

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED

PATCHAM

BH2010/00097

Mill House Overhill Drive Brighton

Erection of 3 detached two storey dwellings and a single detached bungalow.

Applicant: Mr A Maysey

Officer: Anthony Foster 294495

Refused on 07/06/10 PLANNING COMMITTEE

1) UNI

Proposed Unit 2 would result in overlooking of 3 Grange Walk to the detriment of the amenity of the occupiers of that property, contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

Proposed Unit 1 would have an overbearing affect on 61A Overhill Drive to the detriment of the amenity of the occupiers of that property, contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The access to the proposed development is not designed to accommodate the transport demands that the development would create, contrary to policy TR1 of the Brighton & Hove Local Plan.

BH2010/00431

9 Ridgeside Avenue Brighton

Erection of detached 2 storey, 2 bedroom house replacing existing garage

Applicant: Mr & Mrs R Counsell

Officer: Kate Brocklebank 292175

Refused on 03/06/10 PLANNING COMMITTEE

1) UNI

The dwelling by virtue of its height, bulk and design would harm the setting of the immediate surroundings and would appear overly dominant in the street scene and fails to enhance the positive qualities of the neighbourhood. The small plot is an awkward shape and is out of character with the surrounding area. The application is therefore contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI2

The proposal does not make adequate provision for private usable amenity space in this suburban locality, where predominantly neighbouring properties benefit from generous rear gardens, contrary to policy HO5 of the Brighton & Hove Local Plan.

BH2010/00543

Land Adjoining 1 Mayfield Crescent Brighton

Erection of 1no 3 bed detached chalet bungalow.

Applicant: Modan Properties Ltd

Officer: Liz Arnold 291709

Approved on 26/05/10 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) BH03.01

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

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

3) BH04.01A

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling[*s*] hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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) 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.

5) 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.

6) UNI

The development hereby permitted shall not be occupied until the cycle storage facilities referred to in the Design and Access Statement submitted on the 1st March 2010 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

The development hereby approved shall not be occupied until the refuse and recycling storage facilities referred to in the Design and Access Statement submitted on the 1st March 2010 have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

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

8) UNI

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

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

9) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 1st March 2010 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.

10) 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 an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim 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 Design Stage/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.

11) UNI

Notwithstanding drawing no. A215 21 RevA the ridge height of the proposed dwelling hereby approved shall be located 1.8m below the existing ridge height of no. 1 Mayfield Crescent.

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

12) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body 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

BH2010/00648

87 Greenfield Crescent Brighton

Installation of photovoltaic solar panels on A frames fixed to detached garage in rear garden.

Applicant: Mr Jones

Officer: Chris Swain 292178

Approved on 27/05/10 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.

BH2010/00737

78 Overhill Drive Brighton

Erection of two storey residential dwelling with associated external alterations.

Applicant: Mr Papanicolaou

Officer: Anthony Foster 294495

Refused on 02/06/10 DELEGATED

1) UNI

The applicant has failed to demonstrate the potential impact that the proposed development would have on the amenity of the neighbouring occupiers of Winfield Close in terms of increased building bulk and increased sense of enclosure, to the detriment of their visual amenity, living conditions and use and enjoyment of their private amenity space. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed amenity space would be of inappropriate scale and character of the area to the detriment of the amenity of the future occupiers and as such is contrary to policy HO5 of the Brighton & Hove Local Plan.

BH2010/00845

171 Mackie Avenue Brighton

Erection of single storey rear/side extension incorporating rooflights to extension (Part Retrospective).

Applicant: Mr & Mrs Smith

Officer: Helen Hobbs 293335

Approved on 08/06/10 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 approved plans, unless otherwise agreed in writing by the Local Planning Authority, a boundary screen wall and or/fence of between 1.8

metres and 2 metres in height shall be erected between No's. 171 Mackie Avenue and 169 Mackie Avenue.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD 14 and QD 27 of the Brighton & Hove Local Plan.

BH2010/01042

35 Crabtree Avenue Hollingbury Brighton

Erection of two storey side extension with pitched roof replacing existing single storey outhouse.

Applicant: Mr Jason Fowler

Officer: Jonathan Puplett 292525

Approved on 02/06/10 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 shall be constructed to the side elevation of the extension hereby approved 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.

PRESTON PARK

BH2009/02071

Land to rear of 183 Ditchling Road Brighton

Demolition of existing 20 single storey garages. Construction of 3no. two storey, two bedroom dwellings. Conversion of existing storage building to form a further two storey, two bedroom dwelling. To include altered pedestrian/bicycle access and associated landscaping.

