

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

**PATCHAM**

**BH2009/02516**

**7 Buxted Rise Brighton**

Erection of a two storey side extension

**Applicant:** Mr Ward

**Officer:** Aidan Thatcher 292265

**Approved on 14/01/10 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.04**

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

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

**3) BH03.03**

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

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

**4) UNI**

Unless otherwise agreed with the Local Planning Authority the details set out within the Waste 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 policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

**BH2009/02621**

**22 Highview Avenue North Patcham Brighton**

Certificate of lawfulness for proposed single storey side extension.

**Applicant:** Mr Pat Watson

**Officer:** Helen Hobbs 293335

**Approved on 20/01/10 DELEGATED**

**BH2009/02844**

**40 Beechwood Avenue Brighton**

Certificate of Lawfulness for proposed single storey rear extension.

**Applicant:** Heidi Whitby-Thomas

**Officer:** Chris Swain 292178

**Refused on 21/01/10 DELEGATED**

### 1) UNI

The development is not permitted under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995 as amended due to the eaves of the proposed extension exceeding the height of the eaves on the existing dwelling.

### **BH2009/02864**

#### **Sussex House Crowhurst Road Brighton**

Replacement of existing metal framed windows to west elevation of east wing with UPVC curtain walling.

**Applicant:** Sussex Police Authority

**Officer:** Liz Arnold 291709

**Approved on 19/01/10 DELEGATED**

#### 1) BH01.01

The development hereby permitted shall be commenced before the expiration 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 23rd November 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.*

### **BH2009/02877**

#### **95 Carden Avenue Brighton**

Extension and remodelling of existing bungalow to form two storey dwelling with front and rear rooflights.

**Applicant:** Mrs Rosalyn Lord

**Officer:** Jonathan Puplett 292525

**Refused on 18/01/10 DELEGATED**

#### 1) UNI

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

#### 2) UNI2

The proposed extended dwelling would be of an excessive scale and bulk which would harm the outlook from surrounding residential properties. The rooflights proposed would result in increased overlooking of the rear elevations and garden areas of neighbouring properties. Whilst the rear (western) boundary of the site is well screened at present, as is the boundary between the application site and no. 93 Carden Avenue, screening is reduced to some extent in winter months, and the retention of this screening cannot be secured by the Local Planning Authority. In particular, the rear rooflights proposed in close proximity to the rear boundary

of the site would create an unwelcome relationship of overlooking should the boundary screening in this location be reduced / diminished in the future. Therefore the proposal would harm surrounding residential amenity by reason of loss of privacy and harm to outlook, and as such is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2009/03029**

**Land Adjoining Bromleigh Braypool Lane Brighton**

Non-material amendment to application BH2009/00022 for relocation of access to the northern end of the site.

**Applicant:** Mr G Hudson

**Officer:** Ray Hill 293990

**Approved on 29/01/10 DELEGATED**

**PRESTON PARK**

**BH2009/02450**

**Preston Lawn Tennis Club Preston Drove Brighton**

Installation of 4no. 10 metre high floodlights to court no. 6.

**Applicant:** Preston Lawn Tennis Club

**Officer:** Kate Brocklebank 292175

**Refused on 14/01/10 DELEGATED**

**1) UNI**

The proposed floodlights by reason of their height and proximity to nearby listed buildings would cause harm to the setting of the grade II\* listed Preston Manor and grade II listed Wellhouse, particularly when illuminated. The proposal is therefore contrary to policy HE3 of the Brighton & Hove Local Plan.

**2) UNI2**

Insufficient information has been submitted to demonstrate that the cumulative impact of the existing and proposed floodlighting will not have a negative impact on the neighbouring amenity, by reason of light pollution contrary to policies QD27 and SU9 of the Brighton & Hove Local Plan.

**BH2009/02505**

**29A Preston Park Avenue Brighton**

Proposed loft conversion incorporating 6no roof-lights and dormer to rear.

**Applicant:** Mr & Mrs Lance

**Officer:** Liz Arnold 291709

**Refused on 19/01/10 DELEGATED**

**1) UNI**

The cumulative impact, of the new rear roofslope, the increase in height of the rear ridge and the rear dormer window and the additional bulk these elements create, is considered to be unsympathetic to the character and appearance of the existing host property and the Preston Park Conservation Area, contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

**2) UNI2**

The proposed rear dormer window, by virtue of its size, design and relationship to the related roof ridge, is considered to be of detriment to the character and appearance of the host property and the Preston Park Conservation Area, contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

### **3) UNI3**

The proposed rooflights, by virtue of the number proposed and their poor positioning, especially with regards to the high level positioning of the front rooflights is considered to be of detriment to the character and appearance of the host property, the Preston Park Avenue street scene and the wider area, including the and the Preston Park Conservation Area, contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

#### **BH2009/02638**

##### **55 Beaconsfield Villas Brighton**

Replacement of timber windows and door to side and rear elevations with UPVC windows and door (Retrospective).

**Applicant:** Mr S Robertson

**Officer:** Helen Hobbs 293335

**Approved - no conditions on 18/01/10 DELEGATED**

#### **BH2009/02640**

##### **138 Preston Drove Brighton**

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

**Applicant:** Boots Group Plc

**Officer:** Chris Swain 292178

**Approved on 20/01/10 DELEGATED**

##### **1) BH10.01**

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

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

##### **2) BH10.02**

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

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

##### **3) BH10.03**

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

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

##### **4) BH10.04**

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

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

#### **5) BH10.05**

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

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

#### **6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

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

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

#### **7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

#### **BH2009/02701**

##### **4 Beacon Close Brighton**

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

**Applicant:** Mr Stuart Orr

**Officer:** Liz Arnold 291709

**Approved on 20/01/10 DELEGATED**

#### **BH2009/03045**

##### **22 Upper Hamilton Road Brighton**

Certificate of Lawfulness for the existing use as a residential dwelling.

**Applicant:** Mr Graeme Rocher

**Officer:** Liz Arnold 291709

**Approved on 22/01/10 DELEGATED**

#### **REGENCY**

#### **BH2008/02089**

##### **Pump House 46 Market Street Brighton**

Listed Building Consent for proposed replacement signage including new fascia, floodlights, up lighting, lantern and bracket to match existing, brass plaque and menu box, and new swing sign on existing bracket (retrospective).

**Applicant:** Mitchels & Butlers

**Officer:** Wayne Nee 292132

**Approved - no conditions on 27/01/10 DELEGATED**

#### **BH2008/02099**

##### **Pump House 46 Market Street Brighton**

Proposed replacement signage including new fascia, floodlights, uplighting, lantern and bracket to match existing, brass plaque and menu box and new swing sign on existing bracket (retrospective).

**Applicant:** Mitchels & Butlers

**Officer:** Wayne Nee 292132

**Approved on 27/01/10 DELEGATED**

**1) BH10.01**

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

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

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

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

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

**7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

**BH2008/02424**

**3-6 Ship Street Brighton**

Installation of 7 air cooling and heating units to roof. (Relocation of 4 units from parking area and 3 new units- retrospective).

**Applicant:** Mr Stephen Rodwell

**Officer:** Paul Earp 292193

**Approved - no conditions on 14/01/10 DELEGATED**

**BH2009/01802**

**The Garden Flat 14 Clarence Square Brighton**

Replacement of wooden windows with new UPVC style.

**Applicant:** Miss Heather Roberts

**Officer:** Wayne Nee 292132

**Refused on 01/02/10 DELEGATED**

**1) UNI**

Policy HE6 of the Brighton & Hove Local Plan states that proposals within or affecting the setting of a conservation area should preserve or enhance the character or appearance of the area and should show the use of building materials and finishes which are sympathetic to the area. Proposals that are likely to have an adverse impact on the character or appearance of a conservation area will not be permitted. The replacement of the existing wooden windows with UPVC frames would be inappropriate for the character of the property and would be detrimental to the appearance of the building and surrounding street scene. This proposal is inappropriate in terms of its materials and would also fail to preserve or enhance the character and appearance of Regency Square Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

**BH2009/02594**

**16B Montpelier Crescent Brighton**

Installation of timber doors and windows to replace existing. Replacement railings, gate and drainpipe to rear and column and plinth to front. Construction of steps to front garden.

**Applicant:** Mr Toby Ombler

**Officer:** Jason Hawkes 292153

**Approved on 14/01/10 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The new 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 and conservation area in accordance with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

**3) UNI**

All new external works, including doors, rendered mouldings etc shall match exactly the originals in materials, sizes, proportions and designs.

*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**

Prior to commencement of works, samples and details of the new brick pavours to be used for the front lightwell area and of the stone for the front lightwell step-seat shall be submitted to and approved in writing by the local planning authority and the works shall be carried out fully in accordance with the approved details.

*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**

Prior to commencement of works, sample sections of all new window timber joinery, including architraves, sash rails and stiles and glazing bars shall be submitted to and approved in writing by the local planning authority and the works shall be carried out fully in accordance with the approved details.

*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.*

### **BH2009/02811**

#### **17 -19 Duke Street Brighton**

Replacement of existing roof with a part Mansard to create an additional storey.

**Applicant:** Mr David Dayan

**Officer:** Steven Lewis 290480

**Approved on 22/01/10 DELEGATED**

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

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

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

#### **2) BH12.01**

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

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

#### **3) UNI**

The proposed dormer window frames shall be painted grey and thereafter retained unless otherwise agreed in writing by the local planning authority.

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

#### **4) UNI**

No works shall take place until full details of the proposed works including 1:20 scale sample elevations and 1:1 scale joinery profiles of the windows including details of glazing bars 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 and Supplementary Planning Document 9 - Architectural Features.*

#### **5) UNI**

The development hereby permitted shall be carried out in strict accordance with the Waste Minimisation Statement (prepared by Malcolm Lewis) submitted with



the application and received on 17/11/2009.

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

#### **6) UNI**

Notwithstanding the approved plans, no works shall commence until details of the angle of roof pitch have been submitted to and approved in writing by the Local Planning Authority. Details shall include scale sectional drawings through the building at each end, showing the profile of the roof and angle of pitch of the mansard slopes at the front and rear and the flank walls and lightwell walls; existing and proposed roof plans. 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, supplementary planning guidance note one - roof extensions and alterations and Supplementary Planning Document 9 – Architectural Features.*

### **BH2009/02813**

#### **32 Montpelier Crescent Brighton**

Removal of roof over existing rear extension and construction of two storey extension over to form 2 No one bedroom flats.

**Applicant:** Mike Stimpson Properties

**Officer:** Adrian Smith 01273 290478

#### **Refused on 21/01/10 DELEGATED**

##### **1) UNI**

Policies QD1, QD2, QD14 and HE6 of the Brighton & Hove local plan state that proposals for extensions and alterations to buildings within a conservation area should preserve or enhance the character or appearance of the area and should show a consistently high standard of design and detailing reflecting the scale and character or appearance of the area. Policy HE1 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 exterior of the building. The proposed development, by reason of its excessive size, unsympathetic roof detailing, and inappropriate windows, would be harmful to the character and appearance of both the Grade II listed building and the Montpelier and Clifton Hill conservation area, contrary to the above policies.

##### **2) UNI2**

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

## **BH2009/02814**

### **32 Montpelier Crescent Brighton**

Removal of roof over existing rear extension and construction of two storey extension over to form 2 No. one bedroom flats.

**Applicant:** Mike Stimpson Properties

**Officer:** Adrian Smith 01273 290478

### **Refused on 20/01/10 DELEGATED**

#### **1) UNI**

Policy HE1 of the Brighton & Hove Local Plan states that the 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 exterior of the building. The proposed extension is considered to be an inappropriate addition to the listed building due to its excessive size, unsympathetic roof detailing and inappropriate windows. The scheme is deemed to detract from the architectural and historic character and appearance of the listed building, contrary to the above policy.

