scheme shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the agreed details.

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

WESTDENE

BH1998/02637/OA

Scout Headquarters Millcroft Brighton

Demolish existing scout hut and re-build using existing foundations where appropriate, a two storey headquarters.

Applicant: 31st Brighton (Westdene) Scout Troop

Officer: Paul Earp 292193

Finally Disposed of on 03/11/09 DELEGATED

WISH

BH2008/02454

6 Wish Road Hove

Upgrading and conversion of existing house with shared facilities into 4 x self-contained units.

Applicant: Mrs J Floyd

Officer: Guy Everest 293334

Refused on 03/11/09 DELEGATED

1) UNI

The property, in the absence of evidence to demonstrate otherwise, is considered to be a house in multiple occupation (HMO) by reason of five bedsitting rooms and shared facilities at first and second floor levels. The proposed conversion would result in the unjustified loss of this non self-contained accommodation which, in the absence of information to indicate otherwise, complies with, or is realistically capable of reaching the standards set out in the Housing Acts. The proposal is therefore contrary to policy HO14 of the Brighton & Hove Local Plan.

BH2009/01687

73-74a Boundary Road Hove

Display of internally illuminated and non-illuminated signs.

Applicant: Iceland Foods Ltd

Officer: Adrian Smith 01273 290478

Approved on 19/10/09 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.

BH2009/01946

1 Chelston Avenue Hove

Certificate of Lawfulness for proposed loft conversion including hip to gable roof extension, rear dormer window, 3no roof-lights and a single storey side extension.

Applicant: Mr Aziz

Officer: Steven Lewis 290480

Approved on 28/10/09 DELEGATED

BH2009/01971

66 Welbeck Avenue Hove

Erection of single storey rear extension.

Applicant: Mr Harry Bucknall

Officer: Steven Lewis 290480

Approved on 27/10/09 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.

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3) UNI

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

BH2009/02068

57 St Leonards Gardens Hove

Erection of single storey rear extension.

Applicant: Mr Thompson

Officer: Charlotte Hughes 292321

Refused on 22/10/09 DELEGATED

1) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to ensure that alterations and additions to properties do not have a harmful impact upon the residential amenity of neighbouring occupiers. The proposed extension, by reason of the extent of projection to the rear of the property and its proximity to windows within the side elevation of the ground floor flat at no. 59 St Leonards Gardens, would result in an acute sense of enclosure and the significant loss of daylight to a habitable room within this flat. Consequently the proposal is considered to be materially harmful to existing neighbouring amenity and thereby contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/02122

West Hove Infant School Portland Road Hove

Erection of wooden fence along the top of North and West boundary walls.

Applicant: West Hove Infant School

Officer: Clare Simpson 292454

Approved on 22/10/09 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.