Applicant: Mr Arthur Hazell

Officer: Kate Brocklebank 292175

Approved after Section 106 signed on 07/06/10 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) BH02.08

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

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

3) BH04.01

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

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

4) BH05.08

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.

5) 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.

6) BH06.02

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

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

7) BH07.11

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

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

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) 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.

11) 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.

12) 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.

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) 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: 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.

14) UNI

The development hereby approved shall not be occupied until 3 wall-mounted all-year bat boxes (which should be manufactured from woodcrete or equivalent) have been fixed to the walls of units 1 - 3. The bat boxes shall be retained as such thereafter.

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

15) UNI

Before development commences details of the treatment to all boundaries to the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details prior to first occupation of the development and retained thereafter.

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.

16) UNI

No works shall commence on site until details of the hours of working on site, hours of delivery of materials to site and storage of materials on site have been submitted to and agreed in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details.

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

17) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the new build residential units (units 1 - 3) 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.

18) UNI

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for all three of the new build residential units (units 1 - 3) 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 new build residential units (units 1 - 3) has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

19) UNI

No works shall take place until elevations and sections of the new windows and doors to unit 4, at a scale no less than 1:20, shall be submitted to and approved in writing by the Local Planning Authority. The windows and joinery shall be painted softwood. The development shall be carried out in strict accordance with the approved details.

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

20) UNI

The rooflights hereby approved in the roof of unit 4 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.

21) UNI

The lower half of the windows in the rear elevation at first storey level servicing bedroom 2 within the units labelled '1 - 3' on drawing number TA 447 /07 revision A shall not be glazed otherwise than with obscured glass and shall be fixed shut and thereafter permanently retained as such.

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

22) UNI

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

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

BH2009/02391

Land rear of 183 Ditchling Road Brighton

Demolition of existing 20 single storey garages.

Applicant: Mr Arthur Hazell

Officer: Kate Brocklebank 292175

Approved on 07/06/10 PLANNING COMMITTEE

1) BH01.04

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

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

2) 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.

BH2010/00372

38 Hythe Road Brighton

Erection of timber decking to rear of property.

Applicant: Mr Lindsay Brooks

Officer: Jonathan Puplett 292525

Approved on 24/05/10 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 plans, the fencing to either side of the deck hereby approved shall be of a height no greater than 2 metres above the level of the deck. The deck shall not be brought into use as a balcony / terrace area until the fencing has been fully erected. The fencing shall be retained as such thereafter.

Reason: For the avoidance of doubt, to protect the amenity of neighbouring residents and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/00502

16 Southdown Road Brighton

Erection of single storey rear extension.

Applicant: Ms Joy MacKeith

Officer: Ray Hill 293990

Refused on 26/05/10 DELEGATED

1) UNI

The proposed extension, by virtue of its size and siting, would adversely affect the amenities of the occupiers of No.15 Southdown Road resulting in loss of light, over-dominance and visual intrusion, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/00731

100 Beaconsfield Villas Brighton

Installation of rooflights to front/rear roof slopes and relocation of rooflight to rear.

Applicant: Dr Dermott Kelleher

Officer: Sonia Kanwar 292359

Approved on 03/06/10 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) BH12.05A

The rooflight[*s*] hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

BH2010/00911

Whistler Court 26 Preston Park Avenue Brighton

Application to extend time limit for implementation of previous approval BH2007/01623 to replace existing white single glazed aluminium windows to double glazed white aluminium windows.

Applicant: Whistler Court Ltd

Officer: Helen Hobbs 293335

Approved on 03/06/10 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 finished appearance of the hereby approved windows shall be white to match the colour of the existing windows and thereafter retained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the development, this part of the conservation area and to comply with policies QD2 and HE6 of the Brighton & Hove Local Plan.

BH2010/00943

20 Preston Park Avenue Brighton

Application for approval of details reserved by conditions 8, 11 and 14 of application BH2007/00210

Applicant: Mr Mark Waters

Officer: Sue Dubberley 293817

Split Decision on 27/05/10 DELEGATED

1) UNI

GRANT approval of details reserved by conditions 8 and 11, discharged subject to full compliance with the submitted details.

1) UNI

REFUSE approval of the discharge of condition 14 for the following reason: Insufficient information has been provided regarding how demolition waste will be recovered or re-used on site. Therefore it is not possible to discharge condition 14.

BH2010/01162

Report from: 20/05/2010 to: 09/06/2010

91 Stanford Avenue Brighton

Conversion of garage to office use.

