

**BRIGHTON & HOVE CITY COUNCIL**  
**LIST OF APPLICATIONS DETERMINED**

**PATCHAM**

**BH2009/02078**

**Land Adjoining 58 Braybon Avenue Brighton**

Erection of 1 no detached 3 bedroom chalet bungalow fronting Mayfield Crescent.

**Applicant:** Mr & Mrs Westlake

**Officer:** Anthony Foster 294495

**Refused on 01/12/09 DELEGATED**

**1) UNI**

The proposed development by reason of its height, bulk, siting and design, including an un-balanced roof, excessive size and number of dormers to the front elevation and excessive size of rear dormer, would fail to respect the context of its setting and would be out of keeping and out of character with surrounding buildings and the character of Mayfield Crescent. The proposed development would therefore appear incongruous within the street scene to the detriment of the character and appearance of the area and as such is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed development would have a detrimental impact on the amenity of the neighbouring occupiers at 60 Braybon Avenue in terms of increased building bulk and increased sense of enclosure, to the detriment of their visual amenity, living conditions and use and enjoyment of their private amenity space. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2009/02172**

**Site Between Bonheur and Rocklands Braypool Lane Brighton**

Construction of a detached four bedroom dwelling with detached garage / cycle / bin stores.

**Applicant:** Mr John Blankson

**Officer:** Aidan Thatcher 292265

**Refused on 07/12/09 DELEGATED**

**1) UNI**

The proposed development would result in harm to the amenity of the occupiers of the proposed units by virtue of a high level of noise and disturbance from the A23 with no noise assessment provided or mitigation measures proposed. As such the proposal would be contrary to policies SU10 & QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposal fails to demonstrate how the development would be efficient in the use of energy, water and materials and as such would be contrary to policy SU2 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposal fails to demonstrate how the development would meet the travel demand that it creates and as such would be contrary to policy TR1 of the Brighton & Hove Local Plan.

**BH2009/02255**

**11 Carden Avenue Brighton**

Removal of single storey extension and chimney. Redevelopment of existing dwelling incorporating single storey, two storey, stairwell and roof extension.

**Applicant:** Mr Paolo Packham

**Officer:** Jonathan Puplett 292525

**Refused on 16/12/09 DELEGATED**

**1) UNI**

The proposal would have an overbearing and enclosing impact on the residents of nos. 9 and 13 Carden Avenue, to the detriment to their visual amenities and the use and enjoyment of their property and private amenity space. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**2) UNI**

The proposed extensions and alterations would result a mix of traditional and contemporary building forms, on the front elevation traditional forms and detailing would be retained, however materials of a contemporary finish are proposed. The three-storey flat roofed staircase extension to the rear of the building would have an inappropriate and bulky appearance, failing to relate to the parent building. Cumulatively, the extensions would result in a disjointed and incongruous appearance; the character of the dwelling and the surrounding street scene would be harmed, contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan.

**BH2009/02340**

**11 Beechwood Avenue Brighton**

Certificate of Lawfulness for proposed loft conversion incorporating dormer with pitched roof to rear and 4 no. rooflights.

**Applicant:** Mr Kevin Enticknap

**Officer:** Sonia Kanwar 292359

**Approved on 14/12/09 DELEGATED**

**BH2009/02498**

**1 Singleton Road Brighton**

Erection of new two storey house.

**Applicant:** Mrs Gwendoline Sainsbury

**Officer:** Jonathan Puplett 292525

**Approved on 09/12/09 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration 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*

Report from:

*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) 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.*

**5) BH06.04**

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

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

**6) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the dwelling 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.*

**7) 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.*

**8) UNI**

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of No. 1 Singleton Road.

*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*

**9) UNI**

The dwelling hereby approved shall be constructed to Lifetime Homes standards.

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

**BH2009/02597**

**Highmead Braypool Lane Brighton**

Construction of a new detached garage.

**Applicant:** Mr & Mrs Clay

**Officer:** Sonia Kanwar 292359

**Refused on 14/12/09 DELEGATED**

**1) UNI**

The proposed garage, by virtue of its siting, height, size, design and massing, would appear overdominant and overbearing when viewed from Hillside, the neighbouring house to the south, and would result in a loss of outlook and a heightened sense of enclosure to this adjacent property and garden. As such, the proposal would adversely impact on the residential amenity of this property and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**PRESTON PARK**

**BH2009/01881**

**375 Ditchling Road Brighton**

Demolition of existing garage and erection of new chalet bungalow.

**Applicant:** Ms Jayne Leader

**Officer:** Liz Arnold 291709

**Approved on 10/12/09 DELEGATED**

**1) BH01.01**

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

**8) UNI**

The garage hereby approved shall be used only for the parking of private vehicles or for purposes incidental to the enjoyment of the dwellinghouse and for no business or industrial use whatsoever.

*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.*

**9) UNI**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development including boundary screening, 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 and details of the planting of 2 or more Birch Trees or similar ornamental trees on the Balfour Road frontage. The scheme shall be implemented fully in accordance with the approved details.

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the*

*Brighton & Hove Local Plan.*

**10) UNI**

The development hereby permitted shall not be occupied until the cycle parking facilities, as stated within the Sustainability Checklist submitted on the 17th September 2009, are 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.*

**11) UNI**

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 4th 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.*

**12) UNI**

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

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

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

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

**13) UNI**

The windows within the rear dormer window shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

**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.*

**BH2009/02263**

**Land to the rear of 36 Preston Park Avenue Brighton**

Application for variation of condition 10 of application BH2008/02109 to remove the requirement for installation of a CHP System, Ground Source Heat Pump and rainwater capture tanks.

**Applicant:** Acri-Build Ltd

**Officer:** Liz Arnold 291709

**Approved on 07/12/09 DELEGATED**

**1) UNI**

Prior to occupation of the development all measures contained with the sustainability checklist submitted with this application shall be implemented. This shall include under floor heating, low energy water and light fittings, water butts, green roof system, rooflights and photovoltaic solar panels for each of the dwellings. The aforementioned features shall be thereafter retained unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure that development is sustainable and makes efficient use of energy, water and materials and in accordance with policies SU2 and SU16 of the Brighton & Hove Local Plan.*

**BH2009/02343**

**25 Havelock Road Brighton**

Installation of conservation style roof light to front roof slope.

**Applicant:** Mr Pallot

**Officer:** Sonia Kanwar 292359

**Approved on 07/12/09 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The rooflights hereby approved shall have steel or cast metal frames 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.*

**BH2009/02442**

**1 Semley Road Brighton**

Loft conversion including conservation style roof-lights to front and rear, and removal of existing chimney.

**Applicant:** Mr Carter

**Officer:** Liz Arnold 291709

**Approved on 30/11/09 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) BH12.05**

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.*

Report from:

### **3) UNI**

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 12th October 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.*

## **REGENCY**

### **BH2008/01052**

#### **169 -174 Western Road Brighton**

Retrospective application for part second/third floor extension to incorporate storage space and staff facilities.

**Applicant:** Primark Stores Limited

**Officer:** Ray Hill 293990

**Approved on 03/12/09 PLANNING COMMITTEE**

#### **1) BH02.09**

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

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

#### **2) 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 noise sensitive premises shall not exceed a level of 5dB below the existing LA90 background noise level. Rating level and existing background noise levels to be determined as per the guidance provided in BS 4142: 1997.

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

#### **3) UNI**

No vehicle movements nor any loading or unloading of vehicles shall take place between the hours of 20.00 to 08.00.

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

#### **4) UNI**

The cycle parking hereby approved shall remain accessible and free from obstruction, and retained for use at all times

*Reason: To ensure that the facilities for the parking of cycles are retained 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 deliveries or unloading of vehicles shall take place on Sundays or Bank or other Public Holidays except using the designated section of footway in Western Road.

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



## **6) UNI**

The refuse and recycling storage facilities hereby approved shall be retained for use at all times.

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

## **7) UNI**

All air handling units and plant located on the roof of the premises shall not operate between the hours of 23.00 and 07.00.

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

## **8) UNI**

No deliveries, including the collection of refuse and recyclable materials, shall be taken at or dispatched from the site except from either the service yard to the rear of the application site accessed from Crown Street only or the front of the site along the designated section of footway in Western Road.

*Reason: To safeguard traffic flows along Crown Street and Marlborough Street and not to prejudice highway safety in accordance with policies TR1 and TR7 of the Brighton & Hove Local Plan.*

## **BH2009/00231**

### **16B Montpelier Crescent Brighton**

Internal alterations to layout of flat and external alterations including replacement of windows and doors. new garden railings and gate and replacement of steel column and stone plinth to front elevation.

**Applicant:** Mr Toby Ombler

**Officer:** Jason Hawkes 292153

**Approved on 26/11/09 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**

Before work commences, samples and details of the new brick paviours to be used for the internal flooring and external paving of the front lightwell area and of the stone for the front lightwell step-seat shall be submitted to and approved by the local planning authority and the works shall be carried out fully in accordance with the approved details and sample and maintained as such thereafter.

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

### **3) UNI**

The existing original stone shelves in the larder shall be retained and not altered in any way.

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

### **4) UNI**

The new steel railings for the front wall shall be galvanised before being painted and shall be seated in the top of the wall in lead caulking in the traditional manner.

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

**5) UNI**

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

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

**6) UNI**

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

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

**7) UNI**

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

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

**8) UNI**

The existing original internal brick pavements flooring shall be retained and shall not be covered over and the new internal and external brick pavements shall match exactly the original.

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

**9) UNI**

Before work commences details shall be submitted to and approved by the local planning authority in writing of the proposed meter, coat and shoe cupboard in the proposed hall area, including 1:20 scale elevations and 1:1 scale joinery sections.

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

**BH2009/01898**

**27-28 Meeting House Lane Brighton**

Change of use of first and second floors from vacant offices to three self-contained flats.

**Applicant:** Mr Patrick Moorhead

**Officer:** Steven Lewis 290480

**Refused on 08/12/09 DELEGATED**

**1) UNI**

The proposal would be contrary to policy EM5 of the Brighton & Hove Local Plan which seeks to resist the loss of office floor space unless it has been demonstrated that the use is genuinely redundant, is no longer viable and is

unsuitable for redevelopment for alternative employment generating uses or, failing that, affordable housing. Applicants are expected to demonstrate active marketing of the unit on competitive terms in accordance with an appropriate marketing strategy. Documentary evidence would suggest that the premises have been marketed for limited period of time, and insufficient information has been submitted with the application to demonstrate the use of the office space is no longer viable. Furthermore, the application fails to make an adequate assessment of the suitability of the provision of either of the redevelopment alternatives stated above.

**BH2009/01901**

**27-28 Meeting House Lane Brighton**

Internal alterations to change first and second floors from offices to 3no. self-contained flats.

**Applicant:** Mr Patrick Moorhead

**Officer:** Steven Lewis 290480

**Approved on 01/12/09 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) BH13.13**

All existing doors are to be retained, except where indicated on the drawings hereby approved. Any new doors shall be of timber construction with recessed panels and be of a specified size and design as agreed in writing by the Local Planning Authority prior to commencement of work. Any fireproofing to doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

**3) UNI**

All existing original fabric including floors, lathe and plasterwork shall be retained, except where shown to be removed on the approved drawings and shall be repaired and made good exactly like for like, and shall not be covered over, except where otherwise agreed in writing with the Local Planning Authority before work commences. The original walls and ceilings shall not be skimmed over and only defective lathe and plaster shall be removed and shall be replaced exactly like for like using timber lathes and lime plaster.

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

**4) UNI**

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

(i) 1:20 sample elevations and sections, and 1:1 joinery details sectional profiles of all new joinery work including all types of new doors and architraves, the staircases and their balustrades and hand rails, skirting boards:

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

(iii) The method of sound and thermal insulation of the floors and wall, including 1:5 sections through walls and ceilings; The works shall be implemented in strict accordance with the agreed details and maintain thereafter.

*Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

**BH2009/02259**

**17-18 Prince Albert Street Brighton**

Replacement of existing part window, part chalkboard on Prince Albert Street elevation with single-glazed window and existing door on Nile Street to be blocked up. Erection of window boxes and relocation of existing hanging basket brackets.

**Applicant:** Mr Ramin Mustowfi

**Officer:** Jason Hawkes 292153

**Approved on 08/12/09 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration 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 the following details have been submitted to and approved by the local planning authority in writing:

- i) a 1:10 scale elevational and sectional drawings of the new shopfront, and the alterations to the stallrisers to install new ventilation equipment and the cast iron grilles and screen meshes and 1:1 scale sectional joinery details;
- ii) details of the signs and menu boards and their method of illumination including 1:10 scale elevations and 1:5 scale sections of the lettering and its method of fixing;
- iii) details of the plant boxes above the fascia cornice including a brochure photograph or 1:10 scale drawing;
- iv) 1:1 joinery sectional profiles of all types of doors including their architraves and skirting boards, wall boarding, dado rails and picture rails;

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

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

**3) UNI**

All existing surface mounted pipework and electrical and telecommunications cabling shall be removed and all new and replacement electrical and telecommunications cabling and pipework shall be concealed and not be surface mounted.