#### **2) UNI2**

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 of the building. Insufficient information has been supplied with the application to detail that the proposed new openings into the extension would not result in significant alteration to the existing staircase, windows and architectural detailing of the building. Without such information the proposal is deemed to likely result in material harm to the historic character and appearance of the interior of the Grade II listed building, contrary to the above policy.

## **BH2009/02835**

### **51 Regency Square Brighton**

Application to extend time limit for implementation of approved permission BH2006/03618 for construction of new dwelling house to the rear (following demolition of existing garage).

**Applicant:** Mr Chris Welch

**Officer:** Jason Hawkes 292153

### **Approved on 26/01/10 DELEGATED**

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

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

Report from:

#### **4) BH05.01**

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

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

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

A completed pre-assessment estimator will not be acceptable.

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

#### **5) BH05.02**

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

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

#### **6) BH05.08**

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

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

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

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

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

#### **8) BH12.06**

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

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

**9) BH12.08**

The works of demolition hereby permitted shall not be begun until documentary evidence is produced to the Local Planning Authority to show that contracts have been entered into by the developer to ensure that building work on the site the subject of this consent is commenced within a period of 6 months following commencement of demolition in accordance with a scheme for which planning permission has been granted.

*Reason: To prevent premature demolition in the interests of the character and appearance of the Conservation Area and to comply with policy HE8 of the Brighton & Hove Local Plan.*

**10) BH13.02**

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

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

**11) UNI**

The existing garden wall on the north boundary of the site shall be retained.

*Reason: In order to preserve the character and appearance of the conservation area in accordance with policy HE6 of the Brighton & Hove Local Plan.*

**12) UNI**

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

- (i) The treatment of the eaves and roof parapet walls, including a 1:2 scale section.
- (ii) The treatment of the entrance threshold and steps, including any tiling.
- (iii) Samples and details of all materials.
- (iv) The guttering and downpipes.
- (v) 1:20 sample elevations and sections and 1:1 scale sectional profiles of the new windows and doors, their cills, reveals, thresholds and steps.
- (vi) Details including a 1:1 section and sample elevation showing the junction of the garden wall to be retained and flank wall of the new house.
- (vii) A method statement setting out details of how the garden wall on the north boundary will be protected and retained and details of any structural stabilisation works that may be required.

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

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

**13) UNI**

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

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

**14) UNI**

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

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

**15) UNI**

Prior to commencement of works, details will be submitted for approval to the

Local Planning Authority which indicate that the proposed garage doors will be designed so that they do not open over the adjacent pavement or highway at any time. The scheme shall be implemented strictly in accordance with the agreed details.

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

**16) UNI**

The premises shall not be occupied until the development hereby approved has been fully completed in all respects in accordance with the approved drawings, the conditions of this consent and with details submitted to and approved by the Local Planning Authority in accordance with the above conditions.

*Reason: To ensure the development is carried out in its entirety and to secure the restoration of the building and its features which is considered as essential part of a balanced scheme, in order to secure the preservation and enhancement of the conservation area and in accordance with policy HE6 of the Brighton & Hove Local Plan.*

**17) UNI**

The side windows of the dwelling facing north shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such, unless otherwise agreed with Local Planning Authority in writing.

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

**BH2009/02839**

**3 to 5 Consecutive Vernon Gardens Denmark Terrace Brighton**

Application for approval of details reserved by conditions 6, 7, 9, 10, 12, 14, 16 & 17 of application BH2009/00048.

**Applicant:** The Guinness Trust

**Officer:** Adrian Smith 01273 290478

**Approved on 27/01/10 DELEGATED**

**BH2009/02907**

**51 Regency Square Brighton**

Application to extend time limit for implementation of approved permission BH2006/03616 for demolition of existing garage, part of boundary wall and part of rear extension to allow construction of a single dwelling house to the rear.

**Applicant:** Mr Chris Welch

**Officer:** Jason Hawkes 292153

**Approved on 01/02/10 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 existing garden wall on the north boundary of the site shall be retained.

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

**3) UNI**

Prior to commencement of development the existing street sign, 'Queensbury Mews', shall be carefully removed and stored and then installed on the new building in a position to be agreed in writing with the Local Planning Authority prior to occupation of the dwelling and thereafter maintained as such to the satisfaction of the Local Planning Authority.

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

**4) UNI**

The works of demolition hereby permitted shall not be begun until documentary evidence is produced to the Local Planning Authority to show that contracts have been entered into by the developer to ensure that building work is commenced in accordance with a scheme for which Planning Permission has been granted within a period of 6 months following commencement of demolition.

*Reason: To prevent premature demolition in the interests of the character and appearance of the Conservation Area and to comply with policy HE8 of the Brighton & Hove Local Plan.*

**BH2009/02940**

**2 Clifton Road Brighton**

Installation of steel beams in ground floor rear kitchen to support chimney. (Part-retrospective)

**Applicant:** Mr & Mrs Adams

**Officer:** Mark Thomas 292336

**Approved - no conditions on 25/01/10 DELEGATED**

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

**BH2007/02998**

**4 - 5 York Place Brighton**

Alterations to make two A3 retail units into a cafe on the ground floor.

**Applicant:** Karl Griscti

**Officer:** Louise Kent 292198

**Refused on 25/01/10 DELEGATED**

**1) UNI**

The proposal, by reason of inappropriate design, materials and finish of the proposed shopfront, including the fascia panel, results in a detrimental impact on the appearance and character of the building and surrounding Valley Gardens conservation area. The proposal is therefore contrary to policies HE6, QD1 and QD10 of the Brighton & Hove Local Plan, and the Supplementary Guidance Document 02 on Shopfronts.

**2) UNI2**

The design of the proposed residential entrance door is considered inappropriate to the site's historic context and the door would have a detrimental impact on the appearance and character of the building and surrounding Valley Gardens conservation area. The proposal is therefore contrary to policies HE6, QD1 and QD10 of the Brighton & Hove Local Plan, and the Supplementary Guidance Document 02 on Shopfronts.

**BH2007/03100**

**4 - 5 York Place Brighton**

Display of illuminated fascia signage and projecting sign. Applied window vinyls and canopy edge signage (retrospective).

**Applicant:** Karl Griscti

**Officer:** Louise Kent 292198

**Refused on 20/01/10 DELEGATED**

**1) UNI**

The aluminium fascia panel, by reason of its inappropriate modern material on a building of historic interest, detracts from the character and appearance of the building and has a detrimental impact on the character and appearance of the

Valley Gardens conservation area contrary to policies HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 on Advertisements (SPD07).

**2) UNI2**

The projecting sign, by reason of its method of illumination, detracts from the character and appearance of the historic building and has a detrimental impact on the character and appearance of the Valley Gardens conservation area contrary to policies HE9 of the Brighton & Hove Local Plan and SPD07.

**BH2008/01953**

**1 - 2 Regent Street Brighton**

Demolition of 1-2 Regent Street

**Applicant:** Mrs Jessica Hamilton

**Officer:** Kate Brocklebank 292175

**Refused on 21/01/10 PLANNING COMMITTEE**

**1) UNI**

The proposed development, by virtue of its quality of design, would be unacceptable and would adversely impact upon the character and appearance of the North Laine Conservation Area, and would be contrary to policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

**BH2009/01589**

**14-16 York Place Brighton**

Conversion of existing units above Numbers 14 and 16 York Place to create new maisonettes. Erection of 2no two storey rear extensions to both Numbers 14 and 16 York Place to create 2no additional residential units. Erection of infill extension to first and second floors at Number 15 to create 1no maisonette. Replacement of existing shop front at Number 16.

**Applicant:** Harwood Properties Ltd

**Officer:** Anthony Foster 294495

**Refused on 03/02/10 DELEGATED**

**1) UNI**

The proposed ground floor retail units are not considered to provide sufficient floorspace, significantly limiting the future use of these units to the detriment of the vitality and viability of the London Road Town Centre, contrary to Brighton & Hove Local Plan policy SR5.

**2) UNI2**

The infill extension at the first and second floors at No.15 York Place, by reason of its height, scale, materials and design, would result in an incongruous addition which would overwhelm and harm the integrity of the archway as a distinctive historic feature within the street scene. As such the proposal would be of detriment to the character and appearance of the archway and the street scene including the surrounding Valley Gardens Conservation Area, contrary to policies QD1, QD2, QD4, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1 'Roof Alterations and Extensions'.

**3) UNI3**

The two storey extensions, by reason of their flat roofed design, horizontal emphasis, materials and window proportions and design, would result in a sub-standard overall design which is neither traditional or contemporary in its design approach. As such the extensions would result in harm to the character and appearance of the existing buildings and the surrounding area including the Valley Garden's Conservation Area, contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

#### **4) UNI4**

The layout of the proposed residential development, by reason of limited natural light, poor outlook, mutual overlooking and insufficient private amenity space, fails to provide adequate living conditions for future residents of the scheme, contrary to policies QD3, QD27 and HO5 of the Brighton & Hove Local Plan.

#### **5) UNI5**

The proposal fails to meet the travel demands that it creates or helps to maximise the use of sustainable transport. The Local Planning Authority would expect the scheme to make an appropriate contribution towards local sustainable transport infrastructure and an amendment to the existing Traffic Regulation order (TRO) for the proposal to be car free. In the absence of an agreement in this respect, the scheme is contrary to policies TR1, TR19, SU15, QD28 and HO7 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 4 'Parking Standards'

#### **6) UNI6**

The proposed development by virtue of the two storey rear extensions, would result in an unacceptable impact upon the amenity of the neighbouring occupiers in terms of increased building bulk, loss of outlook and increased sense of enclosure and as such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

#### **7) UNI7**

The proposed development fails to provide adequate cycle parking provision on the site, contrary to policy TR14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 4, 'Parking Standards'.

### **BH2009/02001**

#### **22 Park Crescent Brighton**

Installation of external fire escape staircase to rear

**Applicant:** Parkedge Properties Limited

**Officer:** Sonia Kanwar 292359

**Refused on 20/01/10 DELEGATED**

#### **1) UNI**

The proposed development will result in a detrimental impact upon the architectural and historic character and appearance of the Grade II\* listed building. The scheme is therefore contrary to policies HE1 and HE3 of the Brighton & Hove Local Plan and to the Council's Supplementary Planning Guidance Note SPGH13: Listed Buildings - General Advice.

### **BH2009/02544**

#### **147 North Street Brighton**

Display of 1no internally illuminated fascia sign. (Retrospective)

**Applicant:** Somerfield Stores Ltd

**Officer:** Helen Hobbs 293335

**Approved on 03/02/10 DELEGATED**

#### **1) BH10.01**

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

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

#### **2) BH10.02**

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



site.

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

**7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

**BH2009/02545**

**147 North Street Brighton**

New Shop Front to replace existing.

**Applicant:** Somerfield Stores

**Officer:** Helen Hobbs 293335

**Approved on 20/01/10 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02580**

**3 Hazelbank Bromley Road Brighton**

Alterations to front balcony including infilling of existing opening with a double glazed window.

**Applicant:** Ms Caroline Jones

**Officer:** Sonia Kanwar 292359

**Approved on 18/01/10 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02650**

**33 Roundhill Crescent Brighton**

Loft conversion with addition of 1no roof-light to rear elevation, together with formation of French doors and a timber access balcony from first floor rear bedroom to garden.

**Applicant:** Mr & Mrs Tom Farsides

**Officer:** Chris Swain 292178

**Refused on 22/01/10 DELEGATED**

**1) UNI**

The proposal, by reason of its scale, design and proposed materials would result in an uncharacteristic and incongruous feature that relates poorly to the existing Grade II listed building and is detrimental to the appearance and character of both the listed building and the surrounding area within the Roundhill conservation area, contrary to policies QD1, QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed balcony and bridge would result in overlooking and loss of privacy towards the ground floor of the lightwell and the adjacent first floor rear window of the neighbouring property, No.35 Roundhill Crescent to the detriment of their residential amenity. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2009/02739**

**1-2 Isetta Square 35 New England Street Brighton**

Change of Use of 2 No. Office (B1) Units on ground floor of one Brighton (Block E) to Adult Education Training Rooms (D1 / B1).