Applicant: Dr Frank O'Connor

Officer: Sue Dubberley 293817

Approved on 09/06/10 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) BH05.09

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.

3) BH06.01

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

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

4) BH06.02

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

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

5) 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

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or any amendment thereto the premises shall be used only as an office in accordance with Class B1(a) and for no other purpose.

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

Local Plan.

7) UNI

The premises shall not be open or in use except between the hours of 09.00 and 17.30 Monday to Saturday and not at all on Sundays.

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

REGENCY

BH2010/00697

30 Marlborough Street Brighton

Erection of single storey rear extension with first floor roof terrace.

Applicant: Mr Nigel Pamplin

Officer: Christopher Wright 292097

Approved on 20/05/10 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 roof terrace hereby permitted shall not be brought into use until the precise details of the obscure glass screen have been submitted to and approved in writing by the Local Planning Authority and constructed on site, as shown on the approved plans. The screen shall be retained as such thereafter and for the lifetime of the development.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies HE6 and QD27 of the Brighton & Hove Local Plan.

3) UNI

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

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

BH2010/00707

26 Oriental Place Brighton

Conversion from guest house (C1) to five residential units (C305) including associated internal and external works.

Applicant: Mr Robert Beveridge

Officer: Clare Simpson 292454

Approved on 01/06/10 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) BH13.14

The smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes shall be located in unobtrusive positions in the corners of rooms and their electrical cabling systems shall not be surface mounted but concealed within the floors, ceilings and walls, except where otherwise approved, and the walls, floors and ceilings made good to the satisfaction of the Local Planning Authority.

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

4) UNI

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

Reason: To secure the preservation, enhancement and restoration of the listed building and its features which is considered an essential part of a balanced scheme, in accordance with policy HE1 and HE4 of the Brighton & Hove Local Plan.

5) 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: So as to ensure that the development is carried out in its entirety and to secure the preservation, enhancement and restoration of the listed building and its features which is considered an essential part of a balanced scheme, in accordance with policy HE1 and HE4 of the Brighton & Hove Local Plan.

6) UNI

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

Reason: To secure the preservation, enhancement and restoration of the listed building and its features which is considered an essential part of a balanced scheme, in accordance with policy HE1 and HE4 of the Brighton & Hove Local Plan.

7) UNI

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

Reason: To secure the preservation, enhancement and restoration of the listed building and its features which is considered an essential part of a balanced scheme, in accordance with policy HE1 and HE4 of the Brighton & Hove Local Plan.

8) UNI

The non-original door to the rear building fronting Montpelier Road shall be removed and replaced with a more appropriate timber door.

Reason: To secure the preservation, enhancement and restoration of the listed building and its features which is considered an essential part of a balanced scheme, in accordance with policy HE1 and HE4 of the Brighton & Hove Local Plan.

9) UNI

Prior to occupation, the existing signage and CCTV equipment, including the fixtures and fittings on the front elevation of the building shall be permanently removed from the front elevation of the building.

Reason: To secure the preservation, enhancement and restoration of the listed building and its features which is considered an essential part of a balanced scheme, in accordance with policy HE1 and HE4 of the Brighton & Hove Local Plan.

10) UNI

Before development commences, the following details shall be submitted to and approved by the local planning authority:-

- i) 1:20 sample elevations and sections, and 1:1 joinery sectional profiles of all new joinery work including all types of new windows, doors, dummy doors and French doors including their internal panelling, shutters and architraves, new stairs and their banister rails and handrails, cupboards, skirting boards, dado rails and picture rails;
- ii) full details, including 1:5 scale sample plans/elevations and 1:1 sectional profiles of any new decorative plasterwork, including cornices, ceiling roses, bracketed arches and other features;
- iii) the new fireplaces, including 1:10 scale drawings and if available, photographs;
- iv) the method of fire protection of the walls, floors, ceilings and doors, including 1:5 sections through walls and ceilings, and smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes that may be required to meet fire regulations;
- v) the method of sound and thermal insulation of the floors and walls, including 1:5 sections through walls and ceilings;
- vi) an elevational drawing at 1:20 scale of the opening between the kitchen and living/dining areas on the third floor;
- vii) Details of the heating system including the location of any boilers and radiators;

And the works shall be fully carried out and completed in fully in accordance with these approved details before the building is occupied and maintained as such thereafter.

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

11) UNI

All non-original doors, architraves, skirting boards, dados, cornices and other features, including the modern French doors onto the basement lightwell shall be removed and replaced with traditional designed ones and all missing architectural features reinstated to match exactly the originals, unless otherwise agreed in writing by the local planning authority before work commences.