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

**4) UNI**

The new door to the bin store on Nile Street shall be of painted timber vertical tongue and groove boarding with butt and beaded joints.

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

**5) UNI**

The blocked up doors where no dummy panelled doors are shown, shall be blocked up in solid masonry and rendered on externally with smooth lime render and plastered internally with smooth lime plaster and painted to match exactly the

existing adjacent walling.

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

**BH2009/02260**

**17-18 Prince Albert Street Brighton**

Replacement of existing part window, part chalkboard on Prince Albert Street elevation with single-glazed window and existing door on Nile Street removed and made good. Erection of window boxes and relocation of existing hanging basket brackets. New signage and internal alterations.

**Applicant:** Mr Ramin Mustowfi

**Officer:** Jason Hawkes 292153

**Approved on 08/12/09 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

The new door to the bin store on Nile Street shall be of painted timber vertical tongue and groove boarding with butt and beaded joints.

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**3) UNI**

The blocked up doors where no dummy panelled doors are shown, shall be blocked up in solid masonry and rendered on externally with smooth lime render and plastered internally with smooth lime plaster and painted to match exactly the existing adjacent walling.

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**4) UNI**

The hanging basket brackets shall be removed and the walls made good.

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**5) UNI**

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

- i) a 1:10 scale elevational and sectional drawings of the new shopfront, and the alterations to the stallrisers to install new ventilation equipment and the cast iron grilles and screen meshes and 1:1 scale sectional joinery details;
- ii) details of the signs and menu boards and their method of illumination including 1:10 scale elevations and 1:5 scale sections of the lettering and its method of fixing;
- iii) details of the plant boxes above the fascia cornice including a brochure photograph or 1:10 scale drawing;
- iv) details of the internal alterations to the walls, bar, doors, and of the fixed seating, including 1:20 scale internal elevations;
- v) 1:1 joinery sectional profiles of all types of doors including their architraves and skirting boards, wall boarding, dado rails and picture rails;

The works shall be carried out in strict accordance with the approved details and

Report from:

maintained as such thereafter.

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**6) UNI**

All new works, including architraves, skirting boards, wall boarding, picture rails, cornices, etc. shall match exactly the original work in the vicinity.

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**7) UNI**

All new and replacement internal doors in the public areas shall be painted timber six paneled doors.

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**8) UNI**

The W.C. ventilation extract outlets shall be in the form of flush inline slate vents through the pitched roof on Nile Street.

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**9) UNI**

All existing surface mounted pipework and electrical and telecommunications cabling shall be removed and all new and replacement electrical and telecommunications cabling and pipework shall be concealed and not be surface mounted.

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**10) UNI**

The wall behind the bar shall not be altered nor any recess formed without prior written consent of the local planning authority.

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**11) UNI**

All existing original fabric and architectural features including floors, lathe and plasterwork, staircases, balustrades, windows, doors, architraves, skirting boards, dado rails, picture rails, panel work, tongue and groove boarding, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained, and repaired and made good exactly like for like, and shall not be covered over, except where otherwise shown on the approved drawings or agreed in writing with the Local Planning Authority before work commences.

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**BH2009/02261**

**17-18 Prince Albert Street Brighton**

Display of internally illuminated fascia signs, one internally illuminated projecting sign and two internally illuminated menu boxes.

**Applicant:** Mr Ramin Mustowfi

**Officer:** Jason Hawkes 292153

**Approved on 08/12/09 DELEGATED**

**1) BH10.01**

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

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

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

**7) UNI**

No development shall commence until details of the signs and menu boards and their method of illumination (including 1:10 scale elevations and 1:5 scale sections of the lettering and its method of fixing) 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 and maintained as such thereafter.

*Reason: To ensure the preservation and enhancement of the listed building and conservation area in accordance with policies QD12 & HE9 of the Brighton & Hove Local Plan.*

**BH2009/02297**

**59A Ship Street Brighton**

Replacement of rear ground floor window with new wooden single glazed door.

**Applicant:** Miss Nicky Ramsey

**Officer:** Charlotte Hughes 292321

**Approved on 16/12/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH13.05**

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

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

**BH2009/02298**

**59A Ship Street Brighton**

Replacement of rear ground floor window with new single glazed wooden door.

**Applicant:** Miss Nicky Ramsey

**Officer:** Charlotte Hughes 292321

**Approved on 16/12/09 DELEGATED**

**1) BH01.05**

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

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

**2) BH13.05**

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

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



**BH2009/02321**

**21 Clifton Hill Brighton**

Reinstatement of canopy to front bay window.

**Applicant:** Mr Andrew Earley

**Officer:** Clare Simpson 292454

**Approved on 03/12/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02337**

**26 to 27 Consecutive East Street Brighton**

Exterior works including redecoration of exterior facades and shop front incorporating new fascia sign, and interior works to include new lighting, new air conditioning unit, new shop fittings, decoration and repair works. (Retrospective).

**Applicant:** Links of London

**Officer:** Charlotte Hughes 292321

**Refused on 16/12/09 DELEGATED**

**1) UNI**

Policy HE1 of the Local Plan states that proposals for the alteration of a listed building will only be permitted if, amongst other things, they would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building. The air-conditioning plant and ducting which has been installed in one of the front rooms on the second floor, has compromised the use of this room and unnecessarily detracts from the historic character and appearance of this Grade II listed building resulting in material harm. The proposal is thereby considered to be contrary to policy HE1 of the Local Plan, SPGBH11 - Listed Building Interiors and national advice contained within PPG15 - Planning and the Historic Environment.

**BH2009/02499**

**30 Norfolk Road Brighton**

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

**Applicant:** Mr & Mrs Karmani

**Officer:** Wayne Nee 292132

**Refused on 09/12/09 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. It is considered that the proposed extended terrace would represent an overbearing addition for the occupiers of neighbouring residential properties by reason of an increased sense of overlooking and loss of privacy to the detriment of their residential amenity. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2009/02511**

**135 Western Road Brighton**

Application for variation of condition 3 of application BH2009/01256 to allow the layout of the ground floor and basement to be altered and to allow alcohol to be served to customers in the ground floor reception area.

**Applicant:** Kempston Leisure Ltd

**Officer:** Clare Simpson 292454

**Approved on 10/12/09 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration 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**

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

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

**4) UNI**

The south facing sliding doors leading from the first floor function room to the interconnecting area shall remain closed between the hours of 22.00 and 08.00 daily.

*Reason: In the interests of the residential amenity of neighbouring properties in accordance with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

**5) UNI**

The sliding door opening onto Western Road shall remain closed at all times between 00:00 hours (midnight) and 08:00 daily.

*Reason: In the interests of the residential amenity of neighbouring properties in accordance with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

**6) UNI**

All doors and windows on the rear elevation must be kept closed except for access and egress and the sliding doors leading to the ground floor rear terrace shall be closed at all times between the hours of 22:00 and 08.00 daily.

*Reason: In the interests of the residential amenity of neighbouring properties in accordance with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

**7) UNI**

The ground floor of the premises shall be laid out in accordance with drawing number 160-03/G and used primarily for the sale and consumption of food and light refreshments consistent with A3 use class. Alcohol shall be served ancillary to food consumption at all times and by waiting staff to seated customers, with the exception of the bar area at the front of the ground floor which may be used as a reception where alcohol is consumed by customers whilst waiting to access other parts of the building.

*Reason: In the interests of the residential amenity of neighbouring properties in accordance with policies SR12 and QD27 of the Brighton & Hove Local Plan.*

## **8) UNI**

The rear external area on the ground floor shall not be used by customers and staff between the hours of 02.00 and 8.00.

*Reason: In the interests of the residential amenity of neighbouring properties in accordance with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

### **BH2009/02524**

#### **77 West Street Brighton**

Application for approval of details reserved by condition 9 of application BH2009/01723.

**Applicant:** Inventive Leisure

**Officer:** Christopher Wright 292097

**Refused on 11/12/09 DELEGATED**

### **BH2009/02646**

#### **77 West Street Brighton**

Application for approval of details reserved by condition 2 of application BH2009/01724.

**Applicant:** Inventive Leisure

**Officer:** Christopher Wright 292097

**Refused on 11/12/09 DELEGATED**

## **ST. PETER'S & NORTH LAINE**

### **BH2007/01063**

#### **Brighton Delivery Office 62-63 North Road Brighton**

New above ground storage tank to replace existing below ground tank. Existing tank to be decommissioned.

**Applicant:** Royal Mail Group Plc

**Officer:** Louise Kent 292198

**Approved on 30/11/09 DELEGATED**

#### **1) 05.03**

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

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

#### **2) BH01.01**

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

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

#### **3) UNI**

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

*Reason: To prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal, and in accordance with policy SU3*

*of the Brighton & Hove Local Plan.*

**4) UNI**

No development shall take place until a scheme to ensure the safety of water supply serving the forecourt area shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details to the satisfaction of the Local Planning Authority.

*Reason: To protect the quality of drinking water supplies and comply with policy SU3 of the Brighton & Hove Local Plan.*

**5) UNI**

Any facilities, above ground for the storage of oils, fuels or chemicals shall be sited on an impervious base and surrounded by impervious walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe work should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund. No development shall take place until details of such facilities have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

*Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters, and in accordance with policy SU3 of the Brighton & Hove Local Plan.*

**6) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 2 (c) above that any remediation scheme required and approved under the provisions of that condition 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; and
- 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 2 (c) above.

*Reason: To safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.*

**7) UNI**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority:

- (a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority,
- (b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; 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 the nomination of a competent person to oversee the implementation of the works.

*Reason: To safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.*

#### **8) UNI**

If, during development, any visibly contaminated or odorous material not previously identified is found to be present at the site the Local Planning Authority must be immediately informed of the nature and degree of contamination present. A method statement shall then be submitted to and approved in writing by the Local Planning Authority detailing how the unsuspected contamination shall be dealt with.

*Reason: To ensure that the development complies with approved details in the interest of protection of controlled waters and to comply with policy SU3 of the Brighton & Hove Local Plan.*

### **BH2008/03922**

#### **84a Dyke Road Brighton**

Change of use from Letting Agent (A2) to hot food take away (A5).

**Applicant:** Mr K Venkama

**Officer:** Anthony Foster 294495

**Approved on 15/12/09 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) UNI**

Prior to the commencement of the use hereby approved, the ventilation system detailed in 'Ventilation System Statement' submitted on the 3 June 2009, and drawing number KE0/1656/1 submitted 2 November 2009 shall be installed and operational. The ventilation system shall be maintained as such thereafter for the duration of the approved use.

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

#### **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(A) below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997.

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

#### **4) UNI**

The premises shall not be in use except between the hours of 09.00 and 23.00 Monday to Sunday (including Bank Holidays).

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

**BH2009/01190**

**30-31 Foundry Street Brighton**

External alterations to include formation of new door and garage entrance to eastern Foundry Street elevation, removal of doors from north and western elevations, replacement timber windows, and 1 no. rooflight.

**Applicant:** Mr J Crane

**Officer:** Sonia Kanwar 292359

**Approved on 16/12/09 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

Notwithstanding the submitted details, the timber folding doors hereby approved shall be painted. No development shall take place until colour sample of the paint to be used on the surface of the timber sliding door has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the approved details.

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

**3) UNI**

The timber folding doors hereby approved shall be used for pedestrian and cycle access only.

*Reason: To protect the safety of users of the highway and to comply with policy TR7 of the Brighton & Hove Local Plan.*

**4) UNI**

No development shall take place until full details of the proposed works including 1:20 scale sample elevations and sections including through the reveals and cills, and 1:1 scale joinery sectional details of the windows and doors have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the approved details.

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

**BH2009/01215**

**88 Centurion Road Brighton**

Conversion of single dwelling into 2no two bedroom maisonettes. External alterations including front and rear window replacements.

**Applicant:** Mr A OMahoney

**Officer:** Anthony Foster 294495

**Approved on 09/12/09 DELEGATED**

**1) BH01.01**

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

**4) BH05.03**

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

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

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

A completed pre-assessment estimator will not be acceptable.

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

**5) BH05.04**

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

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

**6) BH06.03**

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

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

**7) UNI**

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

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

### **8) UNI**

No works shall take place until full details of the proposed Juliette balcony 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: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.*

### **9) UNI**

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

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

## **BH2009/01751**

### **11-12 Vine Street Brighton**

Installation of aluminium casement window to front elevation of ground floor office and infilling of large access door.

**Applicant:** Crush Design

**Officer:** Liz Arnold 291709

**Approved on 30/11/09 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 with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 17th 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.*

## **BH2009/02144**

### **38 West Hill Street Brighton**

Replace existing timber windows with new timber sliding sash windows.