**Applicant:** Mrs Juliet Merrifield

**Officer:** Katherine Rawlins 292232

**Approved on 19/01/10 DELEGATED**

**1) BH01.01**

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

Vehicular movements for the purposes of loading and unloading shall only take place between the hours of 07.00 to 19.00 hours Monday to Friday, 08.00 to 19.00 hours on Saturdays and not at all at any time on Sundays and Bank Holidays.

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

**3) UNI**

The adult education training centre shall not be open or in use except between the hours of 07.00 and 21.00 hours on Mondays to Fridays, and between 08.00 and 21.00 hours on Saturdays and between 09.00 and 19.00 hours on Sundays and Bank Holidays.

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

**BH2009/02759**

**130C Queens Road Brighton**

Installation of new shop front with repositioned access. Removal of existing stairs into building and lowering of ground floor level to provide level access into shop.

**Applicant:** Selits Ltd

**Officer:** Sonia Kanwar 292359

**Approved on 21/01/10 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02792**

**6 Sydney Street Brighton**

Demolition of existing first floor rear extension and construction of replacement first floor extension. (Part-retrospective)

**Applicant:** Mr Stephen Pybus

**Officer:** Ray Hill 293990

**Approved on 29/01/10 DELEGATED**

**1) BH01.01**

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

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

**2) BH12.02**

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

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

**3) UNI**

The fire escape (shown on Drawing Nos. 12 and 13 submitted on 16 November 2009) from the extension hereby approved to the flat roof over the existing ground floor extension shall be used for maintenance or emergency purposes only. The flat roofed area shall not be used for the storage of any goods or refuse or as a roof garden, terrace, patio or similar amenity area.

*Reason: In order to protect adjoining properties from overlooking, noise and other disturbance and to comply with policies SU9, SU10, QD14 and QD27 of the Brighton & Hove Local Plan.*

## **BH2009/02856**

### **14 Queens Road, Brighton**

Erection of extension to rear of second floor flat to form additional bedroom and terrace area to existing flat roof.

**Applicant:** Selits Ltd

**Officer:** Ray Hill 293990

**Approved on 26/01/10 DELEGATED**

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

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

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

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

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

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

#### **3) BH05.08**

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

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

#### **4) UNI**

The perimeter screen to the roof terrace hereby approved shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

## **BH2009/02995**

### **1&1a Lewes Road Brighton**

Non-material amendment to application BH2009/01396 for addition of external ramp and steps and amendments to entrance door and cycle stands.

**Applicant:** Birch Restorations Ltd

**Officer:** Hamish Walke 292101

**Approved on 21/01/10 DELEGATED**

#### **1) UNI**

The proposed revisions, namely the external ramp and steps and amendments to the entrance door and cycle stands, to the scheme approved under application BH2009/01396 are not considered so significant that they warrant the submission of a further application for planning permission.

## **WITHDEAN**

### **BH2009/02159**

#### **16 Bavant Road Brighton**

Loft conversion incorporating rooflight to front roofslope, 1no dormer to side roofslope and 1no dormer to rear roofslope.

**Applicant:** Mr David Hedgeland

**Officer:** Guy Everest 293334

**Approved on 19/01/10 DELEGATED**

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

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

#### **3) UNI**

Unless otherwise agreed in writing by the Local Planning Authority the external finishes of the side and rear dormers hereby approved 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.*

### **BH2009/02166**

#### **4 Barn Rise Brighton**

Ground, first floor and roof extensions to front, side and rear. Front, side and rear roof lights (retrospective).

**Applicant:** Mr. M. Johnston

**Officer:** Steven Lewis 290480

**Approved on 18/01/10 DELEGATED**

#### **1) BH02.01**

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

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

#### **2) UNI**

Access to the flat roof of the extension to the rear of the dwelling 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 the adjoining properties from overlooking and noise disturbance 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.*

**BH2009/02275**

**99 Valley Drive Brighton**

Loft conversion incorporating 3 No. front dormers and 3 No. rear dormers (part retrospective).

**Applicant:** Mrs Danny Tasker

**Officer:** Wayne Nee 292132

**Refused on 18/01/10 DELEGATED**

**1) UNI**

The advice contained within Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1) seeks to ensure proposed dormers are kept as small as possible, should be no wider than the windows below and should have a roof form and detail appropriate to the character of the building. The proposed rear dormers, by reason of their size, bulk and design, are considered to form an unacceptable alteration to the rear roof slope. As such, the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and SPGBH1.

**2) UNI2**

The proposed front dormers, by reason of their number, create a visually heavy roof to the building which seriously harms the appearance of the property and has a harmful effect on the visual amenity of the street. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and SPGBH1.

**BH2009/02522**

**174 Surrenden Road Brighton**

Certificate of Lawfulness for the existing use of a tree house.

**Applicant:** Mr & Mrs Lee Briscoe

**Officer:** Charlotte Hughes 292321

**Refused on 14/01/10 DELEGATED**

**BH2009/02576**

**Flat 32 Kingsmere London Road Brighton**

Replacement UPVC windows.

**Applicant:** Mr Andre Pharo

**Officer:** Paul Earp 292193

**Approved on 20/01/10 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02648**

**Kingsmere London Road Brighton**

Construction of 5no. additional garages.

**Applicant:** Anstone Properties Limited

**Officer:** Steven Lewis 290480

**Approved on 19/01/10 PLANNING COMMITTEE**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in strict accordance with the Waste Minimisation Statement (prepared by Andrew Borley RIBA) submitted with the application and received on 02/11/2009.

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

**4) UNI**

The garages hereby permitted shall be used solely for the parking of vehicles and for other domestic purposes and shall at no time be used for any business or commercial purposes, including commercial storage.

*Reason: To protect the amenities of the surrounding area in accordance with the provisions of policies SU10 and QD27 of the Brighton & Hove Local Plan.*

**BH2009/02666**

**38 Dyke Road Avenue Brighton**

Erection of detached garage with pitched roof.

**Applicant:** Mr & Mrs Sahi

**Officer:** Adrian Smith 01273 290478

**Approved on 14/01/10 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02826**

**2 Tivoli Crescent Brighton**

Erection of shop front awnings.

**Applicant:** Miss C Edibali

**Officer:** Adrian Smith 01273 290478

**Approved on 01/02/10 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02859**

**Land Adjacent to 20 Gableson Avenue Brighton**

Application for approval of details reserved by conditions 2, 3, 4, 8 and 9 of application BH2006/04149.

**Applicant:** Ms Amani Abbas

**Officer:** Charlotte Hughes 292321

**Approved - no conditions on 21/01/10 DELEGATED**

**BH2009/02913**

**1A Dyke Road Place Brighton**

Construction of balcony at first floor level to front elevation.

**Applicant:** Mr D Moyle

**Officer:** Wayne Nee 292132

**Refused on 27/01/10 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 balcony extending across the entire width of the front elevation would be located close to the rear boundary of no.37 Wayland Avenue. It is considered that the proposed balcony would represent an overbearing addition for residents of no. 37 Wayland Avenue leading to an increased sense of overlooking and loss of privacy, and would thereby be to the material detriment of their residential amenity. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2009/02948**

**GFF & FFF 14 Compton Road Brighton**

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

**Applicant:** Mrs Julie Cleasby

**Officer:** Wayne Nee 292132

**Approved on 20/01/10 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02951**

**2 Woodside Avenue Brighton**

Certificate of Lawfulness for a proposed loft conversion with rear dormer, incorporating French doors and velux windows to front and rear.

**Applicant:** Mr Ian McCaskey

**Officer:** Adrian Smith 01273 290478

**Approved on 14/01/10 DELEGATED**



**BH2009/02961**

**97 Wayland Avenue, Brighton**

Approval of details reserved by condition 2 of application BH2009/01179.

**Applicant:** Mr Mike Spencer

**Officer:** Mark Thomas 292336

**Approved on 28/01/10 DELEGATED**

**BH2009/02996**

**19 Loder Road Brighton**

Certificate of Lawfulness for a proposed loft conversion incorporating dormer to rear with French doors and window.

**Applicant:** Mr Batten

**Officer:** Wayne Nee 292132

**Approved on 01/02/10 DELEGATED**

**BH2009/02998**

**3 Green Ridge Brighton**

Erection of single storey rear extension.

**Applicant:** Mr & Mrs Burke

**Officer:** Charlotte Hughes 292321

**Approved on 01/02/10 DELEGATED**

**1) BH01.01**

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

**BH2009/03000**

**3 Green Ridge Brighton**

Certificate of Lawfulness for a proposed loft conversion, incorporating insertion of 2no roof-lights to North elevation, addition of a rear facing dormer and removal of 2no chimneys.

**Applicant:** Mr & Mrs Burke

**Officer:** Charlotte Hughes 292321

**Approved on 01/02/10 DELEGATED**

**BH2009/03002**

**St Bernadettes School London Road Brighton**

New tarmac area for emergency vehicle access.

**Applicant:** The Governors

**Officer:** Wayne Nee 292132

**Approved on 02/02/10 DELEGATED**

**1) BH01.01**

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

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

**BH2009/03176**

**72 Dyke Road Avenue Brighton**

Non-material amendment to BH2009/01863 to reduce the size of the first floor window to the left hand side of the front elevation by raising the cill level and the amendment of the glazing bars to the front elevation of the living room and the rear elevation of the kitchen.

**Applicant:** Mrs Jo Wheeler

**Officer:** Adrian Smith 01273 290478

**Approved on 18/01/10 DELEGATED**

**EAST BRIGHTON**

**BH2009/02703**

**Flat 2 Chesham Mansions 25 - 27 Eaton Place Brighton**

Erection of single storey conservatory to rear.

**Applicant:** Mrs Jenny Foster

**Officer:** Chris Swain 292178

**Refused on 03/02/10 DELEGATED**

**1) UNI**

The proposal, by reason of its siting, height and design would result in a bulky addition that relates poorly to the existing building and forms an incongruous and over dominant element within the rear street scene that is detrimental to the appearance and character of the building, the Sudeley Place street scene and the East Cliff Conservation Area, contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

**BH2009/02899**

**6 The Broadway Whitehawk Road Brighton**

Change of use from retail (A1) to betting office (A2) as extension of existing betting office.

**Applicant:** Ladbrokes PLC

**Officer:** Jonathan Puplett 292525

**Refused on 01/02/10 DELEGATED**

**1) UNI**

It has not been adequately demonstrated that a Class A1 retail use is no longer economically viable in the unit or the centre as a whole. Furthermore, the proposed use of the site as a betting office (Use Class A2) would result in a significant break in the retail frontage in excess of 10 metres. The proposal would therefore undermine the primary shopping function and the vitality and viability of the shopping centre, contrary to policy SR6 of the Brighton & Hove Local Plan.

**HANOVER & ELM GROVE**

**BH2009/01233**

**26-28 Brading Road Brighton**

Application for approval of details reserved by condition 6 of application BH2005/01616/FP.

**Applicant:** Mr Michael Gray

**Officer:** Aidan Thatcher 292265

**Approved on 18/01/10 DELEGATED**

**BH2009/02249**

**159 - 162 Lewes Road Brighton**

Display of 2no. internally illuminated wall mounted display units (Retrospective).

**Applicant:** Primesight Ltd

**Officer:** Jonathan Puplett 292525

**Refused on 14/01/10 DELEGATED**

**1) UNI**

The display units, by virtue of their size, siting and illumination are prominent features of the street and detract from the appearance of the building and the visual amenities of the surrounding area. In conjunction with fascia and window signage the display units represent excessive signage and visual clutter. As such the proposal is contrary to policies QD5 and QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 'Advertisements'.