Reason: To secure the preservation, enhancement and restoration of the listed building and its features which is considered an essential part of a balanced scheme, in accordance with policy HE1 and HE4 of the Brighton & Hove Local Plan.

12) UNI

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

Reason: To secure the preservation, enhancement and restoration of the listed building and its features which is considered an essential part of a balanced scheme, in accordance with policy HE1 and HE4 of the Brighton & Hove Local Plan.

13) UNI

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

Reason: To secure the preservation, enhancement and restoration of the listed building and its features which is considered an essential part of a balanced scheme, in accordance with policy HE1 and HE4 of the Brighton & Hove Local Plan.

14) UNI

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

Reason: To secure the preservation, enhancement and restoration of the listed building and its features which is considered an essential part of a balanced scheme, in accordance with policy HE1 and HE4 of the Brighton & Hove Local Plan.

BH2010/00765

Ground Floor Flat 9 Montpelier Crescent Brighton

Internal alterations to layout of flat.

Applicant: Mrs Helen Lousie Taylor

Officer: Mark Thomas 292336

Approved on 26/05/10 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 new walls shall be scribed around existing features such as skirting boards, dado rails, picture rails and cornices, which shall not be cut into or damaged, and new skirting boards, picture rails, dado rails and cornices shall be run around the new walls and the blocked up doors to match exactly the originals in each respective part of the building.

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

3) UNI

Notwithstanding the submitted 1:1 sectional drawing of a cornice, any existing surviving cornicing above the false ceiling shall be retained and repaired and where sections are missing, it shall be replaced to match exactly the original cornice.

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

4) UNI

No works shall take place until; full details of the proposed bedroom cupboard doors, which shall be painted timber recessed panelled doors with ogee bed mouldings to match those of the existing room doors, including 1:20 scale sample elevations and 1:1 scale joinery profiles; and details of the boiler flue including a plan and elevation showing how it exits the building; 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

BH2010/00835

17 Imperial Arcade Brighton

Change of Use of ground floor from (A1) Retail Sales to (A2) Bureau De Change and (A1) Internet Cafe.

Applicant: Mr Jerjes Phillips

Officer: Mark Thomas 292336

Approved on 21/05/10 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 layout of the unit shall be restricted to the part Class A1, part Class A2 division as shown on drawing no. 17/10/PL03 hereby approved.

Reason: To retain a retail use fronting Imperial Arcade in accordance with policy SR4 of the Brighton & Hove Local Plan.

BH2010/00839

French Protestant Church of Brighton Queensbury Mews Brighton

Erection of a two storey extension and roof terrace to North elevation.

Applicant: Mr Hadyn Hughes

Officer: Guy Everest 293334

Refused on 24/05/10 DELEGATED

1) UNI

The extension by reason of its bulk, form and materials would appear an unduly dominant and discordant addition to the existing building and would detract from the character and appearance, architectural interest and visual amenities of the building. This visual impact would be visible in views from the north and south and the proposal would fail to preserve or enhance the character or appearance of this part of the Regency Square conservation area. The proposal is thereby contrary to policies QD1, QD2, QD14 & HE6 of the Brighton & Hove Local Plan.

2) UNI2

The roof terraces at first and second floor level by reason of their extent and elevated position would create significant potential for downward overlooking of adjoining properties to the detriment of amenity for existing and future occupants. The proposal is thereby contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/00878

St Stephens Hall Montpelier Place Brighton

Application for approval of details reserved by condition 3 of application BH2009/00801

Applicant: BHT

Officer: Clare Simpson 292454

Approved on 24/05/10 DELEGATED

BH2010/01009

3 Meeting House Lane Brighton

Application for variation of condition 6 of application BH2009/00286 to permit a limited range of alcohol to be served on the premises.

Applicant: The Naked Food Company (Brighton) Ltd

Officer: Jason Hawkes 292153

Approved on 02/06/10 DELEGATED

1) UNI

No alcohol shall be served in the premises except to persons seated and consuming food or hot beverages prepared and purchased from the premises.

Reason: To safeguard the amenities enjoyed by neighbouring properties, in the interests of public order and crime prevention and in accordance with policy QD27 of the Brighton & Hove Local Plan.

2) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the layout of the coffee shop shall be restricted to the part Class A1 / part Class A3 division as shown on the drawing entitled 'Proposed floor plans' hereby approved.

Reason: To restrict the use of the café and to retain a retail use within the unit in accordance with policy SR4 of the Brighton & Hove Local Plan.