**Applicant:** Mr Stephen Whittington

**Officer:** Chris Swain 292178

**Approved on 26/11/09 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**

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

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

**BH2009/02227**

**Ocean Building 102 Queens Road Brighton**

Installation of anti-vandal steel fabricated screens, including cantilevered entry gate and pedestrian gate to existing ground floor car park.

**Applicant:** The Ocean Building (Freehold) Ltd

**Officer:** Sonia Kanwar 292359

**Approved on 16/12/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02247**

**25 North Road Brighton**

Replacement of existing mineral felt and concrete tile roof coverings with lead sheet and Welsh slate. Replacement of existing guttering from UPVC to cast iron (retrospective).

**Applicant:** Infinity Foods Co-operative Ltd

**Officer:** Sonia Kanwar 292359

**Approved - no conditions on 14/12/09 DELEGATED**

**BH2009/02313**

**Rear of 100 North Road Brighton**

New shop front (retrospective).

**Applicant:** Mr Stephen Bethell

**Officer:** Kate Brocklebank 292175

**Approved on 16/12/09 DELEGATED**

**1) UNI**

The shop lighting shall not be illuminated between the hours of 23:00 and 08:00 daily.

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

**BH2009/02320**

**Land adjoining 15 London Terrace Brighton**

Removal of existing side entrance and erection of a three storey dwelling house.

**Applicant:** P. R. B.

**Officer:** Aidan Thatcher 292265

**Refused on 15/12/09 DELEGATED**

**1) UNI**

The proposal, by virtue of the design, height and scale of the building and its relationship to the adjoining terrace, represents a development which would result in a detrimental impact to the character and appearance of the street scene and surrounding area. As such the proposal is contrary to policies QD1 and QD2 of

the Brighton & Hove Local Plan.

**2) UNI2**

The applicant has failed to demonstrate that the internal layout of the proposed residential unit would fully comply with Lifetime Homes Standards. The development is therefore contrary to policy HO13 of the Brighton & Hove Local Plan and Planning Advisory Note 03 'Accessible Housing and Lifetime Homes'.

**3) UNI3**

The proposal would result in a cramped form of development with an unsatisfactory loss of private amenity space to the existing residential units within no. 15 which would cause a detrimental to their living conditions. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

**4) UNI4**

The proposal, by virtue of its positioning to the south of, height and siting close to the rear walls of the properties fronting Rosehill Terrace would result in an undue loss of daylight and sunlight and an overbearing impact on the occupiers of these properties. As such the proposal could cause a detrimental impact on the amenities of the occupiers of these properties and be contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2009/02408**

**2 & 2A Edinburgh Road Brighton**

Certificate of Lawfulness for existing use of basement flat and ground/first floor maisonette.

**Applicant:** Mrs Janette Johnson

**Officer:** Kate Brocklebank 292175

**Refused on 30/11/09 DELEGATED**

**1) UNI**

There is insufficient evidence to demonstrate on the balance of probability that 2 Edinburgh Road has been occupied as two separate self contained units of accommodation for a period of at least four continuous years, and as such is not considered lawful under section 191 of the Town and Country Planning Act 1990.

**BH2009/02433**

**Brighton Railway Station Queens Road Brighton**

Application for approval of details reserved by condition 2 of application BH2009/00471.

**Applicant:** Network Rail (Infrastructure) Ltd

**Officer:** Jonathan Puplett 292525

**Approved - no conditions on 07/12/09 DELEGATED**

**WITHDEAN**

**BH2009/02183**

**88 Tongdean Lane Brighton**

Erection of single storey ground floor rear extension and excavation to form basement level extension and garden shed with associated landscaping works to garden.

**Applicant:** Mr Anthony Walters

**Officer:** Charlotte Hughes 292321

**Approved on 01/12/09 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration 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 two trees on the grass area to the front of the property are to be protected during the course of the development to BS 5837 (2005) Trees on Development Sites. Prior to development commencing, an Arboricultural Method Statement to this effect is to be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details and maintained as approved until the development is completed.

*Reason: To protect the trees at the entrance to the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.*

**BH2009/02185**

**9 South Road Brighton**

Conversion of first and second floors from office use (B1) to residential use (C3). Retrospective.

**Applicant:** Dr Carmen Hass-Klau

**Officer:** Charlotte Hughes 292321

**Approved on 09/12/09 DELEGATED**

**1) UNI**

Within 3 months of the date of this permission suitable provision for secure cycle parking shall be made in accordance with plans or details that shall first have been submitted to and approved in writing by the Local Planning Authority.

*Reason: In order that the development site is accessible by sustainable modes of travel, other than the private car, in accordance with policy TR14 of the Brighton & Hove Local Plan.*

**2) UNI**

The residential accommodation hereby permitted on the first and second floors of the building shall be occupied solely in connection with the associated ground floor office space, or by a person or persons employed within the ground floor office, and their dependants, and shall not be occupied, sold or let as a separate unit of residential accommodation.

*Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding existing employment uses and the amenities of the area in accordance with Policies EM8 and QD27 of the Brighton & Hove Local Plan. The use of the premises as a live-work unit retaining office use at ground floor is considered a satisfactory arrangement to safeguard employment space.*

**BH2009/02268**

**50 Green Ridge Brighton**

Replace existing rooflights with dormer on side elevation.

**Applicant:** Mr Keith Greenfield

**Officer:** Steven Lewis 290480

**Approved on 14/12/09 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

Unless otherwise agreed in writing by the local planning authority, the side-facing windows in the dormer extension hereby permitted shall not be glazed otherwise

than with obscured glass, top hung and inwards opening and shall thereafter be permanently retained as such.

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

### **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.*

### **4) UNI**

Notwithstanding the approved plans, the siting of the proposed dormer within the roof slope shall reflect that of the existing dormer in the south west elevation and shall match in terms of its size, scale, detailing and materials.

*Reason: To ensure an appropriate finish to the development and in the interests of the visual amenity of the area, in accordance with policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan and for the avoidance of doubt as the submitted plans are not entirely clear.*

## **BH2009/02311**

### **6 Stamford Lodge Cumberland Road Brighton**

Replacement UPVC windows to match existing.

**Applicant:** Mrs Audrey Hayes

**Officer:** Clare Simpson 292454

**Approved on 07/12/09 DELEGATED**

#### **1) BH01.01**

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

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

## **BH2009/02318**

### **2 Glen Rise Brighton**

Erection of two storey side extension, alterations to front façade and roof alterations at ground floor rear.

**Applicant:** Mr & Mrs M Sanders

**Officer:** Jason Hawkes 292153

**Approved on 14/12/09 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH03.03**

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

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

### **3) UNI**

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

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

### **BH2009/02356**

#### **50A Tivoli Crescent Brighton**

Erection of single storey front and rear extensions, dormer to front elevation and installation of roof lights.

**Applicant:** Mr Cristin

**Officer:** Guy Everest 293334

**Approved on 15/12/09 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH02.09**

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

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

#### **3) BH03.03**

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

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

### **BH2009/02382**

#### **Surrenden Swimming Pool Surrenden Road Brighton**

Replacement of timber cladding on southern elevation, infilling of low level windows and enlargement of high level windows with security cages attached. Replacement of existing hoppers and downpipes.

**Applicant:** Brighton & Hove City Council

**Officer:** Christopher Wright 292097

**Approved on 26/11/09 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 development hereby permitted shall be implemented in strict accordance with the measures described in the Waste Minimisation Statement 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.*

**BH2009/02387**

**2 Woodside Avenue Brighton**

Certificate of Lawfulness for a proposed development of a rear dormer with Juliet balcony.

**Applicant:** Mr Iain McCaskey

**Officer:** Adrian Smith 01273 290478

**Refused on 27/11/09 DELEGATED**

**BH2009/02425**

**16-18 Harrington Road Brighton**

Application for approval of details reserved by Conditions 2 and 4 of application BH2009/01670.

**Applicant:** Mr R Savvides

**Officer:** Adrian Smith 01273 290478

**Approved - no conditions on 03/12/09 DELEGATED**

**BH2009/02484**

**80 Peacock Lane Brighton**

Erection of a single storey, timber framed glazed orangery.

**Applicant:** Mr & Mrs J & S Richardson

**Officer:** Steven Lewis 290480

**Approved on 09/12/09 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration 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 west and east side facing windows of the conservatory extension hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

**3) UNI**

Notwithstanding the submitted drawings, the proposed wall along the eastern elevation of the property shall not exceed 1.3 metres in height above the internal finished floor level of the conservatory extension hereby permitted.

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

**4) UNI**

No development shall take place until details of existing ground levels and the proposed finished floor level of the conservatory have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter proceed in accordance with the agreed details regarding finished floor level.

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

**BH2009/02492**

**19-20 Clermont Terrace Brighton**

Application for approval of details reserved by condition 2 of application BH2009/01661.

**Applicant:** Mrs Clare Mould

**Officer:** Jason Hawkes 292153

**Approved - no conditions on 07/12/09 DELEGATED**

**BH2009/02578**

**50 Bates Road Brighton**

Certificate of Lawfulness for proposed roof extension including dormer and associated works.

**Applicant:** Mr Gary Millar & Mrs Paula Quinn

**Officer:** Clare Simpson 292454

**Approved on 09/12/09 DELEGATED**

**BH2009/02587**

**160 Tivoli Crescent North Brighton**

Erection of two storey rear extension.

**Applicant:** Mr & Mrs D Soffe

**Officer:** Adrian Smith 01273 290478

**Approved on 14/12/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows other than those expressly authorised by this permission shall be constructed in the south flank wall of the extension hereby permitted without planning permission obtained from the Local Planning Authority.

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

**4) UNI**

The windows in the south side elevation of the extension hereby permitted shall at all times be fixed shut 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.*

**BH2009/02605**

**Flats A B & C 68 Compton Road Brighton**

Replacement UPVC windows and doors.

**Applicant:** Mr Richard Blake

**Officer:** Mark Thomas 292336

**Approved on 16/12/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02609**

**387 Ditchling Road Brighton**

Free standing timber sign to east elevation.

**Applicant:** Little Earthworms Ltd

**Officer:** Mark Thomas 292336

**Approved on 16/12/09 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.*



## **EAST BRIGHTON**

### **BH2009/01305**

#### **First Floor Flat 45 Eaton Place Brighton**

Roof conversion incorporating installation of roof lights to both front and rear roof slopes.

**Applicant:** Mr Dan Webb

**Officer:** Chris Swain 292178

**Approved on 01/12/09 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) UNI**

The rooflights hereby approved shall have steel or cast metal frames 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.*

### **BH2009/02049**

#### **Wellsbourne Health Centre Whitehawk Road Brighton**

Installation of access hatch on roof of South wing and attachment of cooling unit to North elevation.

**Applicant:** Brighton & Hove City PCT

**Officer:** Aidan Thatcher 292265

**Approved on 03/12/09 DELEGATED**

#### **1) BH01.01**

The development hereby permitted shall be commenced before the expiration 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) BH07.07**

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.*

### **BH2009/02129**

#### **Madeira Terrace Madeira Drive Brighton**

Structural repair works to cast iron beams, railings, post and panel along walkway.

**Applicant:** Brighton & Hove City Council

**Officer:** Louise Kent 292198

**Approved on 26/11/09 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.*

Report from:

## **2) UNI**

The railings, beams, posts and panels shown on the approved plans shall be painted/finished to match the existing railings, beams, posts and panels within one month of installation and shall be retained as such thereafter.

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

### **BH2009/02178**

#### **Flat 10 Bristol Court 142 Marine Parade Brighton**

Internal alterations to layout of flat.

**Applicant:** Mr R. Wells

**Officer:** Jonathan Puplett 292525

**Approved on 27/11/09 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**

No works shall take place until further details of the external extract vent associated with the bathroom and repositioned kitchen have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in strict accordance with the approved details and retained as such thereafter.

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

#### **3) UNI**

No works shall take place until an elevation drawing and 1:1 joinery sections of the timber detailing and panelling to be reinstated below the kitchen window of the flat, to match that existing below the front room windows, have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in strict accordance with the approved details and retained as such thereafter.

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

### **BH2009/02229**

#### **37C Chesham Road Brighton**

Loft conversion with rear dormer incorporating front and rear roof-lights.

**Applicant:** Ms M Jackets

**Officer:** Jonathan Puplett 292525

**Approved on 30/11/09 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) BH12.03**

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

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

### **4) 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.*

## **HANOVER & ELM GROVE**

### **BH2009/02085**

#### **85 Islingword Road Brighton**

Erection of single storey shed in rear garden (Retrospective).

**Applicant:** Mr Daniel Spicer

**Officer:** Helen Hobbs 293335

**Approved - no conditions on 14/12/09 DELEGATED**

### **BH2009/02187**

#### **Connaught House & 38 Melbourne Street Brighton**

Demolition of Connaught House and 38 Melbourne Street.