**HOLLINGDEAN & STANMER**

**BH2009/01659**

**University of Sussex Campus Falmer Road Falmer Brighton**

Display of various signs around the campus (Part-Retrospective)

**Applicant:** University of Sussex

**Officer:** Liz Arnold 291709

**Approved on 27/01/10 DELEGATED**

**BH2009/02195**

**5 Haig Avenue Brighton**

Installation of new window to first floor and erection of porch at front of property.

**Applicant:** Mrs Serife Still

**Officer:** Chris Swain 292178

**Approved on 19/01/10 DELEGATED**

**1) BH01.01**

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

**BH2009/02572**

**145 Horton Road Brighton**

Erection of 1no, one storey, two bedroom Eco house.

**Applicant:** Mr Charlie Kwan

**Officer:** Aidan Thatcher 292265

**Refused on 29/01/10 DELEGATED**

**1) UNI**

The proposed development, by virtue of its poor design and subdivision of the existing plot would be inconsistent with the design and pattern of existing development and be detrimental to the character of the area, contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

## **2) UNI2**

The proposed development would cause a harmful impact on the amenity of the neighbouring occupiers by virtue of overlooking, increased noise and disturbance and an overbearing impact, contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

## **3) UNI3**

The proposed development would result in unacceptable living conditions for the proposed occupiers by virtue of cramped living conditions and poor outlook, contrary to policy QD27 of the Brighton & Hove Local Plan.

## **4) UNI4**

The applicant has failed to demonstrate that the application could meet the requirements of Lifetime homes standards, contrary to policy HO13 of the Brighton & Hove Local Plan.

## **5) UNI5**

Insufficient information has been submitted to demonstrate that the development can achieve the appropriate level of sustainability. As such the proposal cannot be fully judged against policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 08 'Sustainable Building Design'.

### **BH2009/02612**

#### **10 Rushlake Road Coldean Brighton**

Alterations to existing workshop/garage to form habitable ensuite bedroom (Retrospective)

**Applicant:** Mrs Liz Perchard

**Officer:** Helen Hobbs 293335

**Approved on 14/01/10 DELEGATED**

#### **1) UNI**

1. The converted garage hereby permitted shall be used solely as ancillary accommodation in connection with the enjoyment of the main property as a single dwellinghouse and it shall at no time be occupied as a separate unit of accommodation. Reason: In order to protect the amenities of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.

### **BH2009/02967**

#### **10 Hollingbury Place. Brighton**

Change of use from retail (A1) to professional services (A2).

**Applicant:** Mr Simon Beeney

**Officer:** Aidan Thatcher 292265

**Refused on 28/01/10 DELEGATED**

#### **1) UNI**

There is insufficient evidence to demonstrate that the application site is no longer economically viable as an A1 (retail) use within the Hollingbury Place Local Centre, contrary to policy SR6 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposal would increase the percentage and proportion of frontages of non-retail units, and create a break in excess of 10m of non-retail frontage, within the Hollingbury Place Local Centre causing detriment to its vitality and viability, contrary to policy SR6 of the Brighton & Hove Local Plan.

## **MOULSECOOMB & BEVENDEAN**

### **BH2009/01801**

#### **Riva Bingo Fairway Trading Estate Moulsecoomb Way Brighton**

Display of 3no internally illuminated fascia signs.

**Applicant:** Beacon Bingo

**Officer:** Ray Hill 293990

#### **Approved on 19/01/10 DELEGATED**

##### **1) BH10.01**

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

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

##### **2) BH10.02**

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

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

##### **3) BH10.03**

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

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

##### **4) BH10.04**

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

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

##### **5) BH10.05**

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

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

##### **6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

##### **7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

**BH2009/02799**

**University of Brighton Falmer Campus Village Way Brighton**

Application for approval of details reserved by conditions 2, 6, 9, 10, 11, 12 & 13 of application BH2009/00551.

**Applicant:** University of Brighton

**Officer:** Aidan Thatcher 292265

**Split Decision on 27/01/10 DELEGATED**

**1) UNI**

GRANT approval of the details reserved by conditions 2, 6, 10 and 11 subject to full compliance with the submitted details.

**1) UNI**

The details provided in relation to condition 9 are not acceptable to discharge this condition.

**2) UNI**

As required by condition 12 of the original permission, full details of the proposed cycle parking spaces are required to be submitted before this condition can be discharged.

**3) UNI**

The information provided in relation to condition 13 is noted, however this is insufficient to discharge this condition. In order to discharge this condition, the advice from Sport England dated 21.12.09 should be incorporated into the agreement.

**BH2009/02870**

**4 Shortgate Road Brighton**

Installation of a new door and ramp to front elevation and a ramp to rear elevation. Construction of vehicle cross over and hardstanding.

**Applicant:** Ms Victoria Lacy

**Officer:** Sonia Kanwar 292359

**Approved on 18/01/10 DELEGATED**

**1) BH01.01**

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

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

**2) BH05.10**

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

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

**BH2009/02885**

**25 Goodwood Way Brighton**

Erection of single storey rear extension.

**Applicant:** Mrs Sabrina Golden

**Officer:** Sonia Kanwar 292359

**Refused on 21/01/10 DELEGATED**

### **1) UNI**

The proposed extension, by virtue of its size and siting, in close proximity to the adjacent property to the north, no. 27 Goodwood Way, would result in an overbearing impact and a significant loss of light to that property and garden. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2009/02903**

#### **Community Centre Meadowview Brighton**

Erection of single storey side extension and retaining wall around car park to West.

**Applicant:** Sanctuary Herward

**Officer:** Liz Arnold 291709

**Approved on 28/01/10 DELEGATED**

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

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

### **QUEEN'S PARK**

### **BH2009/01790**

#### **24 Walpole Terrace Brighton**

Replacement upvc windows to front elevation (Retrospective).

**Applicant:** Mr Rinaldo Monti

**Officer:** Chris Swain 292178

**Refused on 19/01/10 PLANNING COMMITTEE**

#### **1) UNI**

The replacement uPVC windows, by reason of their design, material, proportions, frame thickness and method of opening, form a visually inappropriate alteration to the building and adversely affect the character and appearance of the Walpole Terrace street scene and the College conservation area and as such are contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

### **BH2009/02170**

#### **3C Atlingworth Street Brighton**

Internal alterations to layout of house and extension of rear soil and vent pipe.

**Applicant:** Mrs Veryan Young

**Officer:** Louise Kent 292198

**Approved on 20/01/10 DELEGATED**

#### **1) BH01.05**

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

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

## **2) BH13.02**

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

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

## **3) UNI**

The rear soil pipe shown on the approved plans shall be cast iron and painted black and shall be retained as such.

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

## **4) UNI**

BH13.05 Joinery details - Listed Building. No works shall take place until full details of the proposed doors including 1:20 scale sample elevations and 1:1 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.*

## **BH2009/02637**

### **9 Camelford Street Brighton**

Installation of satellite dish to rear wall of chimney

**Applicant:** Mr Anthony Andrews

**Officer:** Helen Hobbs 293335

**Refused on 14/01/10 DELEGATED**

## **1) UNI**

The siting of the satellite dish in a prominent location on the rear roofslope would have an adverse impact on the architectural and historic character and appearance the Grade II Listed building. As such the proposal is contrary to policies HE1 and QD22 of the Brighton & Hove Local Plan and Supplementary Guidance Note 7 'Satellite Receiving Dishes and Other Aerials'.

## **BH2009/02684**

### **43 Sutherland Road Brighton**

Erection of single storey extension to side elevation.

**Applicant:** Mrs Venetia Carter

**Officer:** Chris Swain 292178

**Refused on 29/01/10 DELEGATED**

## **1) UNI**

The proposal, by reason of its size, design and proposed materials would result in a uncharacteristic addition that relates poorly to the existing building and forms an incongruous and over dominant element within the Sutherland Road and Evelyn Terrace street scenes and is detrimental to the appearance and character of the building and the surrounding area, contrary to policies QD1, QD2, QD14, of the Brighton & Hove Local Plan.

## **BH2009/02709**

### **6 Tilbury Place Brighton**

External alterations, including construction of terrace at first floor level on North elevation, blockwork lift shaft to East elevation and alterations to windows and doors.

**Applicant:** BUCFP

**Officer:** Jonathan Puplett 292525



**Approved on 02/02/10 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The external finishes of the lift shaft 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**

No development shall take place until

i) a 1:20 elevational drawing of the timber gate to the eastern boundary wall hereby approved, and;

ii) a southern elevation drawing showing the proposed lift shaft 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.

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

**BH2009/02743**

**15 Camelford Street Brighton**

Replacement of existing second floor rear single glazed windows and balcony railings with double glazed windows and balcony railings with glass panels.

**Applicant:** Mr Andrew Branch

**Officer:** Sonia Kanwar 292359

**Approved on 18/01/10 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 balustrade and supporting columns of the balcony shown on the approved plans shall be painted in colour BS00A05 "Goose grey" and shall be retained as such.

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

**BH2009/02744**

**15 Camelford Street Brighton**

Replacement of existing second floor rear single glazed windows and balcony railings with double glazed windows and balcony railings with glass panels.

**Applicant:** Mr Andrew Branch

**Officer:** Sonia Kanwar 292359

**Approved on 18/01/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration 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 balustrade and supporting columns of the balcony shown on the approved plans shall be painted in colour BS00A05 "Goose grey" and shall be retained as such.

*Reason: To ensure the satisfactory preservation of the listed building and conservation area and to comply with policies HE1, HE6 and QD1 of the Brighton & Hove Local Plan.*

### **BH2009/02807**

#### **Sidewinder Public House 65 Upper St James's Street Brighton**

Display of non-illuminated painted sign to side elevation.

**Applicant:** Mr Doug Lyons

**Officer:** Liz Arnold 291709

**Refused on 20/01/10 DELEGATED**

## **1) UNI**

The proposed sign, by virtue of its positioning, size, design and its cumulative impact with the existing large spot-lit sign, would result in visual clutter to the eastern facing elevation of the building, and would be of detriment to the visual amenities of the existing property, the Upper St. James's street scene and the East Cliff Conservation Area. The proposal is therefore contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 'Advertisements'.

### **BH2009/02821**

#### **Rowland Guest House 21 St Georges Terrace Brighton**

Application for approval of details reserved by condition 2,3,7a,7b,11 & 12 of application BH2009/01734.

**Applicant:** Mr Graham Davies

**Officer:** Ray Hill 293990

**Approved on 25/01/10 DELEGATED**

### **BH2009/02866**

#### **18 Queens Park Terrace Brighton**

Single storey rear extension with 2no. glazed roof-lights.

**Applicant:** Ms Barbara Cotter

**Officer:** Liz Arnold 291709

**Approved on 14/01/10 DELEGATED**

## **1) BH01.01**

The development hereby permitted shall be commenced before the expiration 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 20th November 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.*

### **3) UNI**

The doors and windows on the rear elevation shall be painted timber 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.*

### **4) 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 policy HE6 of the Brighton & Hove Local Plan.*

## **BH2009/02888**

### **94 St James's Street Brighton**

Conversion of first, second and third floors from retail (A1) to a three bedroom maisonette, an amended retail unit across the ground and basement levels and alterations to existing shopfront to allow access to residential unit.

**Applicant:** Geneva Investment Group Ltd

**Officer:** Aidan Thatcher 292265

**Approved on 25/01/10 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration 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) 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) BH12.01**

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

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

## **6) UNI**

The Class A1 use hereby approved at ground and basement floor levels shall not be in use except between the hours of 07.30 and 23.00 hours Monday to Sunday.

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

## **BH2009/03039**

### **47 Grand Parade Brighton**

Application for approval of details reserved by condition 2 of application BH2009/01530.

**Applicant:** Mr Desmond Muller

**Officer:** Sonia Kanwar 292359

**Approved on 01/02/10 DELEGATED**

## **BH2009/03074**

### **The Lounge 7-8 Albion Street Brighton**

Approval of details reserved by condition 2 of application BH2009/02106.