3) UNI

The premises shall only be used as a café / retail shop and for no other purpose (including any other purpose in Class A3) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities enjoyed by neighbouring properties, in the interests of public order and crime prevention and in accordance with policy QD27 of the Brighton & Hove Local Plan.

4) UNI

The external terrace shall not be open to customers except between the hours of 0900 and 2200 Mondays to Saturdays and 10am to 1800 Sundays and Bank Holidays.

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

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 provide in BS4142:1999.

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

6) UNI

The use hereby permitted shall not be open to customers except between the hours of 0700 and 2300 Mondays to Saturdays and 10am to 1800 Sundays and Bank Holidays.

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

BH2010/01026

2 Montpelier Villas Brighton

Alterations to door and windows and installation of new lantern rooflight to non original single storey rear extension and installation of boiler flue to rear elevation

Applicant: Mr Richard Stewart

Officer: Jason Hawkes 292153

Approved on 01/06/10 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 proposed boiler flue shall be painted white to match the rear elevation of the building and shall be retained as such thereafter.

Reason: In order to preserve the appearance of the listed building and in accordance with policy HE1 of the Brighton & Hove Local Plan.

ST. PETER'S & NORTH LAINE

BH2010/00092

52-55 Trafalgar Street Brighton

Installation of mural to external South elevation consisting of 3 demountable painted panels fixed to recesses of arches.

Applicant: Brighton Toy and Model Museum

Officer: Chris Swain 292178

Approved on 21/05/10 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 existing overflow pipes shall be rerouted down to pavement level within the building and shall exit the building below the mural and retained as such thereafter.

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

3) UNI

In the event that the Brighton Toy and Model Museum vacates the premises, the mural boarding and all fixings and supports shall be removed and the wall reinstated to its original condition within three months of the museum vacating the building.

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

4) UNI

The mural's backboard shall be of Masonite or another similar fibre cement board and the mural shall be coated with a matt transparent anti graffiti coating, the details of which shall be submitted to and approved by the local planning authority in writing before the commencement of work. Work shall be carried out in strict accordance with the details.

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

BH2010/00093

52-55 Trafalgar Street Brighton

Installation of mural to external South elevation consisting of 3 demountable painted panels fixed to recesses of arches.

Applicant: Brighton Toy and Model Museum

Officer: Chris Swain 292178

Approved on 20/05/10 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 overflow pipes shall be rerouted down to pavement level within the building and shall exit the building below the mural and retained as such thereafter.

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

3) UNI

In the event that the Brighton Toy and Model Museum vacates the premises, the mural boarding and all fixings and supports shall be removed and the wall reinstated to its original condition within three months of the museum vacating the building.

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

4) UNI

The mural's backboard shall be of Masonite or another similar fibre cement board and the mural shall be coated with a matt transparent anti graffiti coating, the details of which shall be submitted to and approved by the local planning authority in writing before the commencement of work. Work shall be carried out in strict accordance with the details.

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

BH2010/00378

Land to rear of 64-65 Upper Gloucester Road Brighton

Erection of 3no three storey, 3 bedroom houses.

Applicant: Mr Laurence Parker

Officer: Aidan Thatcher 292265

Approved on 03/06/10 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) BH02.03

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

shall be carried out without planning permission obtained from the Local Planning Authority.

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

3) BH02.06

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.

4) BH02.07

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

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

5) BH04.01A

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling[*s*] hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

6) BH05.01B

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim 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 Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

7) BH05.02B

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

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

Building Design.

8) BH05.10

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

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

9) BH06.02

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

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

10) BH12.01

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

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

11) BH12.03

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

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

12) UNI

The windows in the western flank elevation shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

13) UNI

No works shall commence unless and until details of and samples of all external doors shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be erected in accordance with the submitted details and retained as such thereafter.

Reason: To safeguard the character and appearance of the conservation area and to comply with policy HE6 of the Brighton & Hove Local Plan.

14) UNI

The new dwellings shall not be occupied until the proposed pavement widening works along St Nicholas Road have been carried out in full to a specification approved in writing by the Local Planning Authority.

Reason: in order to ensure that the works are carried out satisfactory and to comply with policy TR7 of the Brighton & Hove Local Plan.

15) UNI

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

Reason: To safeguard the character and appearance of the conservation area and to comply with policy HE6 of the Brighton & Hove Local Plan.

16) UNI

No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority, a scheme for landscaping for the rear gardens which shall include details of the hard and soft landscaping, level changes, paths and hard paving areas, fences, walls and gates, seats and planters. The scheme shall then be implemented in strict accordance with the approved details.