**Applicant:** Dr A Yousifi

**Officer:** Kate Brocklebank 292175

**Approved on 26/11/09 DELEGATED**

#### **1) UNI**

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

*Reason: Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.*

#### **2) UNI**

The demolition and restoration of the site shall be carried out in accordance with the letter submitted with the application from Mr Fagg dated 2nd October 2009 and email received from Mr Taylor on 29th October 2009. Restoration shall be completed within 1 month of the removal of demolition materials from the site.

*Reason: To safeguard residential amenity and the visual appearance of the area.*

#### **3) UNI**

The resultant building debris from the demolition process shall be removed from the site within 1 month of the completion of demolition.

*Reason: To safeguard the visual appearance of the area.*

### **BH2009/02500**

#### **25 Ryde Road Brighton**

Replacement windows and door to top floor flat with UPVC units.

**Applicant:** Mr Philip Shrimpton

**Officer:** Helen Hobbs 293335

**Approved on 08/12/09 DELEGATED**

#### **1) BH01.01**

The development hereby permitted shall be commenced before the expiration 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 submitted, no works shall take place until additional drawings at a scale of 1:20, of the proposed windows have been submitted to and approved by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**HOLLINGDEAN & STANMER**

**BH2009/02019**

**Coldean Convenience Store, 3A Park Road Coldean Brighton**

Display of two non-illuminated fascia signs. (Retrospective)

**Applicant:** Mr Nassar Bandar

**Officer:** Louise Kent 292198

**Approved on 01/12/09 DELEGATED**

**1) 10.01**

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

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

**2) 10.02**

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

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

**3) 10.03**

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

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

**4) 10.04**

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

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

**5) 10.05**

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

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

**BH2009/02210**

**Northfield University of Sussex Campus Falmer Brighton**

Reserve Matters application pursuant to outline approval BH2008/01992 for construction of halls of residence comprising 798 student bedrooms arranged in 14 blocks, reception building, bicycle storage, visitor and disabled car parking. Reserved Matters to be determined include appearance and landscaping.

**Applicant:** University of Sussex

**Officer:** Anthony Foster 294495

**Approved on 15/12/09 DELEGATED**

**1) B02.09**

The refuse storage facilities indicated on the approved plans shall be implemented and thereafter maintained and made available to the occupiers of the residential units hereby approved for use at all times.

*Reason: To ensure the provision of satisfactory facilities for the storage of refuse.*

**2) 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.*

**3) UNI**

The external finishes of the development hereby permitted shall match those which are detailed upon drawing nos. SL201, EL-A200 Rev B, EL-A201 Rev B, EL-B200 Rev E, EL-B201 Rev B, EL-C200 Rev B, EL-D200 Rev B, EL-E200 Rev B, EL-F200 Rev B and submitted sample boards unless otherwise agreed in writing with the Local Planning Authority.

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

**BH2009/02288**

**Flat 6 Ditchling Court 136a Ditchling Road Brighton**

Replacement of 3 existing timber windows with UPVC windows.

**Applicant:** Mr David Ward

**Officer:** Helen Hobbs 293335

**Approved on 07/12/09 DELEGATED**

**1) BH01.01**

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

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

### **BH2009/02290**

#### **Cockcroft Building University of Brighton Lewes Road Brighton**

Certificate of Lawfulness for the proposed ancillary use of a bank (A2) on part of the mezzanine level of the Cockcroft Building within the University campus, (primary use class D1).

**Applicant:** Abbey National Plc

**Officer:** Aidan Thatcher 292265

**Approved on 14/12/09 DELEGATED**

### **BH2009/02493**

#### **14 Hollingbury Place Brighton**

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

**Applicant:** M & O Trading

**Officer:** Anthony Foster 294495

**Approved on 04/12/09 DELEGATED**

#### **1) BH01.01**

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

### **MOULSECOOMB & BEVENDEAN**

### **BH2009/02165**

#### **10 Bodiam Avenue Brighton**

Erection of front porch.

**Applicant:** Mrs Valerie Endersby

**Officer:** Chris Swain 292178

**Approved on 27/11/09 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) BH03.03**

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

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

Report from:

## **QUEEN'S PARK**

### **BH2009/01556**

#### **33 Richmond Place Brighton**

Change of use of bar / live music venue and residential accommodation to backpacker hostel (sui generis) (retrospective).

**Applicant:** Journeys Limited

**Officer:** Jonathan Puplett 292525

**Approved on 30/11/09 DELEGATED**

#### **1) UNI**

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the employees and residents of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, these facilities shall be fully implemented and made available for use within two months of the permission hereby granted 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.*

### **BH2009/02047**

#### **77 Grand Parade Brighton**

Change of use from office (B1) to Sauna/Solarium (sui generis).

**Applicant:** Club 77

**Officer:** Aidan Thatcher 292265

**Approved on 01/12/09 PLANNING COMMITTEE**

#### **1) BH01.01**

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

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

#### **2) BH02.08**

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

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

#### **3) BH05.09**

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

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

#### **4) BH07.02**

No development shall commence until a scheme for the soundproofing of the building has been submitted to and approved in writing by the Local Planning

Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

**5) BH07.03**

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

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

**6) BH07.04**

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.*

**7) 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.*

**8) 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.*

**9) UNI**

The use hereby permitted shall not be open to customers except between the hours of 08.00 and 02.00 hours the following day Monday to Sunday.

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

**10) UNI**

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

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



### **11) UNI**

The rear yard (outdoor smoking area) shall only be available for use between the hours of 09.00-22.00 Monday to Sunday.

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

### **12) UNI**

The existing glazing and windows shall not be altered from the existing clear glass and the windows shall not be otherwise obscured internally unless agreed in writing with the Local Planning Authority.

*Reason: To protect the character and appearance of the building itself and the Valley Gardens Conservation Area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.*

### **13) UNI**

There shall be no tables or chairs situated within the rear yard/smoking area.

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

### **14) UNI**

The rear entrance from the existing yard onto Grand Parade Mews is to be used as an emergency/fire exit only, and shall not be used as a general access/egress to the facility.

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

## **BH2009/02129**

### **Madeira Terrace Madeira Drive Brighton**

Structural repair works to cast iron beams, railings, post and panel along walkway.

**Applicant:** Brighton & Hove City Council

**Officer:** Louise Kent 292198

**Approved on 26/11/09 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**

The railings, beams, posts and panels shown on the approved plans shall be painted/finished to match the existing railings, beams, posts and panels within one month of installation and shall be retained as such thereafter.

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

## **BH2009/02154**

### **24 Richmond Place Brighton**

Change of use from Estate Agent (A2) to residential flat and insertion of rear fire escape staircase.

**Applicant:** Mr Peter Chotai

**Officer:** Liz Arnold 291709

**Approved on 10/12/09 DELEGATED**

#### **1) BH01.01**

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

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

Report from:

## **2) BH02.08**

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

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

## **3) BH05.09**

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

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

## **4) BH06.02**

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

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

## **5) UNI**

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

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

## **6) UNI**

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 9th September 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.*

## **7) UNI**

The external rear staircase hereby approved shall be used only for maintenance or emergency purposes.

*Reason: In order to protect the amenities of surrounding units and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.*

## **8) UNI**

No development shall take place until elevational details of the external staircase hereby approved have been submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.*

**9) UNI**

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

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

**BH2009/02157**

**Flat 2 31 St Georges Terrace Brighton**

Insertion of rooflights to south roofslope and replacement balustrade to existing roof terrace.

**Applicant:** Ms Sonia Hawkes

**Officer:** Liz Arnold 291709

**Approved on 27/11/09 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**

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 9th September 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.*

**BH2009/02192**

**30 Queens Park Road Brighton**

Erection of rear first floor extension.

**Applicant:** Mr & Mrs I Faulkner

**Officer:** Aidan Thatcher 292265

**Approved on 14/12/09 DELEGATED**

**1) BH01.01**

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

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

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

### **BH2009/02202**

#### **Flat 1 10 Evelyn Terrace Brighton**

Erection of conservatory to rear.

**Applicant:** Ms Debbie Grimmett

**Officer:** Helen Hobbs 293335

**Approved on 14/12/09 DELEGATED**

#### **1) BH01.01**

The development hereby permitted shall be commenced before the expiration 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 high level windows on the west elevation shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

### **BH2009/02203**

#### **13 Albion Street Brighton**

Installation of 2no external air-conditioning units to rear on ground floor.

**Applicant:** Scope

**Officer:** Ray Hill 293990

**Approved on 08/12/09 DELEGATED**

#### **1) UNI**

Unless otherwise agreed in writing, within 28 days of the date of this decision, a scheme for the suitable treatment of the plant and machinery against the transmission of sound/ and or vibration, shall be submitted to and approved in writing by the Local Planning Authority. The agreed measures shall be implemented fully in accordance with the approved details within 2 months of the date of this permission.

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

#### **2) UNI**

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

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

**BH2009/02426**

**162 Queens Park Road Brighton**

Internal and external alterations to convert existing single dwelling into 1no one bedroom flat and 1no five bedroom maisonette.

**Applicant:** Mr P Conrad

**Officer:** Aidan Thatcher 292265

**Approved on 02/12/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.07**

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

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

**3) BH05.08**

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

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

**4) BH05.09**

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

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

**5) BH06.02**

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

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

## **6) BH06.04**

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

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

## **7) UNI**

Unless otherwise agreed in writing with the Local Planning Authority the external staircase shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such.

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

## **BH2009/02834**

### **80 Grand Parade Brighton**

Non material amendment to application BH2008/03246 for alterations to the line of proposed screen at entrance to the passage, and alterations to the doors.

**Applicant:** 80 Grand Parade Management Ltd

**Officer:** Sonia Kanwar 292359

**Approved on 16/12/09 DELEGATED**

## **ROTTINGDEAN COASTAL**

## **BH2009/01186**

### **Land Adjoining Badgers Walk Ovingdean Road Ovingdean Brighton**

Erection of buildings to provide 2 loose boxes, a hay store and a tack room, with enclosing fence and yard.

**Applicant:** Mr Peter McDonnell

**Officer:** Liz Arnold 291709

**Approved on 01/12/09 PLANNING COMMITTEE**

## **1) BH01.01**

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

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

## **2) UNI**

The size of the construction area shall be submitted to and agreed in writing by the Local Planning Authority. The agreed construction area shall be securely fenced off and no vehicle access to the construction site/buildings hereby approved shall be permitted through the Site of Nature Conservation Importance at any time, nor should any storage of materials or equipment be permitted within the Site of Nature Conservation Importance outside of the fenced off construction area. All construction vehicle access to and from the buildings shall be via the garden area of Badgers Walk.

*Reason: To ensure an adverse impact on the Site of Nature Conservation Importance is avoided in accordance with policy NC4 of the Brighton & Hove Local Plan.*

### **3) UNI**

No vehicular access to the development hereby approved shall be permitted through the Site of Nature Conservation Importance at any time. All vehicle access to and from the buildings shall be via the garden area of Badgers Walk.

*Reason: To ensure an adverse impact on the Site of Nature Conservation Importance is avoided in accordance with policy NC4 of the Brighton & Hove Local Plan.*

### **4) UNI**

Notwithstanding the document titled Site Waste Management Plan submitted on the 15th May 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.*

### **5) UNI**

Prior to commencement of development a planting scheme which contains details of replacement planting of a minimum of 18 trees, including full details of their species, size and proposed location shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and the trees shall be planted within the first planting season following the completion of the development. If any of the replacement trees die, are removed, or become seriously damaged or diseased, within a period of five years from the completion of the development, they shall be replaced in the next planting season with other similar sized tree of the same species, unless the Local Planning Authority gives written consent to any variation.

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1, QD15 and NC8 of the Brighton & Hove Local Plan.*

### **6) UNI**

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

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

## **7) UNI**

Notwithstanding the Habitat Survey Report submitted on the 15th May 2009 a plan showing the proposed location of bat boxes shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of works, and thereafter maintained to the agreed specification.

*Reason: To protect wildlife and to comply with policies QD17 and QD18 of the Brighton & Hove Local Plan.*

## **8) 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 policies QD17 and QD18 of the Brighton & Hove Local Plan.*

## **9) UNI**

No development shall commence until a detailed management plan to conserve the chalk grassland of the Wanderdown Road Open Space Site of Nature Conservation Importance has been submitted to and approved in writing by the Local Planning Authority. The plan shall include measures to ensure that the grassland is maintained at minimum height of 5cm, the prevention of use of fertilizers and the compartmentalisation of the grazing area and shall be carried out in accordance with the approved details.

*Reason: To ensure an adverse impact on the Site of Nature Conservation Importance is avoided in accordance with policy NC4 of the Brighton & Hove Local Plan.*

## **10) UNI**

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

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

## **BH2009/01243**

### **Land at Rear of The Olde Barn Ovingdean Road Brighton**

Erection of 1 No. 5 bedroom detached house.