**Applicant:** Staplecross Properties UK LLP

**Officer:** Liz Arnold 291709

**Approved - no conditions on 22/01/10 DELEGATED**

## **ROTTINGDEAN COASTAL**

## **BH2008/02057**

### **Land adjacent to Saltdean Barn Saltdean Park Arundel Drive West Brighton**

Erection of a temporary mobile catering unit (new site location).

**Applicant:** Mrs Sara Rogers

**Officer:** Anthony Foster 294495

**Approved on 14/01/10 DELEGATED**

## **1) UNI**

Within 3 years of the date of this permission the use hereby permitted shall be discontinued and the land restored to its condition immediately in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

*Reason: The use hereby approved is not considered suitable as a permanent form of development to safeguard the character of the surrounding listed buildings and amenity of the park and to comply with policies HE3 and QD20 of the Brighton & Hove Local Plan.*

## **2) UNI**

The mobile catering unit shall be removed from the site between the hours of 21.30 and 06.30 each day.

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

## **3) UNI**

The mobile catering unit hereby permitted shall not be open to customers except between the hours of 07.00 and 21.00 each day.

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

**4) UNI**

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

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

**BH2009/02451**

**8 Chichester Drive West Saltdean**

Ground floor extension to rear and side following removal of rear pitched roof annexe and conservatory and excavation of a lower ground floor under house to form habitable accommodation.

**Applicant:** Mr Paul Andrews

**Officer:** Helen Hobbs 293335

**Approved on 29/01/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration 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 submitted plans, no works shall commence until a plan showing the height and location of an obscure glazed privacy screen at a height of 1.7 metres above the floor level of the upper ground floor roof terrace, on the southern side and part of the eastern side of the terrace, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented fully in accordance with the approved details prior to the upper ground floor roof terrace being first brought into use and retained as such thereafter.

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

**BH2009/02708**

**5 Ovingdean Close Brighton**

Demolition of existing detached garage and construction of single storey outbuilding with pitched roof and link to main house.

**Applicant:** Dr Robert Kong

**Officer:** Anthony Foster 294495

**Approved on 14/01/10 DELEGATED**

**1) BH01.01**

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

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

## **BH2009/02722**

### **47 Roedean Crescent Brighton**

Erection of extension to existing garage.

**Applicant:** Mr Doug Lyons

**Officer:** Chris Swain 292178

**Approved on 28/01/10 DELEGATED**

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

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

## **BH2009/02746**

### **12 Wivelsfield Road Saltdean Brighton**

Erection of single storey side extension and roof conversion including dormers.

**Applicant:** Mrs L Fox

**Officer:** Helen Hobbs 293335

**Approved on 22/01/10 DELEGATED**

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

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

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

#### **2) BH03.02**

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

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

### 3) UNI

The proposed rooflight shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

#### **BH2009/02770**

##### **14 Gorham Avenue Rottingdean Brighton**

Erection of a single storey glazed conservatory to the side of property.

**Applicant:** Roger Brill

**Officer:** Helen Hobbs 293335

**Approved on 18/01/10 DELEGATED**

#### 1) BH01.01

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

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

#### **BH2009/02845**

##### **Co-op Supermarket 51-55 Longridge Avenue Saltdean Brighton**

Non material amendment to application BH2009/00505 for the installation of a 3 fan refrigeration unit and amendments to the layout of the equipment.

**Applicant:** Co-operative Group Ltd

**Officer:** Sonia Kanwar 292359

**Approved on 19/01/10 DELEGATED**

#### 1) BH01.01

The development hereby permitted shall be commenced before the expiration 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 two months of the date of this permission, full details of the proposed safety barrier must be submitted to the Local Planning Authority for approval. The development must be implemented in full accordance with the approved details within one month of the approval of the details reserved by the condition, and retained as such.

*Reason: As insufficient information has been submitted, 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

Within two months of the date of this permission, an acoustic report or detailed acoustic information must be submitted to the Local Planning Authority for approval. The acoustic report/ information must demonstrate that noise associated with the functioning of the air conditioning condenser units 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. The development must be implemented in full accordance with the approved details within one month of the approval of the details reserved by the condition, and retained as such.

*Reason: As the units as installed appear to exceed the required rating level and as insufficient information has been submitted, to ensure the protection of the amenities of surrounding units and to comply with policies SU9, SU10 and QD27*

**BH2009/02848**

**51-55 Longridge Avenue Saltdean Brighton**

Application for approval of details reserved by conditions 2 and 3 of application BH2009/00505.

**Applicant:** Co-operative Group

**Officer:** Sonia Kanwar 292359

**Refused on 14/01/10 DELEGATED**

**1) UNI**

The applicant has failed to provide satisfactory acoustic information to meet the requirements of condition 2 of planning permission BH2009/00505. It appears that the plant currently in place does not satisfy the noise level of 5dB(A) below the background noise level. The report submitted does not provide a representative background survey. Therefore condition 2 has not been satisfied to ensure the protection of the amenities of surrounding units and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The submitted information does not specify the type or configuration of safety barriers to be used on the roof. Therefore condition 3 has not been satisfied to ensure a satisfactory appearance to the development and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

**BH2009/02863**

**Rear of The Post Office Lustrells Vale Saltdean Brighton**

The demolition of garage to rear of property and the new build of a single storey detached dwelling.

**Applicant:** First Charterhouse Enterprises LLP

**Officer:** Jonathan Puplett 292525

**Refused on 28/01/10 DELEGATED**

**1) UNI**

The proposal, by reason of its siting, design, and footprint is considered to represent an overdevelopment of the site. The proposal would result in an incongruous and cramped form of development and is contrary to policies QD1, QD2, QD3, and HO4 of the Brighton & Hove Local Plan.

**2) UNI**

The proposed garden area is of an insufficient size in relation to the scale of the proposed dwelling. The scheme would therefore provide an unacceptable standard of accommodation, to the detriment of the amenity of future residents of the property. Furthermore the proposed scheme would result in the loss of the existing garden area connected with the residential unit of no. 61 Lustrells Vale to the detriment of the amenity of existing and future residents of this property. The scheme is therefore contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

**3) UNI**

The proposal fails to provide for the travel demand that it would create, the scheme is therefore contrary to policy TR1, of the Brighton & Hove Local Plan.

**BH2009/02901**

**13 Lenham Road East Brighton**

Single storey rear extension.

**Applicant:** Mr & Mrs Piddlesden

**Officer:** Jonathan Puplett 292525

**Approved on 25/01/10 DELEGATED**



**1) BH01.01**

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

**BH2009/02905**

**15 Founthill Avenue Saltdean**

Demolition of garage and erection of two storey side extension, rear conservatory and front porch.

**Applicant:** Mr A Parker

**Officer:** Anthony Foster 294495

**Approved on 21/01/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration 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 bedroom windows on the east elevation at first floor level 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.*

**BH2009/02908**

**37 Rock Grove Brighton**

Relocation of existing external staircase.

**Applicant:** Sir Graham Price

**Officer:** Helen Hobbs 293335

**Approved on 14/01/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration 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 staircase hereby approved shall be painted black within 28 days of the date of its installation, and shall be retained as such thereafter.

*Reason: To ensure the satisfactory appearance of the listed building and to comply with policies Qd2, QD14 and HE1 of the Brighton & Hove Local Plan.*

**BH2009/02909**

**37 Rock Grove Brighton**

Relocation of existing external staircase.

**Applicant:** Sir Graham Price

**Officer:** Helen Hobbs 293335

**Approved on 01/02/10 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**

Unless otherwise agreed in writing by the Local Planning Authority, the staircase hereby approved shall be painted black within 28 days of the date of its 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.*

**BH2009/02914**

**40 Saltdean Drive Brighton**

Barn end roof extensions to front and rear, incorporating windows and roof-lights. Single storey rear extension at raised ground floor level.

**Applicant:** Mr M Washington

**Officer:** Jonathan Puplett 292525

**Refused on 25/01/10 DELEGATED**

**1) UNI**

The proposed barn-end roof extension to the front of the dwelling would result in an overly bulky and prominent appearance, detracting from the character and appearance of the property. The extended roof would appear as an incongruous feature in the street scene. The proposal is therefore contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan and to the provisions of supplementary planning guidance note SPGBHI: roof extensions and alterations.

**2) UNI**

The proposed barn-end roof extension to the front of the dwelling would result in an overly bulky and prominent appearance, detracting from the character and appearance of the property. The extended roof would appear as an incongruous feature in the street scene. The proposal is therefore contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan and to the provisions of supplementary planning guidance note SPGBHI: roof extensions and alterations.

**BH2009/02992**

**2 Beacon Court Greenways Ovingdean Brighton**

Erection of single storey rear extension incorporating rooflight.

**Applicant:** Mr & Mrs Gilbert

**Officer:** Chris Swain 292178

**Approved on 29/01/10 DELEGATED**

**1) BH01.01**

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

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

## **2) BH12.02**

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

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

## **3) BH12.05**

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

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

### **BH2009/02997**

#### **100 Saltdean Vale Saltdean**

Certificate of lawfulness for proposed of a loft conversion to include rear facing dormer, hip-to-gable roof extension with 3no. rooflights and a single storey side extension

**Applicant:** Mr Bryn & Ms White

**Officer:** Sonia Kanwar 292359

**Approved on 21/01/10 DELEGATED**

### **WOODINGDEAN**

### **BH2009/02478**

#### **20 Rosebery Avenue Brighton**

Certificate of Lawfulness for an existing development of 2no side dormers.

**Applicant:** Mr Eric Christiansen

**Officer:** Sonia Kanwar 292359

**Approved on 20/01/10 DELEGATED**

### **BRUNSWICK AND ADELAIDE**

### **BH2009/01131**

#### **Garage To Rear Of 70 Brunswick Place Hove**

Conversion of garage to residential dwelling unit including roof light and new gates to boundary wall.

**Applicant:** Mr Michael Knowles

**Officer:** Charlotte Hughes 292321

**Approved after Section 106 signed on 02/02/10 DELEGATED**

## **1) BH01.01**

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

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

## **2) BH02.07**

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

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

### **3) BH06.04**

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.*

### **4) BH11.03**

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

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

### **5) BH12.01**

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

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

### **6) BH12.07**

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

*Reason: The Local Planning Authority considers that further development could cause detriment to the character of the area and to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development proposals to comply with policies QD14, QD27 and HE6 of the Brighton & Hove Local Plan.*

### **7) UNI**

No development shall take place until the kerb is reinstated, where the existing crossover is, in accordance with the Council's approved Manual for Estate Roads and under licence from the Highways Operations Manager.

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

### **8) UNI**

Notwithstanding the cycle parking provision identified on drawing no. 148/P31A, the development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of 70 Brunswick Place, the development hereby approved and visitors to the site 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**

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

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

**10) UNI**

No works shall take place until scale sample elevations and scale profiles of the top of the wall and the parapet have been submitted to and approved in writing by the Local Planning Authority. These 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 HE1 and HE5 of the Brighton & Hove Local Plan.*

**BH2009/01992**

**70 Western Road Hove**

Replacement of letters to existing fascia sign and display of vinyl decals in windows (retrospective).

**Applicant:** Altjeringa Limited

**Officer:** Wayne Nee 292132

**Approved on 18/01/10 DELEGATED**

**1) BH10.01**

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

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

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

### **5) BH10.05**

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

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

### **6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

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

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

### **7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

## **BH2009/02130**

### **3A, 32 Brunswick Terrace Hove**

Internal alterations including removal of partition wall, reinstatement of en-suite shower room and installation of new internal doors.

**Applicant:** Mr David Liness

**Officer:** Guy Everest 293334

**Approved on 01/02/10 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 details of the glazed doors, including 1:20 scale elevations and 1:1 scale profiles of the mouldings, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

### **3) UNI**

No works shall take place until details at a scale of 1:1 of all new skirtings, cornices and architraves 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.*

## **BH2009/02396**

### **Flat 7 38 Brunswick Square Hove**

Application for removal of condition 2 of application BH2005/05708, which states that no works shall take place until full details of the location of all new services and exterior outlets associated with these services have been submitted to and approved by the Local Planning Authority.