Reason: To safeguard the character and appearance of the conservation area and to comply with policy HE6 of the Brighton & Hove Local Plan.

17) UNI

No works shall take place unless and until full details of the proposed works including 1:20 sample elevations and sections of the eaves, chimney stacks, bays, windows and doors, their thresholds, steps, cills and reveals, and 1:1 scale sectional profiles of the joinery and of render mouldings and details of lining out of the renderwork have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details and retained as such thereafter.

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

18) UNI

The external elevations shall be smooth rendered in a cement/lime/sand render mix down to ground level and shall be lined out with ashlar joint lines to match the adjoining buildings and shall not have bell mouth drips above the damp proof course or above the window and door openings and the render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry point to match the adjoining buildings and retained as such.

Reason: To safeguard the character and appearance of the conservation area and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2010/00487

39 Queens Road Brighton

Erection of residential extension to third floor level incorporating insertion of rooflights and windows at rear elevation and erection of commercial extension at ground floor incorporating new windows at rear elevation, insertion of ventilation grills at front elevation.

Applicant: Mr Bolton

Officer: Jonathan Puplett 292525

Approved on 25/05/10 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) 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

All new windows shall be of painted timber frames and shall be retained as such

thereafter.

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

4) UNI

The ground, second, and third floor windows to the rear elevation of the building and the third floor south facing window hereby approved shall be obscure glazed and fixed shut, and shall retained as such thereafter.

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

BH2010/00499

20 Buckingham Close Bath Street Brighton

Replacement of 7no timber framed windows with 7no double glazed UPVC windows.

Applicant: Ms J Baird

Officer: Chris Swain 292178

Refused on 03/06/10 DELEGATED

1) UNI

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

BH2010/00510

Downs Filling Station 134 Ditchling Road Brighton

Display of 1no internally illuminated pole mounted advertisement unit (Retrospective).

Applicant: Primesight Ltd

Officer: Sue Dubberley 293817

Refused on 07/06/10 DELEGATED

1) UNI

The sign, by reason of its size, height, location and visibility, would be unduly prominent within the street scene and would therefore detract from and adversely affect the visual amenity of the surrounding area. The fascia sign is therefore contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 'Advertisements'.

BH2010/00678

3 Palace Place & 62-63 Old Steine Brighton

Change of use of basement, ground and first floors of 62-63 Old Steine from offices (B1) to a life skills centre (D1). External alterations including removal of vents, reinstatement of entrance door in existing window opening, removal of existing door and insertion of window, installation of pavement lights and creation of new flat roof over proposed lift.

Applicant: Brighton & Hove City Council

Officer: Liz Arnold 291709

Approved on 25/05/10 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) BH05.09

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.

3) BH07.07

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

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

4) 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.

5) UNI

Notwithstanding the provisions of the Town and County Planning (Use Classes) Order 1987 or any amendment thereto, this premises shall be used as a life skills centre (Class D1 (b)) with ancillary facilities only and for no other purpose including any other use within Class D1 (Non-residential Institutions). Upon cessation of the use hereby approved, the premises shall be reinstated to its former Class B1 use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To allow the Local Planning Authority to control any subsequent change of use of the premises in the interests of protecting office floor space and to comply with policy EM5 of the Brighton & Hove Local Plan.

6) UNI

No works shall take place until a 1:20 scale elevation of the new panelled entrance door and fanlight has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2010/00681

12 York Place Brighton

Display of 1no non illuminated fascia sign & 1no non illuminated hanging sign.

Applicant: Mr Rituparno Bhattacharya

Officer: Aidan Thatcher 292265

Refused on 07/06/10 DELEGATED

1) UNI

The proposal is not specific in terms of the design and proposed materials causing detriment to the character and appearance of the host building, the Valley Gardens Conservation Area, the setting of adjacent Listed Buildings and would be contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan.

2) UNI2

The proposal includes a projecting sign, the principle of which is unacceptable due to its location within the Valley Gardens Conservation Area and would be contrary to policy HE9 of the Brighton & Hove Local Plan.

BH2010/00734

Sainsburys 27 New England Street Brighton

Display of 1no free standing, single sided, internally illuminated advertising unit.

Applicant: Clear Channel UK Ltd

Officer: Sonia Kanwar 292359

Refused on 25/05/10 DELEGATED

1) UNI

The advertisement, by virtue of its illumination, siting in a prominent position within the frontage of the building and the overall cumulative impact of the proposed and existing signage, would result in a cluttered and unsympathetic appearance which would detract from the character and appearance of the building and adversely affect the visual amenity of the area. The sign is therefore contrary to policy QD12 of the Brighton & Hove Local Plan.