**Applicant:** Mr James Lytle

**Officer:** Ray Hill 293990

**Refused on 16/12/09 DELEGATED**

## **1) 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. 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).

## **2) UNI**

The proposed house, by virtue of its height, bulk, prominent siting, poor design and materials, would result in an incongruous and visually intrusive form of development that would be detrimental to the setting of the Grade 11 Listed Ovingdean Grange and the character and visual amenity of the Ovingdean Conservation Area, contrary to policies QD1, QD2, HE3 and HE6 of the Brighton & Hove Local Plan.

Report from:



### **3) UNI**

The applicant has failed to satisfactorily demonstrate that the proposal would incorporate adequate measures to reduce the use of raw materials, water and energy and as such, would be likely to result in the excessive use of these limited resources, contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document: 08 Sustainable Building Design.

### **4) UNI**

The proposed development, by virtue of its size, siting and design, would adversely affect the amenities of the occupiers of adjoining residential properties at The Olde Barn and Ovingdean Grange resulting in loss of privacy and over dominance and visual intrusion, contrary to policy QD27 of the Brighton & Hove Local Plan.

## **BH2009/01384**

### **Former Gospel Hall 57 Falmer Road Rottingdean Brighton**

Demolition of existing vacant church hall (D1) and construction of 6 no. two-storey town houses (C3). Provision of 12 cycle spaces and one car parking space.

**Applicant:** Falmer Road Developments (Sussex) Ltd

**Officer:** Kate Brocklebank 292175

**Approved on 09/12/09 PLANNING COMMITTEE**

#### **1) B03.01**

The premises shall not be open or in use except between the hours of (a) and (b) hours on Mondays to Fridays, and between (c) and (d) hours on Saturdays and not at anytime on Sundays or Bank Holidays.

*Reason: To safeguard the amenities of the locality.*

#### **2) BH01.01**

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

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

#### **3) BH05.07**

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

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

#### **4) BH05.10**

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

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

### **5) UNI**

No development shall commence until details of the north elevation of units 'B' and 'D' and the south elevations units 'E' and 'C', showing the positioning and design of the windows servicing the rooms labelled 'study' and 'kitchens' as

shown on plan numbers 0783-07E and 0783-08C, have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

*Reason: To ensure the development is built to a good standard of design in accordance with QD1 of the Brighton & Hove Local Plan.*

#### **6) UNI**

No development shall take place until elevational details of the scheme for the storage of refuse and recycling as shown on plan number 0783-06C have 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.*

#### **7) UNI**

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

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

#### **8) UNI**

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

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

#### **9) 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.*

#### **10) 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.*

### **11) UNI**

The development hereby permitted shall not be commenced until elevational details of the secure cycle parking facilities indicated on plan number 0783 - 06C for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

### **12) UNI**

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

*Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of foul surface water disposal and to comply with policy SU3, SU4 and SU5 of the Brighton & Hove Local Plan.*

### **13) UNI**

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

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

### **14) UNI**

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

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

### **15) UNI**

No development shall commence until a nature conservation and protection and enhancement strategy has been submitted to and approved in writing by the Local Planning Authority. This shall include measures to protect slow-worms on the site from injury and the erection of 6 bat and bird boxes should be required as a minimum (constructed in Schwegler woodcrete, or Ibstock bat bricks, or equivalent). The development shall be carried out in strict accordance with the approved details.

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

**16) UNI**

No development shall commence until details of the access gate to the rear alleyway to the north of the site has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

*Reason: To ensure the development is built to a good standard of design in accordance with QD1 of the Brighton & Hove Local Plan.*

**17) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(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.*

**18) UNI**

The dormer windows in the rear elevations of units labelled A, B and C servicing the rooms labelled 'bedroom 2' on plan number 0783-09B shall not be glazed otherwise than with obscured glass and the lower sash fixed shut and thereafter permanently retained as such.

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

**19) UNI**

The windows servicing the bathrooms shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

**20) 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 gates or any other means of enclosure shall be erected at the opening to the parking space on the north side of the site to the rear of 'unit F' without planning permission obtained from the Local Planning Authority.

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

**21) UNI**

The windows in the rear elevations of units labelled A, B, C and D servicing the rooms labelled 'study' on plan number 0783-08C shall not be glazed otherwise than with obscured glass and the lower sash fixed shut and thereafter permanently retained as such.

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

**BH2009/02176**

**126 Westfield Avenue North Saltdean Brighton**

Erection of a two storey detached dwelling with basement level incorporating roof-lights and solar panels to roof. (Part retrospective).

**Applicant:** Mr Robert Lawrence

**Officer:** Anthony Foster 294495

**Approved on 04/12/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.03**

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

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

**3) BH02.08**

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

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

**4) BH03.01**

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

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

**5) BH04.01**

The new dwelling[\*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) BH06.01**

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

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

#### **7) BH06.02**

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

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

#### **8) 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.*

#### **9) 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.*

#### **10) UNI**

Before any works commence, details of 3 nesting boxes for House Martins shall be submitted to and approved by the Local Planning Authority. Such details as may be approved shall be installed on the building before completion or first occupation, whichever is the sooner.

*Reason: To secure new conservation features to ameliorate the effects of the development and to accord with policy QD17 of the Brighton & Hove Local Plan.*

#### **11) UNI**

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

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

## **12) UNI**

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

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

## **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 has 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 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**

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 policies QD1 and NC7 of the Brighton & Hove Local Plan.*

## **15) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Building Research Establishment issued Final Code Certificate confirming that the residential unit 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.*

## **BH2009/02180**

### **30 Lustrells Close Saltdean Brighton**

Two storey rear extension and provision of timber decking to side elevation.

**Applicant:** Mr & Mrs Walker

**Officer:** Chris Swain 292178

**Approved on 26/11/09 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) BH02.04**

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

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

## **3) BH03.03**

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

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

## **BH2009/02189**

### **Marina Way and Mariners Quay Brighton**

Temporary construction access via Marina Way, Mariners Quay and ASDA Store service area to a temporary working area adjacent to Brighton Marina Penstock Chamber.

**Applicant:** Southern Water Services Limited

**Officer:** Aidan Thatcher 292265

**Approved on 14/12/09 DELEGATED**

## **1) 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.*

## **2) UNI**

Before any works/development commence on the site, full details of the proposals for the removal, reinstatement and maintenance of the access, including all the boundary alterations, the sea wall and the security cabin shall be submitted to and approved by the Local Planning Authority. Only those details as may be approved by the Local Planning Authority shall thereafter be implemented.

*Reason: To ensure the site re-establishes in a satisfactory manner and to comply with policies QD1 & QD4 of the Brighton & Hove Local Plan.*

## **3) UNI**

No development shall commence until full details of the security cabin have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and it shall be removed in accordance with the details set out in condition 2.

*Reason: To ensure a satisfactory appearance to the development in the interests of visual amenities and to comply with policies QD1 and QD4 of the Brighton & Hove Local Plan.*

## **4) UNI**

The temporary access road shall only be used between the hours of 07.30 - 19.30 hours Monday to Friday and 08.00 - 13.00 hours on Saturdays 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.*



### **5) UNI**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. The date of commencement shall be provided to the Local Planning Authority in writing within two weeks of its commencement and the works shall be completed and the requirements of condition 2 met by 31 December 2012 unless otherwise agreed in writing with the Local Planning Authority.

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and the works approved are not considered suitable as a permanent form of development.*

### **6) UNI**

Before development commences, details for the provision of wheel cleaning facilities shall be submitted to and agreed in writing with the Local Planning Authority. Such facilities shall be made available, employed and maintained at all times during the development to prevent the deposit of any detritus on the public highway. Any detritus deposited on the highway shall be removed immediately and in any event at the end of each working day.

*Reason: To ensure the road is kept free from dirt and debris associated with the development and to comply with policy TR7 of the Brighton & Hove Local Plan.*

## **BH2009/02254**

### **7 Eley Crescent Rottingdean**

Certificate of Lawfulness for proposed roof alterations incorporating dormer to each side. Single storey rear extension including roof-lights.

**Applicant:** Mr & Mrs Jones

**Officer:** Louise Kent 292198

**Approved on 16/12/09 DELEGATED**

## **BH2009/02278**

### **Our Lady of Lourdes School The Green Rottingdean Brighton**

Conversion of existing outdoor space (The 'Arches') into Extended Services room complete with single storey extension, and infill extension adjacent to existing hall to form new toilets.

**Applicant:** The Governors of Our Lady of Lourdes Catholic Primary School

**Officer:** Liz Arnold 291709

**Approved on 27/11/09 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**

Reasonable facilities shall be given to the County Planning Authority, including right of regular access to a person, or persons, authorised by that Authority, during any construction work in order to prepare archaeological records. At least three weeks notice in writing shall be given to the County Planning Authority, and their nominated representative, of the date when work on site is likely to start.

*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**

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 22nd September 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.*

**5) UNI**

Notwithstanding annotations on the plans submitted as part of the application the frames of the new doors and windows hereby approved shall be coloured white, as stated within the application form 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.*

**BH2009/02305**

**6 Challoners Close Rottingdean Brighton**

Erection of ground floor front extension, first floor extension and associated works.

**Applicant:** Mr D Frewin

**Officer:** Chris Swain 292178

**Refused on 16/12/09 DELEGATED**

**1) UNI**

The proposal, by reason of its scale and design would result in an addition that relates poorly to the existing building and forms an incongruous and over dominant element within the street scene that is detrimental to the appearance and character of the building and the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions.

**BH2009/02502**

**17 Wanderdown Way Brighton**

Proposed store room to rear with terraced area above and steps down to patio.

**Applicant:** Mr Terry Peat

**Officer:** Chris Swain 292178

**Approved on 08/12/09 DELEGATED**

**1) BH01.01**

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

## **BH2009/02510**

### **13 Hailsham Avenue Brighton**

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

**Applicant:** Ms C Doolan

**Officer:** Chris Swain 292178

**Approved on 10/12/09 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH02.04**

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

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

#### **3) BH02.09**

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

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

#### **4) BH03.03**

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

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

## **BH2009/02520**

### **41 Chailey Avenue Rottingdean Brighton**

Erection of first floor extension to rear.

**Applicant:** Mr G Edmunds

**Officer:** Jonathan Puplett 292525

**Approved on 03/12/09 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH03.03**

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

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

#### **3) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that

Order with or without modification), no window or glazing shall be constructed to the south-facing side wall of the extension hereby approved without planning permission obtained from the Local Planning Authority.

*Reason: To safeguard the privacy of residents of the adjoining property, no. 39 Chailey Avenue, and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**BH2009/02539**

**25 Gorham Avenue Brighton**

Erection of single storey glazed extension to rear.

**Applicant:** Mr C Poole

**Officer:** Helen Hobbs 293335

**Approved on 14/12/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02581**

**8 Gorham Avenue Rottingdean Brighton**

Non-material amendment to use facing bricks to match existing in lieu of rendering and to replace window to bedroom with french doors.

**Applicant:** Mr M Hebron

**Officer:** Helen Hobbs 293335

**Approved on 07/12/09 DELEGATED**

**WOODINGDEAN**

**BH2009/02398**

**Petrol Filling Station 10-18 Warren Road Brighton**

Application for variation of condition 10 of application BH2002/01916/FP in order to permit deliveries between 0800 and 1800 hours on Sundays and Bank Holidays and 0630 and 1800 hours Mondays to Saturdays.

**Applicant:** Esso Petroleum Company Ltd

**Officer:** Kate Brocklebank 292175

**Refused on 27/11/09 DELEGATED**

**1) UNI**

The proposed extension to delivery times to operate between 08:00 and 18:00 on Sundays and Bank Holidays would result in undue noise and disturbance to nearby residential properties to the detriment of living conditions and enjoyment of properties contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

**BH2009/02472**

**45 Downs Valley Road Brighton**

Rear extension and gable ended roof extension, including raising of ridge height, Juliet balcony and rooflights.

**Applicant:** Mr Mike Evans

**Officer:** Jonathan Puplett 292525

**Approved on 30/11/09 DELEGATED**

**1) BH01.01**

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

Report from:

*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.*

**BH2009/02542**

**87 Balsdean Road Brighton**

Certificate of Lawfulness for a proposed roof extension to form hip to gable end and loft conversion incorporating rooflights and French doors.

**Applicant:** Mr Peter Barnard

**Officer:** Sonia Kanwar 292359

**Approved on 09/12/09 DELEGATED**

**BH2009/02593**

**7 Newells Close Brighton**

Reconstruction of raised hardstanding with the addition of safety railings.

**Applicant:** Mr Roy Armsby

**Officer:** Jonathan Puplett 292525

**Refused on 02/12/09 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 / extended, adjoining properties and to the surrounding area. The proposed raised hardstanding and railings would be of a prominent and incongruous appearance when viewed from neighbouring properties and the adjoining highway. This appearance would be worsened by the addition of a parked vehicle were the hardstanding to be in use. The development would also make permanent the loss of the majority of the grassed front garden area. The proposal would harm the appearance of the property and the visual amenities of the surrounding area, contrary to the above policy.