**Applicant:** Mr Tony Evans

**Officer:** Clare Simpson 292454

**Approved on 19/01/10 DELEGATED**

#### **1) UNI**

The services and extraction works undertaken and hereby approved shall be retained place thereafter in accordance with the details on drawing 01C.

*Reason: To preserve the character of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.*

## **BH2009/02897**

### **49 Brunswick Road Hove**

Internal alterations to form 7 No. self contained flats, replacement of existing casement windows with new timber sash windows to the rear elevation, repositioning of satellite dish, insertion of rooflight to East roof slope, erection of rear extension to existing self-contained flat at ground floor and replacement of boundary railings with new concrete wall.

**Applicant:** Harwood Properties Ltd

**Officer:** Jason Hawkes 292153

**Approved on 29/01/10 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) BH13.11**

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

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

#### **3) UNI**

No development shall take place until full details (including 1:50 sample elevations and materials) of the works to the front and rear elevations, re-roofing, front boundary wall and gate have been submitted to and approved by the Local Planning Authority in writing. The scheme 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 in accordance with policy HE1 of the Brighton & Hove Local Plan.*

#### **4) UNI**

No development shall take place until full details (including joinery profiles) of the new windows and doors to the rear extension have been submitted to and approved by the Local Planning Authority in writing. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter. The reinstatement of the original windows and doors in the approved extension will be deemed acceptable.

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

**BH2009/02945**

**42 Brunswick Place Hove**

Application for approval of details reserved by condition 2 of application BH2009/00936.

**Applicant:** Baron Homes Corporation Ltd

**Officer:** Adrian Smith 01273 290478

**Approved on 20/01/10 DELEGATED**

**BH2009/02982**

**63 Brunswick Place Hove**

Approval of details reserved by condition 3 of application BH2009/01378.

**Applicant:** Southern Housing Group

**Officer:** Charlotte Hughes 292321

**Refused on 18/01/10 DELEGATED**

**1) UNI**

The proposed method of acoustic insulation would raise the existing floor height by more than 10mm.

**CENTRAL HOVE**

**BH2009/02044**

**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 19/01/10 GOVERNMENT OFFICE FOR THE WEST MIDLANDS**

**1) BH01.05**

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

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

**2) UNI**

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.*

**BH2009/02064**

**1a Victoria Grove Hove**

Change of use from car showroom (sui generis) to furniture shop (A1).

**Applicant:** Blakes

**Officer:** Guy Everest 293334

**Approved on 25/01/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration 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) BH06.02**

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.*

## **BH2009/02672**

### **First Floor Flat 43 Connaught Terrace Hove**

Loft conversion incorporating 2 no. dormers to rear and 2 no. rooflights to front and replacement windows with double glazed timber.

**Applicant:** Scott Lunn

**Officer:** Charlotte Hughes 292321

**Approved on 22/01/10 DELEGATED**

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

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

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

## **BH2009/02723**

### **8 Kings Esplanade Hove**

Display of 1no internally illuminated fascia sign.

**Applicant:** Marroccos Restaurant

**Officer:** Adrian Smith 01273 290478

**Refused on 25/01/10 DELEGATED**

### **1) UNI**

The internally illuminated sign, by reason of its excessively bulky lettering relative to the shopfront below, represents an incongruous and over-sized addition to the building thereby harming the character and appearance of the Cliftonville Conservation Area. The signage is therefore contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan, and to provisions of SPG07 'Advertisements' which requires advertisements and shop-front signage to have a positive contribution to local areas and street frontages.

## **BH2009/02840**

### **142 Church Road Hove**

Loft conversion incorporating roof-lights, and internal alterations to convert 2no bedroom maisonette to a 1no bedroom flat at first floor and a 2no bedroom second and third floor maisonette.

**Applicant:** Peemark Ltd

**Officer:** Jason Hawkes 292153

**Approved on 22/01/10 DELEGATED**

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

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

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

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

## **7) UNI**

No development shall take place until a scheme for the storage of refuse has been submitted to and approved by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details prior to the first occupation of the development and the refuse 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 rooflights shall be traditional steel or cast metal ones 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 and Supplementary Planning Guidance Note SPGBH01 - Roof Alterations and Extensions.*

**BH2009/02857**

**46-48 Osborne Villas Hove**

Replacement of existing timber windows with uPVC replacement windows.

**Applicant:** Mr Peter Vioanthen

**Officer:** Steven Lewis 290480

**Approved on 14/01/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration 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 proposed rear facing sliding sash windows and top-opening basement floor rear facing windows shall incorporate Georgian style glazing bars in a 3 x 4 pattern and shall thereafter be retained as such. The glazing pattern shall replicate the existing glazing pattern of the existing ground and first floor sliding sash windows to the rear elevation of 46 Osborne Villas.

*Reason: To ensure appropriate detailing of the replacement windows to preserve the character and appearance of the building and surrounding conservation area in accordance with Policies QD1, QD14, HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD09 - Architectural Detailing.*

**BH2009/02875**

**38 Medina Villas Hove**

Application for approval of details reserved by conditions 6, 7 and 8 of application BH2009/01574.

**Applicant:** Paula Barnes & Matthew Thompson

**Officer:** Clare Simpson 292454

**Split Decision on 25/01/10 DELEGATED**

**1) UNI**

REFUSE approval of the details reserved by condition 6.

The Local Planning Authority has been unable to discharge condition 6. Whilst the details in respect of this condition have been assessed as fully acceptable, 1:1 joinery details of the porch extension have not been submitted. The details are acceptable although they do not satisfy the wording of condition 6

**BH2009/02876**

**8 Grand Avenue Hove**

Installation of new gas meters within the cellar and new external pipe work to the North elevation (retrospective).

**Applicant:** Fireprime Ltd

**Officer:** Clare Simpson 292454

**Approved on 02/02/10 DELEGATED**

**1) UNI**

The external pipework hereby approved shall be painted black and permanently retained as such thereafter.

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

## **GOLDSMID**

### **BH2009/02029**

#### **Cambridge Works Unit C Cambridge Grove Hove**

Application for removal of condition 2 of application BH2006/01421 which states the development shall not be initiated until arrangements have been made for the provision of additional on-street cycle racks and improvements to footways within close proximity of the site.

**Applicant:** Mr Simon Ross

**Officer:** Guy Everest 293334

**Approved on 20/01/10 DELEGATED**

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

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

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

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

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

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

#### **3) BH03.01**

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

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

#### **4) BH05.05**

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'standard' BREEAM or a 'bespoke' BREEAM) and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of \*50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good'

(b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of \*50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

#### **5) BH05.06**

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of \*50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

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

#### **6) 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.*

#### **7) BH06.03**

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

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

#### **8) UNI**

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 11(i)c that any remediation scheme required and approved under the provisions of condition (i)c has been implemented fully in accordance with the approved details (unless varied with the written agreement of the local planning authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

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

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

*Reason: Previous historical activities associated with this site may have potentially caused, or have the potential to cause, contamination of controlled waters and to ensure that the proposed site investigations and remediation will not cause pollution of controlled waters and in accordance with policies SU3 and SU11 of the Brighton & Hove*

#### **9) UNI**

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 use of the premises shall not commence until all approved soundproofing works have been completed in accordance with the agreed details and maintained as such thereafter.

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

**10) UNI**

No development shall take place until 1:20 elevations of the bin stores and planters have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in full in accordance with the agreed details 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.*

**11) UNI**

No development shall take place until details of all windows and doors, including 1:1 joinery details and sectional profiles, have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in full in accordance with the agreed details 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.*

**12) UNI**

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

*Reason: To enhance the appearance of the development in the interests of the visual amenities of the area and to comply with policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.*

**13) 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 desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of b and c below, however, this will all be confirmed in writing).

(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.

### **BH2009/02169**

#### **Unit C Cambridge Works Cambridge Grove Hove**

Application for variation of condition 2 of application 3/85/0104 which states that 'the premises shall be used for industrial finishing specialising in plastic and powder coating only' in order to allow the use of the premises for testing, servicing, repair and maintenance of motor vehicles only.

**Applicant:** Mr S Ross

**Officer:** Jason Hawkes 292153

**Approved on 18/01/10 DELEGATED**

#### **1) UNI**

The premises shall only be used for the testing, servicing, repair, maintenance and storage of motor vehicles and for no other purpose (including any other purpose in Class B2 of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument evoking and re-enacting that Order with or without modification).

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

#### **2) UNI**

The use hereby permitted shall only take place between 08:00 and 18:00 hours Monday to Fridays and between 08:00 and 13:00 hours on Saturdays and not at all on Sundays and Bank Holidays.

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

#### **3) UNI**

No testing, servicing, repair or maintenance of vehicles shall take place outside of the building for which this approved use inures.

*Reason: To protect the amenities of the occupiers of neighbouring property in accordance with the provisions of policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.*

#### **4) UNI**

The car parking areas as indicated on the approved plans shall be retained for car parking in conjunction with the use of the unit for the testing, servicing, repair, maintenance and storage of motor vehicles only.

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

#### **5) UNI**

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

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

### **BH2009/02390**

#### **4 Colbourne Road Hove**

Demolition of existing two-storey rear extension and single storey utility room, and construction of new part two storey and part single storey rear extension.

**Applicant:** Mari Owen Jones

**Officer:** Guy Everest 293334

**Approved on 14/01/10 DELEGATED**

**1) BH01.01**

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

**4) UNI**

The east facing first floor window in the extension hereby permitted serving the bedroom shall be obscure-glazed and shall be non-opening.

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

**BH2009/02610**

**Flat 4 Blue Willow Lansdowne Road Hove**

Increase in ridge height to create a second storey with rear and side dormers and side extension with gable ends (amendments to BH2009/01535).

**Applicant:** Brunswick Property Services

**Officer:** Charlotte Hughes 292321

**Refused on 02/02/10 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. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBH1). The proposed development would significantly increase the scale, bulk and massing of the property, resulting in a visually incongruous and unsympathetic addition in this prominent corner location. Furthermore it is considered that the extensions have not been sympathetically designed in relation to the host property and that overall the development would not make a positive contribution to the street scene or visual quality of the surrounding area. The proposal is therefore considered to be contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

**2) UNI2**

The proposed dormer windows on the east and west elevations would, by reason of their design, size and positioning, adversely affect the character and appearance of the property, and would result in bulky incongruous additions to the roof. The proposal is therefore contrary to policies QD1, QD2 and QD14 and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).



**BH2009/02645**

**1 Cissbury Road Hove**

Replacement UPVC windows.

**Applicant:** Mr & Mrs Callaghan

**Officer:** Mark Thomas 292336

**Approved on 19/01/10 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02724**

**30 Cromwell Road Hove**

Change of use from Dental Surgery (D1) to 1no One bedroom flat.

**Applicant:** Mr R Harrison

**Officer:** Clare Simpson 292454

**Refused on 26/01/10 DELEGATED**

**1) UNI**

The proposed conversion of the property would result in a loss of a dental surgery and the premises have not been established as genuinely redundant for this use or for other community facilities. No exceptions to this policy have been demonstrated. In addition, the proposed residential use would result in a loss of original features and harm the historic character of the listed building. The proposed development would be contrary to policy HO20 and HE1 of the Brighton & Hove Local Plan.

**BH2009/02725**

**30 Cromwell Road Hove**

Internal alterations and refurbishment to form 1 No. One bedroom flat.

**Applicant:** Mr R Harrison

**Officer:** Clare Simpson 292454

**Refused on 26/01/10 DELEGATED**

**1) UNI**

The proposed alterations would result the sub-division of the principal rooms which are worthy of preservation in their current form and would thereby detract from the original plan-form of the building. In addition, there would be a loss of original internal features worthy of preservation. Furthermore, insufficient information has been submitted in respect of service ducting and soundproofing required for the conversion in order to fully assess the impact of the works. The proposed development would detract from the historic character of the listed building, contrary to policy HE1 of the Brighton & Hove Local Plan.