BH2010/00811

36 Church Street Brighton

Application for approval of details reserved by condition 2 of application BH2007/04336.

Applicant: P Lincoln & N Dowsing

Officer: Liz Arnold 291709

Approved on 07/06/10 DELEGATED

BH2010/00837

First Floor Flat 20 Shaftesbury Road Brighton

Erection of dormer and installation of rooflight on rear roofslope and replacement windows to existing front dormer and external alterations.

Applicant: Mr Peter Wolfenden

Officer: Helen Hobbs 293335

Approved on 20/05/10 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.

BH2010/00976

4 Warleigh Road Brighton

Certificate of Lawfulness for the existing replacement of garage door with window creating habitable floorspace.

Applicant: Mr P Pendry

Officer: Liz Arnold 291709

Approved on 21/05/10 DELEGATED

BH2010/01001

112 Gloucester Road Brighton

Application for variation of condition 7 of application BH2004/02023/FP, approved on appeal (ref: APP/Q1445/A/05/1182814), to allow the use of the ground floor as retail (A1) (Retrospective).

Applicant: Mr Jonathan Harries

Officer: Sue Dubberley 293817

Refused on 02/06/10 DELEGATED

1) UNI

The development has resulted in the significant loss of office accommodation within the application site. There is no evidence of marketing of the B1 units to justify such a loss and the proposal is therefore contrary to policy EM3 of the Brighton & Hove Local Plan.

BH2010/01053

Rear of 100 North Road Brighton

Display of illuminated hanging sign

Applicant: Beyond Retro

Officer: Louise Kent 292198

Approved on 07/06/10 DELEGATED

1) 10.01

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

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

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

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

No advertisement shall be sited or displayed so as to-

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

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

7) 10.07A

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

Illumination of the sign should accord with the latest draft of the Institute of Lighting Engineers Technical Report No. 5 – The Brightness of Illuminated Advertisements.

Reason: In the interest of highway safety.

BH2010/01070

17 London Road Brighton

Application for approval of details reserved by conditions 4 and 7 of application BH2009/01226.

Applicant: Mr Charles Meloy

Officer: Ray Hill 293990

Approved on 09/06/10 DELEGATED

WITHDEAN

BH2009/00782

14 Matlock Road Brighton

Application for variation of condition 1 of application BH2008/00559 to read 'The ground floor premises shall not be open or be in use except between the hours of 08:00 and 22:00'.

Applicant: Mr Jim Hopkins

Officer: Guy Everest 293334

Approved on 25/05/10 PLANNING COMMITTEE

1) UNI

The area of outside seating, as indicated on drawing no. 14/08 03 A, shall not be used except between the hours of 08.00 and 19.00.

Reason: To safeguard the amenity of adjacent residents and occupants, especially with regard to noise, and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

2) UNI

The ground floor premises shall not be open or in use except between the hours of 08:00 and 22:00.

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

BH2010/00136

Basement Flat 7 Clermont Road Brighton

Replacement windows and doors to rear at semi basement level.

Applicant: Mr Alan Castell

Officer: Wayne Nee 292132

Approved on 09/06/10 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.

BH2010/00810

74 Redhill Drive Brighton

Erection of single storey rear extension, replacement of existing rear temporary building with single storey building, erection of canopy from side access gate to new entrance (revised design).

Applicant: The Outlook Foundation

Officer: Steven Lewis 290480

Refused on 07/06/10 DELEGATED

1) UNI

The proposed classroom building by reason of its siting and the topography of the site would result in an overbearing and dominant extension that would result in a loss of the outlook and the impression of overlooking harming the residential amenity of the occupiers of 14 Hillbrow Road. This is contrary to Policies QD1, QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The siting of the building in proximity to the side boundary of the site would result loss of natural screen planting which would have a harmful impact upon the sylvan setting and appearance of the site; given the proximity of the extension to the boundary it has not been demonstrated that a scheme of landscaping could mitigate for the loss of the existing natural screen. This is contrary to policies QD1, QD2, QD15 and QD16 of the Brighton & Hove Local Plan.

BH2010/00900

3 Valley Close Brighton

Erection of single storey rear extension to replace existing conservatory and external alterations to garage. (Amended description).

Applicant: Mr & Mrs Nick Grey

Officer: Mark Thomas 292336

Refused on 09/06/10 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 north, the proposal would result in significant overshadowing, 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.

BH2010/00989

37 Clermont Terrace Brighton

Installation of replacement UPVC windows and 2no doors to flats 2,3,4,5,8,9,10,11 and 12.