**2) UNI2**

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to protect the amenity of neighbouring residents. The proposed raised hardstanding and railings would be of a prominent appearance when viewed from the adjoining semi-detached dwelling; no. 8 Newells Close. This impact would be worsened by the addition of a parked vehicle were the hardstanding to be in use. The outlook from the front windows of no. 8 Newells Close would be harmed by the proposed development, contrary to the above policies.

**BRUNSWICK AND ADELAIDE**

**BH2009/01081**

**Flat 1 56 Waterloo Street Hove**

Replacement of kitchen window with French doors and installation of railings to roof terrace.

**Applicant:** Miss Annabelle Le Clercq

**Officer:** Jason Hawkes 292153

**Refused on 30/11/09 DELEGATED**

### **1) UNI**

Policy HE1 of the Brighton & Hove Local Plan states that proposals involving the alteration of a listed building will only be permitted where the proposal would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building. Supplementary Planning Guidance on Listed Buildings Interiors (SPGBH11) also states that all alterations will be expected to respect the original plan form and the historic building fabric of listed buildings. Notwithstanding the inaccuracies in the plans, the addition of the doors at first floor level is considered inappropriate as they are not a traditional arrangement and result in the loss of the original fabric of the building. Also, the addition of the decorative railings at the rear will introduce a new visual element and material which will give greater emphasis to the roof terrace which is also not original or traditional to these buildings. Having regard to the above, the scheme is deemed to detract from the architectural and historic character and appearance of the listed building and is contrary to the above policy and guidance.

### **BH2009/01082**

#### **Flat 1 56 Waterloo Street Hove**

Replacement of kitchen window with French doors and installation of railings to roof terrace.

**Applicant:** Miss Annabelle Le Clercq

**Officer:** Jason Hawkes 292153

**Refused on 30/11/09 DELEGATED**

### **1) UNI**

Policy HE1 of the Brighton & Hove Local Plan states that proposals involving the alteration of a listed building will only be permitted where the proposal would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building. Supplementary Planning Guidance on Listed Buildings Interiors (SPGBH11) also states that all alterations will be expected to respect the original plan form and the historic building fabric of listed buildings. Notwithstanding the inaccuracies in the plans, the addition of the doors at first floor level is considered inappropriate as they are not a traditional arrangement and result in the loss of the original fabric of the building. Also, the addition of the decorative railings at the rear will introduce a new visual element and material which will give greater emphasis to the roof terrace which is also not original or traditional to these buildings. Having regard to the above, the scheme is deemed to detract from the architectural and historic character and appearance of the listed building and is contrary to the above policy and guidance.

### **BH2009/01284**

#### **26 Brunswick Terrace Hove**

Replacement of existing UPVC cladding to west elevation of top floor flat with timber cladding.

**Applicant:** 26 Brunswick Terrace Hove (Freehold) Ltd

**Officer:** Charlotte Hughes 292321

**Approved on 27/11/09 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**

The timber cladding hereby permitted shall be painted in a colour and finish to be agreed in writing by the Local Planning Authority. The works shall be carried out

Report from:

in strict accordance with the approved details.

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

**3) UNI**

The works hereby permitted shall be carried out within three months of the date of this permission.

*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 works including 1:20 scale sample elevations and 1:1 scale joinery profiles, showing the timber profile and including the detailing around the openings, has 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 as been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.*

**BH2009/02299**

**40 Brunswick Terrace Hove**

Replacement of Back Addition mineral felt roof coverings with mastic asphalt. Removal of sections of redundant fire escape metalwork. Replacement of existing UPVC rainwater goods with cast iron style.

**Applicant:** Regency Lawn Company Ltd

**Officer:** Charlotte Hughes 292321

**Approved on 09/12/09 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

The removal of the redundant fire escape shall include the full removal of all redundant metal fixings and structures and the making good of the affected areas to profiles and finishes matching the surrounding masonry.

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

**BH2009/02301**

**27 Adelaide Crescent Hove**

Internal alterations to change existing kitchen into a new bedroom and removal of existing WC to create new kitchen area.

**Applicant:** Safeguide Ltd

**Officer:** Wayne Nee 292132

**Refused on 15/12/09 DECISION ON APPEAL**

**1) UNI**

Policy HE1 states that proposals for listed buildings will only be permitted where the development would not have any adverse effect on the architectural character of the building. There is further advice contained within Supplementary Planning Guidance Note SPGBH11: Listed Building Interiors. The property has been significantly altered in the past to the detriment of its character and visual qualities. The proposed internal alterations would result in the further confusion and confinement of space in the property, and the reduction of size of the hallway

of the flat. The proposal would be harmful to the character, internal layout, and historic integrity of the Grade II\* listed building and would therefore be contrary to policy HE1 of the Brighton & Hove Local Plan, advice in SPGBH11 and to guidance from central government contained in PPG15 'Planning and the Historic Environment.'

**BH2009/02302**

**Flat 4 48 Brunswick Road Hove**

Internal alterations to replace existing WC with new en-suite bathroom.  
(Retrospective)

**Applicant:** Mr Spencer Claridge

**Officer:** Christopher Wright 292097

**Approved - no conditions on 16/12/09 DELEGATED**

**BH2009/02322**

**Palm Court 7-9 Rochester Gardens Hove**

Replacement of existing steel windows and French doors with UPVC double glazed windows and doors to all flats.

**Applicant:** Northgrove Investments Ltd

**Officer:** Steven Lewis 290480

**Refused on 16/12/09 DELEGATED**

**1) UNI**

The proposed windows and doors are considered poorly designed by reason of their detailing, glazing pattern and materials and would harm the character and appearance of the building and the setting of the Brunswick Town conservation area. This is contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

**BH2009/02444**

**5 Golden Lane Brighton**

Single storey side extension.

**Applicant:** Mr Dennington

**Officer:** Paul Earp 292193

**Approved on 07/12/09 DELEGATED**

**1) BH01.01**

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

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

**CENTRAL HOVE**

**BH2009/01793**

**11 Albert Mews Hove**

External alterations to form new door, stairs and gateway access from basement workshop to footpath.

**Applicant:** Mr Roy & Mrs Rita Robinson

**Officer:** Charlotte Hughes 292321

**Approved on 01/12/09 PLANNING COMMITTEE**

**1) BH01.01**

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

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



## **2) UNI**

No works shall take place until full details and samples of the materials to be used in the piers, including the moulded stone band above plinth, pier cap mouldings and brick colour and texture have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and 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.*

## **3) UNI**

The new external door hereby approved shall only be opened for emergencies and maintenance and for no other purpose whatsoever.

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

## **4) UNI**

No works shall take place until elevational details of the balustrade have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details 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.*

## **5) UNI**

No works shall commence until samples of the materials of the stairs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details 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.*

## **6) UNI**

No works shall take place until 1:20 scale sample elevations and 1:1 scale joinery profiles of the proposed door and surrounding masonry, showing the design of the door, profile of the timber mouldings and depth of opening reveals, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

## **7) UNI**

No works shall commence until 1:1 ironwork profiles of the proposed gate have been submitted to and approved in writing by the Local Planning Authority. The gate shall be black painted ironwork and the development shall be carried out in accordance with the approved details 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.*

## **BH2009/02043**

### **Kings House Grand Avenue Hove**

Installation of 6 no. ventilation louvres to West and North elevations.

**Applicant:** Brighton & Hove City Council

**Officer:** Clare Simpson 292454

**Approved on 26/11/09 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 works shall take place until a sample showing the colour finish for the louvers hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

**BH2009/02168**

**Flat 14 Normandy House 18 The Drive Hove**

Replacement of existing windows and doors with UPVC windows and doors.

**Applicant:** Mr Nick Johns & Ms Nuala MacDermott

**Officer:** Mark Thomas 292336

**Approved on 26/11/09 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.*

**BH2009/02269**

**212 Church Road Hove**

Change of use of 2nd & 3rd floors from residential (C3) to dental surgery (D1) at second floor level and studio flat at 3rd floor.

**Applicant:** Dr Mehdi Pourani

**Officer:** Paul Earp 292193

**Approved on 01/12/09 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), the D1 use hereby permitted shall be for cosmetic, beauty and dental practice use only and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

*Reason: In order for the Local Planning Authority to control the nature of uses within the building and protect neighbouring residential amenity in compliance with policy QD27 of the Brighton & Hove Local Plan.*

**3) UNI**

Details of the self containment of the second floor with the construction of a wall and door to the landing shall be submitted to, approved by and carried out to the satisfaction of the Local Planning Authority, before the D1 use is implemented. The structure shall be retained as approved thereafter.

*Reason: To safeguard the housing stock and comply with policy HO8 of the Brighton & Hove Local Plan.*

**BH2009/02286**

**125 Church Road Hove**

Replacement fascia sign with internal illumination and display of 1no. projecting sign on West elevation.

**Applicant:** HSBC Bank plc

**Officer:** Jason Hawkes 292153

**Refused on 15/12/09 DELEGATED**

**1) UNI**

Policy QD12 of the Brighton & Hove Local Plan states that sensitively designed and located signs which contribute to the visual amenity of the area will be permitted, signs which are detrimental to visual amenity will not be allowed. Policy HE9 also states that advertisements should not have an adverse effect on the architectural character and appearance of the building or conservation area. Supplementary Planning Document 7 on Advertisements also outlines the Councils design guidelines for appropriate signs in conservation areas. The proposed signs are on the side elevation of the bank onto Hova Villas which is predominately a residential street. Having regard to the excessive size and illumination of the proposed fascia sign and the position of the projecting sign above a side door significantly set back from the front elevation, the signs detract from the appearance of the building and the residential character of Hova Villas. Additionally, notwithstanding the proposed drawings, the proposed fascia sign immediately abuts the quoins on either side of the west facing elevation which also detracts from the architectural character of the building. The scheme is therefore contrary to the above policies and guidance.

**BH2009/02287**

**125 Church Road Hove**

Replacement of existing night safe with through-the-wall Business pay in machine (retrospective).

**Applicant:** HSBC Bank plc

**Officer:** Jason Hawkes 292153

**Approved - no conditions on 15/12/09 DELEGATED**

**BH2009/02486**

**63C Tisbury Road Hove**

Installation of a conservation style rooflight to side roofslope and a flat shallow profile rooflight to flat leaded roof.

**Applicant:** Mr Mike Clucas

**Officer:** Adrian Smith 01273 290478

**Approved on 09/12/09 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration 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 approved within the flat roof top shall be completed with slim section metal frames.

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

**3) UNI**

The rooflight hereby approved within the southern roof plane shall be of a 'conservation style' fitted flush with the adjoining roof surface with slim section metal frames.

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

**BH2009/02487**

**63C Tisbury Road Hove**

Installation of a conservation style rooflight to side roof slope and a flat shallow profile rooflight to flat leaded roof.

**Applicant:** Mr Mike Clucas

**Officer:** Adrian Smith 01273 290478

**Approved on 09/12/09 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

The rooflight hereby approved within the flat roof top shall be completed with slim section metal frames.

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

**3) UNI**

The rooflight hereby approved within the southern roof plane shall be of a 'conservation style' fitted flush with the adjoining roof surface with slim section metal frames.

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

**GOLDSMID**

**BH2009/02123**

**Flat 19 52-54 The Drive Hove**

Replace existing windows with UPVC double glazed widows.

**Applicant:** Mr & Mrs Brearley

**Officer:** Steven Lewis 290480

**Refused on 14/12/09 DELEGATED**

**1) UNI**

Policies HE1 and HE3 of the Brighton & Hove Local Plan seek to ensure that proposals involving alterations to a listed building do not have an adverse effect on the architectural and historic character, and appearance of the building and its setting. In addition, policy HE4 states that where appropriate the planning authority will require - in conjunction with applications for alteration or refurbishment - the reinstatement of original features on listed buildings, such as traditional windows. Notwithstanding the fact that the existing windows proposed to be replaced are uPVC, it is considered that their replacement with new uPVC windows would serve to further exacerbate the harm that has already resulted to the special architectural and historical character and appearance of the listed building and the setting of the adjacent Grade I All Saints Church by reason of the use of modern materials, bulky frames and inappropriate design. The development is therefore contrary to Local Plan policies HE1, HE3, HE4 and to advice in PPG15 'Planning and the Historic Environment' (PPG15). Furthermore, it is considered that the proposed development would not preserve or enhance the character and appearance of The Drive conservation area and is thereby contrary to the provisions of Local Plan policy HE6 and PPG15.

**BH2009/02167**

**Unit C Cambridge Works Cambridge Grove Hove**

Installation of new canopy and alterations to front elevation.

**Applicant:** Mr S Ross

**Officer:** Jason Hawkes 292153

**Refused on 03/12/09 DELEGATED**

**1) UNI**

Brighton & Hove Local Plan policies QD1, QD2 and Q14 require new development and extensions to be of a high standard of design that makes a positive contribution to the surrounding area and emphasises and enhances the positive characteristics of the local neighbourhood. Policy HE6 further states that development within or affecting the setting of conservation areas should preserve or enhance the character or appearance of the area. Having regard to the materials, design, height and projection from the building of the canopy, the proposal will form an incongruous and unsympathetic addition which will significantly detract from the character and appearance of the host building and the setting of the adjacent conservation area and adjacent buildings. The scheme is therefore contrary to the above mentioned policies.