**BH2009/02855**

**The Agora Ellen Street Hove**

Change of use of part of the ground floor from storage and distribution (B8) to a non-residential institution (D1)

**Applicant:** Matsim Properties Ltd

**Officer:** Christopher Wright 292097

**Refused on 14/01/10 DELEGATED**

**1) UNI**

The application site lies within the Conway Street Industrial Area which is defined within policy EM1 of the Brighton & Hove Local Plan as an 'identified employment site' specifically allocated for Class B1 and B2 industrial and business uses.

Notwithstanding the applicant's description of the planning unit as being in B8 (storage and distribution) use, the site is fitted out and is currently advertised as office space (under Use Class B1) and relevant planning history also points to the premises being used for such office purposes falling under use Class B1. The proposal would result in the loss of B1 employment space to the detriment of the supply of employment land and premises within the City and is thereby contrary to the provisions of policy EM1 of the Brighton & Hove Local Plan.

**BH2009/02944**

**Peacock Trade Park Davigdor Road Hove**

Display of 1no non-illuminated estate sign.

**Applicant:** C/O Stiles Harold Williams

**Officer:** Steven Lewis 290480

**Approved on 28/01/10 DELEGATED**

**1) BH10.01**

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

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

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

surveillance or for measuring the speed of any vehicle.

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

**BH2009/02947**

**17 The Upper Drive Hove**

Approval of details reserved by conditions 2, 3, 6, 7, 8, 9, 10, 11, 12, 13 and 15 of application BH2008/02093

**Applicant:** Amanda Godfrey

**Officer:** Christopher Wright 292097

**Approved - no conditions on 02/02/10 DELEGATED**

**BH2009/03056**

**44 Wilbury Avenue Hove**

Certificate of Lawfulness for a Proposed loft conversion incorporating rear dormer and rooflights to front, side and rear.

**Applicant:** Ms Sarah Shaw

**Officer:** Steven Lewis 290480

**Refused on 01/02/10 DELEGATED**

**1) UNI**

The submitted drawings propose the provision of a rooflight (within the addition to the roof) on the roofslope which forms a side elevation of the dwellinghouse, which is not shown to be obscure glazed and non-opening below a height of 1.7 metres above the floor of the room in which the rooflight would be installed. The development does not comply with the conditions set out in B.2 and is thereby not permitted under Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

**HANGLETON & KNOLL**

**BH2009/02622**

**2 Farmway Close Hove**

Erection of single storey rear conservatory.

**Applicant:** Mr & Mrs R Davies

**Officer:** Mark Thomas 292336

**Approved on 14/01/10 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02742**

**Delphi House 1 English Close Hove**

Change of use from light industrial, general industrial and ancillary storage and distribution (B1/B2/B8) to light industrial, general industrial and storage and distribution with trade counter use (B1/B2/B8).

**Applicant:** Natalie Smart

**Officer:** Clare Simpson 292454

**Approved on 28/01/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration 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, unit two shall be laid out in accordance with approved drawing number d76 10c in respect of the designated areas for loading and distribution workshop and trade-counter and office area, and retained as such thereafter.

*Reason to ensure the site operates as a genuine mixed industrial unit and to comply with policy EM1 of the Brighton & Hove Local Plan.*

**BH2009/02787**

**79 Sunninghill Avenue Hove**

Certificate of Lawfulness for Proposed loft conversion incorporating two gable end roof extensions to side elevation, rear dormer and associated works.

**Applicant:** Mr & Mrs P Wilks

**Officer:** Mark Thomas 292336

**Approved on 19/01/10 DELEGATED**

**BH2009/02820**

**2 Tudor Close Hove**

Erection of single storey extension to rear.

**Applicant:** Mr Roy Huntsman

**Officer:** Mark Thomas 292336

**Approved on 25/01/10 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02993**

**12 Acacia Avenue Hove**

Erection of single storey rear extension incorporating 2 no. rooflights.

**Applicant:** Mr & Mrs Huxley

**Officer:** Jason Hawkes 292153

**Refused on 02/02/10 DELEGATED**

**1) UNI**

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to protect the amenity of an area, its users, residents and occupiers. Having regard to the position and bulk of the rear extension in close proximity to the adjoining property to the south, the proposal would result in a significant loss of outlook and an increased sense of enclosure to the adjacent property. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**NORTH PORTSLADE**

**BH2009/02555**

**48 Valley Road Portslade Brighton**

Double crossover with dropped kerb to front of property and construction of a double hardstanding.

**Applicant:** Miss Debbie Budgen

**Officer:** Wayne Nee 292132

**Approved on 02/02/10 DELEGATED**

**1) BH01.01**

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

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

**2) BH05.10**

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

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

**BH2009/02752**

**323-325 Mile Oak Road Portslade Brighton**

Approval of details reserved by conditions 3, 4, 5, 11 & 12 of application BH2007/02497.

**Applicant:** Public Situations

**Officer:** Jason Hawkes 292153

**Approved on 27/01/10 DELEGATED**

**BH2009/02918**

**27 Hawthorn Way Portslade Brighton**

Single storey extensions to front and rear elevations.

**Applicant:** Mr James Donegan

**Officer:** Charlotte Hughes 292321

**Approved on 18/01/10 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02999**

**14 Anvil Close Portslade**

First floor side extension and addition of timber cladding.

**Applicant:** Mr & Mrs Jordan

**Officer:** Charlotte Hughes 292321

**Approved on 26/01/10 DELEGATED**

**1) BH01.01**

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

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

**SOUTH PORTSLADE**

**BH2009/02020**

**40-42 Station Road Portslade Brighton**

Demolish rear covered yard to No 41 and erect single storey extension for maintenance and repair behind Nos 40, 41 and 42 with covered waste and cycle stores. Conversion of first and second floor workshops at No 41, Alterations to layout of existing maisonette at no. 40 and erection of new rear first floor

Report from:

extension (with external terrace) to nos. 40 & 41 to form 3 additional self-contained dwellings with new rear access.

**Applicant:** Mr Andrew Hill

**Officer:** Guy Everest 293334

**Approved on 18/01/10 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.07**

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

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

**3) BH03.03**

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

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

**4) 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**

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

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

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

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

#### **8) 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 desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of b and c below, however, this will all be confirmed in writing).

(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.

#### **9) UNI**

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 first use of the extended ground floor maintenance and repair floorspace, as indicated on the hereby approved plans, and shall thereafter be retained as such.

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

## **10) UNI**

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

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

## **BH2009/02508**

### **Unit 5 20 Wellington Road Portslade**

Display of non-illuminated fascia sign to North elevation.

**Applicant:** Blast Theory

**Officer:** Guy Everest 293334

**Approved on 28/01/10 DELEGATED**

#### **1) BH10.01**

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

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

#### **2) BH10.02**

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

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

#### **3) BH10.03**

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

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

#### **4) BH10.04**

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

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

#### **5) BH10.05**

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

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

#### **6) BH10.06**

No advertisement shall be sited or displayed so as to-

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



surveillance or for measuring the speed of any vehicle.

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

**BH2009/02643**

**The Former Flexer Sacks Building Wellington Road Brighton**

Approval of details reserved by conditions 7, 8, 9, 10, 11 and 12 from application BH2008/02479.

**Applicant:** City Gateway Development

**Officer:** Guy Everest 293334

**Refused on 25/01/10 DELEGATED**

**1) UNI**

The proposed car parking layout does not demonstrate satisfactory facilities for the parking of vehicles will be made available, particularly with regards the provision and location of disabled parking spaces and the proposed layout to the eastern section of the floor which would not allow for sufficient vehicle manoeuvring. It is therefore not possible to discharge condition 7 in compliance with condition TR1, TR4 and TR19 of the Brighton & Hove Local Plan.

**2) UNI2**

The contamination risks associated with historical uses on the site require further exploration in terms of their likely impact on the approved development, which in the case of the health club will require excavation due to the swimming pool and water infrastructure. Further work is also required in relation to the position of standby generators and the potential for nearby bulk fuel storage as their location may be critical on the approved proposed uses. Insufficient details have therefore been submitted to demonstrate that, in accordance with condition 8 and policy SU11 of the Brighton & Hove Local Plan, the nature and extent of contamination is such that the development will not put at risk the surrounding environment.

**3) UNI3**

The submitted details do not include a scheme for soundproofing of the building (condition 9); a scheme for the treatment of plant and machinery against the transmission of sound and / or vibration (condition 10); a scheme for the fitting of odour control equipment to the building (condition 11), or a scheme for its subsequent soundproofing (condition 12). It is therefore not possible to discharge conditions 9, 10, 11 or 12 in compliance with policies SU10 and QD27 of the Brighton & Hove Local Plan.

**BH2009/02809**

**County Clinic Old Shoreham Road Portslade Brighton**

Application for approval of details reserved by conditions 1, 2 and 3 of application BH2009/02022

**Applicant:** Dr Catherine Bryant

**Officer:** Adrian Smith 01273 290478

**Approved on 25/01/10 DELEGATED**

**BH2009/02974**

**14 Benfield Way Portslade**

Demolition of existing conservatory and single storey extension to rear and the erection of two storey extension to rear incorporating hip to gable roof extension with room in the roof.

**Applicant:** Mr & Mrs O'Sullivan

**Officer:** Steven Lewis 290480

**Approved on 01/02/10 DELEGATED**

Report from:

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

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

## **STANFORD**

### **BH2009/02207**

#### **30 Goldstone Way Hove**

Erection of fully glazed porch to front elevation and new external access, stairs, landing and approach.

**Applicant:** Mr Ignacy Lechowicz

**Officer:** Christopher Wright 292097

**Approved on 14/01/10 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration 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 hard surfaced areas, including the parking space, hereby approved, shall be made of porous material and retained as such thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

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

### **3) UNI**

Notwithstanding the drawings submitted, the development hereby permitted shall not commence until the precise details of the railings to the front veranda, including 1:20 scale drawings of sample railing sections, have been submitted to and approved in writing by the Local Planning Authority.

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

### **4) UNI**

The development hereby permitted shall be carried out in accordance with the waste minimisation statement, location plan, block plans (x 2) and drawing nos. 2,

3, 5, 6, 11, 12, 13, 14, submitted on 16 September 2009; drawing nos. 1A Rev. A, 1B Rev. A, 4 Rev. A, 7 Rev. A, 8 Rev. A, 9 Rev. A, 10 Rev. A, submitted on 6 October 2009; drawing no. 21 submitted on 5 January 2010; and drawing no. 21 submitted on 8 January 2010.

*Reason: For the avoidance of doubt and in the interests of visual amenity, the appearance of the street scene and compliance with policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.*

#### **5) UNI**

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

*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.*

### **BH2009/02310**

#### **61 Hill Brow Hove**

Addition of a first floor to create a two storey dwelling.

**Applicant:** Mr T Jeffery

**Officer:** Adrian Smith 01273 290478

**Approved on 19/01/10 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) BH02.05**

The first floor ensuite windows in the north-west and south-east facing elevations of the dwelling shall not be glazed otherwise than with obscured glass and shall be fixed shut unless any parts of the windows which can be opened are at least 1.7 metres above the floor level of the rooms in which they are inserted and thereafter permanently retained as such.

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

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

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

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

#### **4) UNI**

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

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

#### **5) 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 other than that expressly authorised by this permission shall

be carried out without planning permission obtained from the Local Planning Authority.

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

### **BH2009/02617**

#### **1 Woodland Drive Hove**

First floor extension.

**Applicant:** Mr John Hanna

**Officer:** Guy Everest 293334

**Approved on 18/01/10 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration 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 door or window other than those expressly authorised by this permission shall be constructed within the hereby approved first floor extension without planning permission obtained from the Local Planning Authority.