**BH2009/02270**

**38A Goldstone Villas Hove**

Erection of a single storey side extension.

**Applicant:** Mr Rodney Docteur

**Officer:** Adrian Smith 01273 290478

**Approved on 09/12/09 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration 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**

(i) No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the local planning authority:

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

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

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

(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:

Report from:

- (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.

### **3) UNI**

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

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.*

## **BH2009/02345**

### **Flat 7 Gainsborough House 4-6 Eaton Gardens Hove**

Replacement white UPVC windows and patio door.

**Applicant:** Mr D Caffery

**Officer:** Mark Thomas 292336

**Approved on 30/11/09 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.*

## **BH2009/02379**

### **6 Nizells Avenue Hove**

Change of use of vacant rest home (C2) into 4no. residential flats (C3).

**Applicant:** Mrs Linda Zeitlin

**Officer:** Adrian Smith 01273 290478

**Approved on 16/12/09 DELEGATED**

### **1) BH01.01**

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

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

### **2) BH06.01**

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.*

### **3) UNI**

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

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

### **4) UNI**

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

achieved an Ecohomes rating 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.*

#### **5) UNI**

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

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

#### **6) UNI**

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under 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) UNI**

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

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

#### **8) UNI**

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

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

#### **9) UNI**

The development hereby permitted shall not be commenced until further 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.*

**BH2009/02381**

**17 Cambridge Grove Hove**

Conversion of existing house and garage to form 3 No. flats.

**Applicant:** Mr S D A Perry

**Officer:** Steven Lewis 290480

**Refused on 16/12/09 DELEGATED**

**1) UNI**

The proposal would be contrary to policy EM6 of the Brighton & Hove Local Plan which seeks to resist the loss of small industrial, business and warehouse units unless it has been demonstrated that the use is genuinely redundant and the building is no longer viable for such purposes. Applicants are expected to demonstrate active marketing of the unit on competitive terms in accordance with an appropriate marketing strategy. Notwithstanding that the applicant has described the existing use of the premises as being a house, physical evidence would suggest that the premises are not within a residential use upon the ground floor and there is no documentary evidence that the premises have been marketed to demonstrate that the employment generating use is genuinely redundant. The proposal is thereby contrary to the abovementioned policy

**2) UNI2**

The development would result in an unsatisfactory living accommodation for the occupiers of both maisonettes by reason of mutual overlooking which would result in a serious and harmful loss of privacy for both parties. This is contrary to policies QD1, QD14 and QD27 the Brighton & Hove Local Plan.

**BH2009/02386**

**Derby Court and Warwick Court Davigdor Road Hove**

Replacement of existing wooden framed single glazed windows with new uPVC double glazed style (Part retrospective)

**Applicant:** Mr Paul Phillips

**Officer:** Steven Lewis 290480

**Approved - no conditions on 09/12/09 DELEGATED**

**BH2009/02415**

**Hove Station Station Approach Hove**

Removal of existing roof sheeting and associated fixings on platforms 1,2 and 3. Installation of laminated glass panels with new glazing bars on platforms 1 and 2 and translucent panels with new glazing bars on platform 3. Removal of 3 chimneys and capping at roof height.

**Applicant:** Network Rail (Infrastructure) Ltd

**Officer:** Charlotte Hughes 292321

**Refused on 07/12/09 DELEGATED**

**1) UNI**

Policy HE1 seeks to ensure new development respects the design, materials and finishes of listed buildings and preserves their historic fabric. The proposal to replace the existing modern polycarbonate sheeting is considered to be acceptable in principle, however the proposed fixing method is considered to be inappropriate in terms of its detailing. Furthermore the proposed flashings, which are considered to be poorly detailed and of an inferior quality modern material, would cause material harm to the existing decorative timber mouldings and valances. The proposal is therefore considered to be contrary to policy HE1 of the



Local Plan and to national planning policy guidance contained within PPG15: Planning and the Historic Environment.

## **2) UNI**

Policy HE1 of the Brighton & Hove Local Plan will only permit development that would not have any adverse effect on the architectural and historic character or appearance of listed buildings and their setting. The proposal seeks to remove three chimneys, which are considered an important part of the historic character and appearance of the platform buildings. The proposal is therefore considered to be contrary to policy HE1 of the Local Plan and to national planning policy guidance contained within PPG15: Planning and the Historic Environment.

### **BH2009/02497**

#### **18 The Upper Drive Hove**

Certificate of Lawfulness for an existing use of property as House in Multiple Occupation.

**Applicant:** Mr Brijesh Sharma & Mr Vijay Shah

**Officer:** Jason Hawkes 292153

**Refused on 07/12/09 DELEGATED**

## **1) UNI**

Insufficient evidence has been submitted to demonstrate, on the balance of probabilities, that the use of the premises as a House in Multiple Occupation (HMO) is lawful. The evidence that has been submitted indicates that the property has only recently been converted to a House in Multiple Occupation and the HMO has not been in existence for a period of 10 years as specified within section 171(B) of the Town and Country Planning Act 1990. Accordingly, a certificate of lawfulness cannot be granted.

### **BH2009/02535**

#### **21 York Avenue Hove**

Erection of a single storey extension to the rear, velux dormers to the rear roof slope and 1no dormer with pitched roof and roof-lights to front slope. Roof alterations incorporating hip to gable roof extensions.

**Applicant:** Ms Renate Eriksen

**Officer:** Adrian Smith 01273 290478

**Approved on 15/12/09 DELEGATED**

## **1) BH01.01**

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

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

## **2) BH03.03**

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

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

## **3) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows shall be constructed in the north and south facing gable ends of the roof extension hereby permitted without planning permission having first been 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.*

Report from:

#### **4) UNI**

No development shall commence until a fences for the protection of the Elm tree to be retained (shown on drawing no. (11)005 and identified as T1 in the arboricultural report from R W Green Limited) have been erected in accordance with a scheme which shall first have been submitted to, and approved in writing by, the Local Planning Authority. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

#### **BH2009/02573**

##### **Flat 2 Dervia House 45 Palmeira Avenue Hove**

Replacement of existing windows and doors with new UPVC units.

**Applicant:** Mrs Margaret Langston-Jones

**Officer:** Wayne Nee 292132

**Approved on 15/12/09 DELEGATED**

#### **1) BH01.01**

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

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

#### **HANGLETON & KNOLL**

#### **BH2009/01843**

##### **4 The Parade Hangleton Road Hove**

Installation of an air conditioning and associated condenser unit to rear of store.

**Applicant:** Alliance Boots

**Officer:** Charlotte Hughes 292321

**Refused on 08/12/09 DELEGATED**

#### **1) UNI**

The proposed air conditioning and condenser units have the potential to result in material noise nuisance to the occupiers of nearby noise-sensitive premises. Insufficient information and evidence has been submitted to enable the potential noise impacts of the development to be fully assessed and to demonstrate to the satisfaction of the Local Planning Authority that the development would not result in harm to neighbouring properties and the surrounding environment. The proposal is thereby contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan and to advice from central government contained in Planning Policy Guidance Note 24 (PPG24) 'Planning and Noise.'

#### **BH2009/02179**

##### **18 Honey Croft Hove**

Erection of a 3 storey ground floor, first floor and roof extension to side including rooflights.

**Applicant:** Mr & Mrs Deuk

**Officer:** Adrian Smith 01273 290478

**Approved on 03/12/09 PLANNING COMMITTEE**

#### **1) UNI**

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

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

**2) UNI**

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

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

**3) UNI**

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

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

**BH2009/02190**

**291 Hangleton Road Hove**

Erection of a two storey rear extension.

**Applicant:** Mr Milad Ramis

**Officer:** Steven Lewis 290480

**Refused on 30/11/09 DELEGATED**

**1) UNI**

The extension is an overdevelopment of the site; with the accumulation of previous extensions and the harmful scale of the proposal it would harm the character and appearance of the host building and wider area. It is poorly designed by reason of its scale, siting, height, bulk and the design of the existing buildings. This is contrary to policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposal would result in a significant loss of residential amenity for the adjacent occupiers by reason of the extension's overbearing presence, loss of outlook, privacy and light contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2009/02291**

**30 High Park Avenue Hove**

Certificate of Lawfulness for the proposed erection of single storey extension to rear with associated decking. Hip to gable loft conversion incorporating roof-lights and rear dormer.

**Applicant:** Mr Steven Pickering

**Officer:** Christopher Wright 292097

**Refused on 16/12/09 DELEGATED**

**BH2009/02303**

**37 Sherbourne Close Hove**

Alterations to change window to door on rear elevation.

**Applicant:** Mrs Louise Swift

**Officer:** Charlotte Hughes 292321

**Approved on 03/12/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02315**

**200 Poplar Avenue Hove**

Conversion of loft into self-contained flat incorporating dormers and rooflights.

**Applicant:** Mr Charlie Hickey

**Officer:** Christopher Wright 292097

**Refused on 11/12/09 DELEGATED**

**1) UNI**

The proposed conversion of the loft space to form a small self contained residential unit is considered unacceptable in principle and conflicts with the requirements of policy HO9 of the Brighton & Hove Local Plan. Policy HO9 seeks to resist the conversion of existing properties with internal floor areas less than 115 square metres or with less than 4 bedrooms as originally built, in order to preserve smaller dwelling units and prevent the creation of excessively small units that do not satisfy the standards reasonably expected by the local planning authority.

**2) UNI**

Policy HO13 of the Brighton & Hove Local Plan requires proposals for conversions to provide residential accommodation to demonstrate that wherever it is practicable, 'Lifetime Homes' criteria have been incorporated into the design. The proposal submitted does not achieve the standard reasonably expected by the local planning authority in terms of accessibility and 'Lifetime Homes' standards, and it is clear, due to the shape and the limited size of the loft space, that more than minor alterations to the scheme would be necessary for the development to meet the requirements of policy HO13. As such the application is contrary to the development plan.

**BH2009/02439**

**81 Hangleton Way Hove**

Certificate of Lawfulness for the proposed development of a hip to gable roof extension incorporating a rear dormer, 2no. front rooflights and a side elevation window.

**Applicant:** Mrs Stephanie Mee

**Officer:** Christopher Wright 292097

**Approved on 11/12/09 DELEGATED**

**BH2009/02501**

**Brighton & Hove Golf Club Devils Dyke Road Brighton**

Replacement roof coverings

**Applicant:** Brighton & Hove Golf Club

**Officer:** Clare Simpson 292454

**Approved on 03/12/09 DELEGATED**

### **1) BH01.01**

The development hereby permitted shall be commenced before the expiration 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 colour samples submitted with the application, no development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. 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, QD14 NC7 and NC8 of the Brighton & Hove Local Plan.*

## **BH2009/02649**

### **4 Northease Drive Hove**

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension, erection of rear dormer and insertion of roof-lights to front roof slope.

**Applicant:** Mr Richard Woodiwiss

**Officer:** Charlotte Hughes 292321

**Approved on 09/12/09 DELEGATED**

## **SOUTH PORTSLADE**

## **BH2009/02139**

### **30 Links Road Portslade Brighton**

Part change of use from dwelling (C3) to mixed use dwelling and hairdresser (C3/A1) (Retrospective).

**Applicant:** Mrs Michelle Lewis

**Officer:** Paul Earp 292193

**Approved on 09/12/09 DELEGATED**

### **1) BH07.01**

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

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

### **2) UNI**

The hairdresser's use hereby permitted shall be restricted to the rear ground floor room of the property solely and shall inure for the benefit of Mrs Michelle Lewis only, with a maximum of 2 staff, and for no other persons. The property shall not be used for any other commercial purpose except for hairdressing, and upon cessation of occupation of the dwelling for residential purposes by Mrs Michelle Lewis the room shall revert to residential use.

*Reason: To protect the residential amenities of the occupiers of adjacent properties and resist the loss of residential accommodation and to comply with policies QD27 and HO8 of the Brighton & Hove Local Plan.*

**BH2009/02490**

**41 Church Road Portslade**

Erection of conservatory to rear (Retrospective).

**Officer:**                   **Applicant:**Miss A Court

Wayne Nee 292132

**Refused on 10/12/09 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed rear conservatory, by virtue of its level of projection, positioning, and proximity to the neighbouring boundary would result in an increased sense of enclosure and a loss of outlook for the residents of the property at no. 43 Church Road to the detriment of their residential amenities and contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2009/02655**

**Custom House Victoria Road Portslade Brighton**

Non-material amendment to application BH2006/01581 for changes to fenestration/bays, addition of guttering to elevations and revised detail of stair roof.