*Reason: As formalised access onto the flat roof and its resulting use as amenity space has potential to cause significant harm to adjoining properties, through overlooking, and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

### **BH2009/02673**

#### **24 Deanway Hove**

Proposed two storey front/side extension.

**Applicant:** Mr Henrik Schou

**Officer:** Steven Lewis 290480

**Refused on 25/01/10 DELEGATED**

##### **1) UNI**

The proposed development is considered poorly designed in relation to the host building by reason of its height, scale, siting and appearance and would form an incongruous addition which would harm the appearance of the building and would appear unduly prominent within the street scene to the detriment of the character and appearance of the locality. The proposal is thereby contrary to the provisions of policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

##### **2) UNI2**

The proposed would, by reason of its position, height, bulk and scale, cause unacceptable loss of outlook, undue sense of enclosure to and overbearing impact upon the neighbouring property at 55 Woodland Drive. It would thereby conflict with policies QD14 and QD27 of the Brighton & Hove Local Plan.

Report from:

## **BH2009/02728**

### **47 Woodruff Avenue Hove**

Demolition of existing garage and construction of a single storey extension with pitched roof and front access ramp.

**Applicant:** Mr & Mrs Graham Kearns

**Officer:** Steven Lewis 290480

**Approved on 21/01/10 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration 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 constructed in the west facing wall or the roof of the extensions hereby permitted without first obtaining planning permission from the local planning authority.

*Reason: To safeguard the amenities of the occupiers of 49 Woodruff Avenue and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

#### **4) UNI**

The development hereby permitted shall be carried out in strict accordance with the Waste Minimisation Statement (prepared by Felce and Guy partnership) submitted with the application and received on 26/11/2009.

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

## **BH2009/02791**

### **7 Hove Park Gardens Hove**

Erection of first floor side extension with pitched roof over existing ground floor side extension.

**Applicant:** Mr R Elsen

**Officer:** Jason Hawkes 292153

**Approved on 27/01/10 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration 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 first floor windows in the side elevation of the extension hereby approved serving a bedroom and an en-suite bathroom shall be obscure glazed and non-opening unless any parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and

thereafter retained as such, unless otherwise agreed with the local planning authority in writing.

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

**BH2009/02800**

**184 to 186 Consecutive Old Shoreham Road Hove**

Erection of 1 No. Non-illuminated Totem Sign (retrospective).

**Applicant:** DSG International PLC

**Officer:** Wayne Nee 292132

**Approved on 03/02/10 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.*

Report from:

**BH2009/02842**

**4 Orpen Road, Hove**

Certificate of Lawfulness for Proposed annex in rear garden.

**Applicant:** Mr S Jones

**Officer:** Christopher Wright 292097

**Refused on 20/01/10 DELEGATED**

**BH2009/02891**

**26 Bennett Drive Hove**

Erection of front and rear extensions, extensions and alterations to roof pitch incorporating dormer, rooflights and balcony and associated works.

**Applicant:** Mr Prince

**Officer:** Adrian Smith 01273 290478

**Approved on 21/01/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration 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 rooflights other than those expressly authorised by this permission shall be constructed in the east or west side roof planes of the development hereby permitted without planning permission obtained from the Local Planning Authority.

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

**BH2009/02896**

**33 Bishops Road Hove**

Proposed two storey front extension, single storey first floor front extension, loft conversion with roof alterations and two rear dormers and other external alterations.

**Applicant:** Mr Murdo Monro

**Officer:** Charlotte Hughes 292321

**Refused on 25/01/10 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. It is considered that by introducing a secondary pitched roof and a flat roof to the front elevation, the extensions would have an awkward relationship with the main house and would detract from its existing form and character. The proposal is therefore considered to be contrary to the aims and objective of policies QD1 and QD14 of the Brighton & Hove Local Plan.

**BH2009/02966**

**69 Woodland Avenue Hove**

Extension to existing raised terrace to rear. (Retrospective).

**Applicant:** Mr & Mrs Spiers

**Officer:** Steven Lewis 290480

**Approved on 29/01/10 DELEGATED**

**1) UNI**

Notwithstanding the details shown on the submitted plans, unless an alternative satisfactory scheme to mitigate potential overlooking of 67 Woodland Road from the extended terrace has been agreed in writing with the local planning authority and implemented, a suitable privacy screen at a minimum height of 1.7metres above the terrace level shall be erected within four months of the date of this permission along the southern extent of the terrace hereby permitted in accordance with details that shall first have been submitted to and approved in writing by the local planning authority. The privacy screen or any agreed alternative means of mitigation against potential overlooking shall thereafter be retained.

*Reason: To ensure adequate screening and/or mitigation from overlooking to protect the residential amenity of the occupiers of 67 Woodland Avenue and to accord with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**WESTBOURNE**

**BH2009/02335**

**14 Princes Square Hove**

Replacement of aluminium leaded light windows with aluminium clear glazed windows.

**Applicant:** Mr Andy Rose

**Officer:** Charlotte Hughes 292321

**Approved on 26/01/10 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02349**

**GFF 55 Rutland Gardens Hove**

Erection of single storey rear extension to replace existing extension.

**Applicant:** Mr Stuart Colvin

**Officer:** Wayne Nee 292132

**Approved on 29/01/10 DELEGATED**

**1) BH01.01**

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



**BH2009/02515**

**24a Westbourne Place Hove**

Conversion of outbuilding into a two bedroom mews cottage.

**Applicant:** Park Avenue Estates Ltd

**Officer:** Christopher Wright 292097

**Refused on 19/01/10 DELEGATED**

**1) UNI**

Policy EM6 of the Brighton & Hove Local Plan seeks to retain small premises authorised as employment generating uses unless a development proposal meets the criteria set out by five policy tests. The application does not demonstrate adequate marketing of the outbuilding or provide justification as to the means by which the internal layout and accessibility could not be improved to make the premises more attractive to employment generating occupants. As such the application is not acceptable in principle and is contrary to policy EM6.

**2) UNI**

The development would result in the loss of private and useable amenity space within the curtilage of the existing 2-bed residential unit, 24 Westbourne Place. The scheme thereby conflicts with policy HO5 of the Brighton & Hove Local Plan whereby private and useable amenity space commensurate with the scale and nature of the use, in this instance a family unit, should be provided.

**3) UNI**

Policies QD14 and QD27 of the Brighton & Hove Local Plan are resistant to proposals that would lead to significant loss or privacy, outlook, daylight or amenity to neighbouring properties. The living conditions and residential amenity of both existing and future occupiers in and around a site should be safeguarded. The form, siting and layout of the outbuilding in conjunction with the external alterations necessary to the existing house (24 Westbourne Place) are such that future occupants would have a limited outlook and a living standard falling below that reasonably expected by the local planning authority and are considered to represent over development of the site. Accordingly the development would be harmful to residential amenity and is contrary to the requirements of the development plan.

**BH2009/02812**

**130 Cowper Street Hove**

First floor rear extension to provide additional office space.

**Applicant:** R & R Valeting

**Officer:** Christopher Wright 292097

**Refused on 19/01/10 DELEGATED**

**1) UNI**

The proposal would, by reason of its increased height, depth and massing in close proximity to neighbouring properties, have an overbearing impact and result in loss of light and an increased sense of enclosure, which would be detrimental to the amenities and living conditions enjoyed by the neighbouring occupiers. The development therefore conflicts with policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2009/02881**

**Flat 4 59 Walsingham Road Hove**

Installation of 2no dormers and roof-lights to rear roof slope.

**Applicant:** Klein Brothers Investments Ltd

**Officer:** Mark Thomas 292336

**Approved on 19/01/10 DELEGATED**

**1) BH01.01**

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

**BH2009/02892**

**13 & 13a Hogarth Road Hove**

Replacement UPVC windows.

**Applicant:** Mrs Angela Chettleburgh

**Officer:** Mark Thomas 292336

**Approved on 20/01/10 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02915**

**14 Langdale Gardens Hove**

Application for approval of details reserved by conditions 3, 4 & 5 application BH2009/02046.

**Applicant:** Mr T Steele

**Officer:** Jason Hawkes 292153

**Approved - no conditions on 21/01/10 DELEGATED**

**WISH**

**BH2009/02711**

**370-374 Portland Road Hove**

Erection of five flats and offices to the North of the site replacing an existing mixed use development incorporating offices and residential accommodation, and erection of two duplex units to the South of the site replacing derelict garages.

**Applicant:** Mr Gough

**Officer:** Christopher Wright 292097

**Approved on 20/01/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration 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) BH03.01**

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

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

**4) BH04.01**

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

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

**5) 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.*

**6) BH05.10**

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

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

**7) BH06.03**

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

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

### **8) BH11.01**

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**

The development hereby permitted shall not be occupied until the precise details of the balcony screens, including design, materials, levels of opacity and heights, have been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details.

*Reason: To ensure the amenity of adjoining occupiers is safeguarded and in order to comply with policy QD27 of the Brighton & Hove Local Plan.*

### **11) 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 desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of b and c below, however, this will all be confirmed in writing).

(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:

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

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

*Reason: To prevent the contamination of the underlying aquifer, to prevent pollution of controlled waters and to ensure the development is implemented safely in accordance with policies SU3 and QD27 of the Brighton & Hove Local Plan.*

### **12) UNI**

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

*Reason: To ensure that the proposed development does not put undue pressure on existing on-street car parking in the city and improves sustainable transport infrastructure provision in the vicinity of the site in response to the additional person trips to and from the site brought about by the development and to comply with policies TR1, TR2, QD28 and SU15 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) or STROMA under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve a minimum of Code level 4 for all residential units have been submitted to the Local Planning Authority; and

(b) a BRE or STROMA issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 or above for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

### **14) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Building Research Establishment or STROMA issued Final Code Certificate confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 or above has been submitted to, and approved in writing by, the Local Planning Authority.

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

**BH2009/02849**

**3 Portland Villas Hove**

Erection of two storey extension to rear, new porch roof, pitched roof over garage and conversion of garage to bedroom.

**Applicant:** Mr Tim Wilmshurst

**Officer:** Paul Earp 292193

**Approved on 25/01/10 DELEGATED**

**1) BH01.01**

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

**BH2009/02878**

**EDF Energy 329 Portland Road Hove**

Erection of roof top plant to existing Portland West Building. Works to include provision of a new air handling unit, air conditioning units, evacuated tube type solar panels, cantilevered guardrails and modification of existing louvre panel to form new doors.

**Applicant:** EDF Energy

**Officer:** Adrian Smith 01273 290478

**Approved on 14/01/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration 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 noise associated with the air handling unit and air-conditioning units hereby permitted 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. The Rating Level and existing background noise levels are to be determined in accordance with 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.*

**BH2009/02879**

**17 and 19 Worcester Villas Hove**

Erection of single storey pitched roof extensions to rear of No.s 17 and 19, with rooflights.

**Applicant:** A. Mahatme & L Sullivan

**Officer:** Jason Hawkes 292153

**Approved on 01/02/10 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration 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 works hereby permitted shall not commence until documentary evidence (in the form of a proposed timescale and signed contracts by all interested parties) for the works hereby approved has been submitted to and approved by the Local Planning Authority to demonstrate that the development will be constructed in its entirety concurrently to both 17 & 19 Worcester Villas. The works shall be carried out to within the approved timescale unless otherwise agreed in writing by the Local Planning Authority.

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

**BH2009/02923**

**Flat 2 56 Portland Villas Hove**

Single storey rear extension.

**Applicant:** Mr Bohannon

**Officer:** Wayne Nee 292132

**Approved on 22/01/10 DELEGATED**

**1) BH01.01**

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

**Withdrawn Applications**

**BH2009/02083**

**310 Portland Road Hove**

Change of use from retail (A1) to mixed use retail (A1) and café (A3).

**Applicant:** Mr Antones Siluvairajah

**Officer:** Charlotte Hughes 292321

**WITHDRAWN ON 25/01/10**