**Applicant:**                   Arbury Developments

**Officer:**                     Jason Hawkes 292153

**Refused on 01/12/09 DELEGATED**

**1) UNI**

The proposed revisions to the scheme approved under application BH/2006/01581 are cumulatively considered so significant that they warrant the submission of a further application for planning permission to enable the local planning authority to fully assess the revised proposals in respect of the following issues:

- impact on the character and appearance of the host building and the wider area;
- sustainable building design; and
- impact on residential amenity.

**STANFORD**

**BH2009/02208**

**Hill Drive Hove (Land at rear of shops on Woodland Drive)**

Erection of detached two storey dwelling with 2no car parking spaces and new access.

**Applicant:**                   Anstone Properties Ltd

**Officer:**                     Steven Lewis 290480

**Refused on 07/12/09 DELEGATED**

**1) UNI**

The proposed raised terrace would be of an incongruous design relative to the existing property, and result in an un-neighbourly development to residents of properties in Woodland Parade by reason of its bulk. This is contrary to policies QD1, QD2, QD3, and QD27 of the Brighton & Hove Local Plan.

## **2) UNI**

The proposal would, by reason of the large number of proposed window openings, result in an unacceptable level of overlooking of neighbouring properties in Woodland Parade, causing a loss of privacy to occupants. It would also give the property an overbearing presence, to the detriment of the residential amenity of occupiers in properties in Woodland Parade. This would be contrary to policy QD27 of the Brighton & Hove Local Plan.

## **3) UNI**

The proposal is considered poorly designed by reason of its height, bulk and scale. Furthermore, it would poorly relate to the character and appearance of the street scene and would harm the open character of the area. This is contrary to policies QD1, QD2, QD3, QD4 and QD27 of the Brighton & Hove Local Plan.

## **4) UNI**

The proposal would result in the loss of an attractive area of open space that is important to the local neighbourhood due to its amenity value, in particular, its contribution to the positive characteristics of the area and visual amenity of the street scene. No exceptional circumstances have been advanced for its loss. This is contrary to policy QD20 of the Brighton & Hove Local Plan.

### **BH2009/02293**

#### **101 Goldstone Crescent Hove**

Certificate of lawfulness for proposed single storey rear extension.

**Applicant:** Mr Alan Hobden

**Officer:** Steven Lewis 290480

**Approved on 27/11/09 DELEGATED**

### **BH2009/02364**

#### **4 Downside Hove**

Erection of first and second floor extensions.

**Applicant:** Mr & Mrs Wilkins

**Officer:** Charlotte Hughes 292321

**Approved on 03/12/09 DELEGATED**

#### **1) BH01.01**

The development hereby permitted shall be commenced before the expiration 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**

No works shall take place until details of the glazed balustrade 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 QD1 and QD14 of the Brighton & Hove Local Plan.*

**BH2009/02419**

**267 Dyke Road Hove**

Certificate of Lawfulness for a proposed single storey side extension to replace garage.

**Applicant:** Mr S Cheesman

**Officer:** Guy Everest 293334

**Approved on 03/12/09 DELEGATED**

**BH2009/02443**

**81 Woodland Avenue Hove**

Proposed single storey extension to side/rear of existing property, replacement of existing garage doors with window, addition of new external side door and 2no. rooflights on side roofslope of extension.

**Applicant:** Ms Susi Alan

**Officer:** Wayne Nee 292132

**Refused on 09/12/09 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. It also states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed extension, by virtue of its bulk, height, depth and proximity to the neighbouring boundary, would form an inappropriate and oppressive addition which would be detrimental to the character and appearance of the host building and would result in a significant loss of amenity to the residents at no. 79 Woodland Avenue by reason of loss of outlook and its overbearing presence. The proposal is therefore contrary to policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2009/02577**

**1 Torrance Close Hove**

Certificate of lawfulness for a proposed development of extensions to rear and side elevations.

**Applicant:** Mr Malcolm Rennie

**Officer:** Guy Everest 293334

**Approved on 07/12/09 DELEGATED**

**BH2009/02579**

**4 Hove Park Way Hove**

Erection of a two storey rear extension.

**Applicant:** Mr Jonathon Stern

**Officer:** Guy Everest 293334

**Approved on 03/12/09 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration 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 new window openings at first floor level to the northern elevation of the dwelling, as indicated on drawing no. RFA08/045/03, shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.

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

## **BH2009/02591**

### **7 Cobton Drive Hove**

Erection of single storey rear extension.

**Applicant:** Mrs Vicky Cohen

**Officer:** Mark Thomas 292336

**Approved on 16/12/09 DELEGATED**

## **1) BH01.01**

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

## **BH2009/02843**

### **49 Hill Drive Hove**

Non material amendment to application BH2008/01385 for alterations to front dormer window, insertion of obscured glazed rooflights to side roofslopes and insertion of two rooflights to rear roofslope.

**Applicant:** Mr R Starr

**Officer:** Clare Simpson 292454

**Refused on 15/12/09 DELEGATED**

## **1) UNI**

The proposed revisions to the scheme approved under application BH/2008/01385 are considered material and warrant the submission of a further application for planning permission to enable the Local Planning Authority to fully assess the revised proposals in respect of the following issues:

- Impact on the character and appearance of the host building and the wider area;
- Impact on residential amenity.

## **WESTBOURNE**

### **BH2009/00535**

#### **186-188 Portland Road Hove**

Conversion of first floor office space to provide two 2-bedroom flats and one 1-bedroom flat with balconies. Extension to create second floor to provide one 1-bedroom flat and one 2-bedroom flat with terraces. Provision of refuse, recycling and bicycle storage at rear.

**Applicant:** Mr Paul Hazeldine

**Officer:** Paul Earp 292193

**Approved on 16/12/09 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH02.06**

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

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

#### **3) BH02.07**

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

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

#### **4) 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) 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

Report from:

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) BH06.02**

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

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

**9) UNI**

Access to the flat roof areas not forming terraces shall be for maintenance or emergency purposes only and shall not be used as an 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.*

**10) UNI**

Notwithstanding the details shown on the approved drawings, prior to the occupation of the two-bedroom unit on the second floor (flat 5), a suitable obscure glazed privacy screen shall be erected along the southern and western boundaries of the approved terrace serving that flat in accordance with details that shall first have been submitted to, and approved in writing by, the local planning authority. The screen shall thereafter be retained in accordance with the approved details.

*Reason: To protect the amenities of the occupiers of neighbouring residential property and to accord with the provisions of policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**BH2009/02007**

**13 Princes Crescent Hove**

Replacement of existing wooden front boundary fence with a brick wall.

**Applicant:** Mr Alan Rawlinson

**Officer:** Steven Lewis 290480

**Refused on 30/11/09 DELEGATED**

### **1) UNI**

The submitted drawings showing the proposed wall and accompanying specifications are insufficiently detailed to enable a proper assessment of the impact of the works upon the character and appearance of the property, the visual amenities of the wider locality and the historical appearance and setting of the Pembroke and Princes conservation area. In the absence of these details the local planning authority is not satisfied that the proposed development would be visually acceptable or that it would preserve or enhance the character of the conservation area. The proposal is thereby contrary to Policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan and to advice from central government contained in Planning Policy Guidance Note 15 'Planning and the Historic Environment.'

### **BH2009/02162**

#### **36 Raphael Road Hove**

Certificate of Lawfulness for proposed loft conversion incorporating South dormer.

**Applicant:** Mr Andrew Kayes

**Officer:** Mark Thomas 292336

**Approved on 27/11/09 DELEGATED**

### **BH2009/02230**

#### **56 New Church Road Hove**

Application for variation of condition 2 of application BH2005/01917/FP in order to increase the number of children attending the nursery from 37 to 40.

**Applicant:** Mrs Nicola Law

**Officer:** Clare Simpson 292454

**Approved on 03/12/09 DELEGATED**

#### **1) BH01.01**

The development hereby permitted shall be commenced before the expiration 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**

Within 6 months of implementation of this planning permission, revised details of the management of the outdoor space shall be submitted to and agreed in writing by the Local Planning Authority and the area shall only be used in accordance with these approved details. The management plan for the outdoor space shall be reviewed annually and submitted to and agreed in writing by the Local Planning Authority.

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

#### **3) UNI**

The residential accommodation shall only be occupied by someone having an interest in the nursery and shall remain ancillary to the operation of the nursery and shall not be self contained.

*Reason: In order to safeguard the privacy and security of the children attending the nursery and to comply with policies QD27 and HO26 of the Brighton & Hove Local Plan.*

#### **4) UNI**

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

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

#### **5) UNI**

The premises shall not be open or in use except between the hours of 08.00 and 18.00 hours on Mondays to Fridays only.

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

#### **6) UNI**

Access to the garden for nursery use shall be between 09.00 and 16.30 only.

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

#### **7) UNI**

The number of children attending the nursery shall not exceed 40 and the use shall be restricted to the ground and first floors only.

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

#### **8) UNI**

Within 6 months of the date of this permission an updated travel plan for visitors to the nursery and staff shall be submitted to and agreed in writing by the Local Planning Authority. The plan should include a travel survey of staff and parents and staggered pick up and drop off times. The travel plan shall be reviewed annually and submitted and agreed in writing by the Local Planning Authority and thereafter implemented as agreed.

*Reason: To comply with policies TR1, TR2, TR4 and TR7 of the Brighton & Hove Local Plan.*

### **BH2009/02248**

#### **14 Modena Road Hove**

Erection of 2 storey side extension.

**Applicant:** Mr Robert Griffin

**Officer:** Wayne Nee 292132

**Refused on 09/12/09 DELEGATED**

#### **1) UNI**

Policies QD1 and QD2 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed two storey side elevation extension - by virtue of its bulk and its prominence on the front elevation of the existing property - would form an inappropriate addition that would appear out of place in context with the neighbouring properties which are characterised by their uniformed appearance. Additionally, the awkward combination of pitched and flat roof design, and the excessive glazing fail to respect the existing features on the property. The proposed extension would therefore harm the appearance of the existing property and the prevailing character of the street scene, which is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

### **BH2009/02306**

#### **21 Walsingham Road Hove**

Erection of single storey rear extension.

**Applicant:** Mr M Cullen

**Officer:** Charlotte Hughes 292321

**Refused on 14/12/09 DELEGATED**

### **1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Policy HE6 requires proposals to preserve or enhance the character or appearance of the conservation area. The proposed single storey rear extension is considered to be excessive in terms of its depth, bulk and height and would obscure much of the rear elevation of the host property. As a result it is considered that the extension has not been sensitively designed in relation to the property to be extended and that it would neither preserve nor enhance the character and appearance of the conservation area. The development is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

### **2) UNI2**

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to ensure that alterations and additions to properties do not have a harmful impact upon the residential amenity of neighbouring occupiers. The proposed extension, by reason of the extent of its projection to the rear and its proximity to a window within the rear elevation of the neighbouring property No 19 Walsingham Road, would result in an unwelcome sense of enclosure, loss of light and loss of outlook to this property, which would be detrimental to existing residential amenity. The proposal is therefore considered to be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2009/02513**

#### **63 Rutland Gardens Hove**

Certificate of Lawfulness for the proposed development of 2no. rooflights on front elevation and 2no. rooflights at rear.

**Applicant:** Mr John Logsdon  
**Officer:** Guy Everest 293334  
**Approved on 09/12/09 DELEGATED**

### **WISH**

### **BH2009/02155**

#### **385a Portland Road Hove**

Single storey rear extension.

**Applicant:** Mr Patritric Scannell  
**Officer:** Adrian Smith 01273 290478  
**Approved on 16/12/09 DELEGATED**

### **1) BH01.01**

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

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

### **BH2009/02181**

#### **416a Portland Road Hove**

Change of use from vacant shop (A1) to financial and professional services (A2).

**Applicant:** Mrs Simpson  
**Officer:** Guy Everest 293334  
**Approved on 09/12/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02319**

**58 Braemore Road Hove**

Certificate of Lawfulness for the existing development of a single storey rear and side extension.

**Applicant:** Mr Gary Wayne

**Officer:** Charlotte Hughes 292321

**Refused on 01/12/09 DELEGATED**

**1) UNI**

The existing single storey rear and side extension is not permitted under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995, as amended, as the development fails to comply with subsections (e), (g), (h) and (i) of Class A.1 of the said order.

**BH2009/02383**

**11 Middleton Avenue Hove**

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable alterations, rear dormer, roof lights to front elevation and insertion of windows in garage.

**Applicant:** Mr Anthony Lloyd

**Officer:** Jason Hawkes 292153

**Refused on 26/11/09 DELEGATED**

**1) UNI**

Due to the inclusion of a new window in the side elevation of the proposed roof extension, which is shown to be a side opening casement window approximately 1.1m above the room in which it is to be installed and is not shown as being obscure glazed the proposal does not comply with condition B.2(c)(i) & (ii) of Class B of Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) Order 1995, as amended, which states that any window within an enlargement consisting of an addition to a roof located on a wall or roofslope forming a side elevation of the dwellinghouse shall be obscure glazed and non-opening, unless the 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.