Applicant: Mrs Heather Eastwood

Officer: Mark Thomas 292336

Approved on 09/06/10 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.

BH2010/01024

Westdene Pre-School Nursery Barn Rise Brighton

Replacement of existing windows and doors including lowered cill heights to windows and external shutters. Installation of temporary building for duration of refurbishment.

Applicant: Brighton & Hove City Council

Officer: Steven Lewis 290480

Approved on 08/06/10 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 temporary building hereby permitted shall be permanently removed from the site within one month of the completion of the refurbishment works and the area around the building shall be made good and reinstated to its former condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: The structure hereby approved is not considered suitable as a permanent form of development and permission is granted for a temporary period only and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

BH2010/01037

51 Redhill Drive Brighton

Erection of ground floor side extension with pitched roof incorporating 3no rooflights. Main roof extension with front and rear dormers. Garage conversion to form habitable rooms and enlargement of hardstanding.

Applicant: Mr Michael Cotterill

Officer: Steven Lewis 290480

Approved on 08/06/10 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 walls or roof of the extension hereby permitted without first obtaining planning permission from the local planning authority.

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

4) UNI

The rooflights in the approved development shall not protrude more than 150mm beyond the plane of the roof slope of the original roof when measured from the perpendicular with the external surface of the original roof, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 & QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1 (Roof Extensions and Alterations).

BH2010/01121

40 Fernwood Rise Westdene Brighton

Certificate of Lawfulness for proposed loft conversion incorporating rooflights to front and dormer to rear.

Applicant: Mr & Mrs D Evans

Officer: Steven Lewis 290480

Approved on 03/06/10 DELEGATED

BH2010/01122

8 Hillcrest Westdene Brighton

Erection of single storey side extension.

Applicant: Ms S J M Wilson & Mr A P Fisher

Officer: Adrian Smith 01273 290478

Approved on 03/06/10 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.

BH2010/01215

7 Hillbrow Road Brighton

Erection of two storey rear extension, front porch and front dormer.

Applicant: Mr & Mrs R Stone

Officer: Mark Thomas 292336

Approved on 08/06/10 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.

EAST BRIGHTON

BH2009/02410

Ground Floor 2 Bristol Street Brighton

Conversion of garage and adjoining rooms into self contained bedsit, the replacement of the rear extension, the replacement of the garage door with fully glazed doors and associated slim-line window and the creation of a front boundary wall (Part Retrospective)

Applicant: Mr D Golding

Officer: Liz Arnold 291709

Approved on 07/06/10 DELEGATED

1) UNI

Unless otherwise agreed in writing by the Local Planning Authority, within 3 months of the date of this permission the existing unauthorised garage style door shall be removed and all the works to the front elevation and boundary, as shown on the drawing no. 07, submitted on the 2nd February 2010, completed.

Reason: To regularise the existing unauthorised development, in the interests of the visual amenities of the property, the Bristol Street street scene and the wider area and in accordance with policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling hereby permitted shall be constructed to Lifetime Homes standards as far as reasonably practicable, within 3 months of the date of this permission and shall be retained as such thereafter.

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

3) UNI

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 completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, within 3 months of the date of this permission, the existing cross-over shall be removed and the footpath and kerb reinstated.

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

5) UNI

Unless otherwise agreed in writing, within 3 months of the date of this permission, a scheme for landscaping, which shall include details of the hard surfacing and the planted border shall be submitted to and approved in writing by the Local Planning Authority.

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

6) UNI

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

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

BH2010/00671

36 St Georges Road Brighton

Change of use from (A2) Financial & Professional Services to mixed use (A1) Retail and (A3) Restaurants and Cafés (Sui Generis) (Retrospective).

Applicant: Coffee Rites Ltd

Officer: Jonathan Puplett 292525

Approved on 26/05/10 DELEGATED

1) UNI

The premises shall not be in use except between the hours of 07.00 and 18.00 Monday to Friday, 08.00 and 18.00 on Saturdays, and 08.00 and 17.00 on Sundays and bank holidays.

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

BH2010/00704

Flat 2 5 Eastern Terrace Brighton

Internal alterations to layout of flat.

Applicant: Mr Richard Wood

Officer: Helen Hobbs 293335

Approved on 03/06/10 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 further details of the ducting and venting works associated with the bathroom and repositioned kitchen have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in strict accordance with the approved details and retained as such thereafter.

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

BH2010/00745

31 Sudeley Street Brighton

Erection of first floor rear extension. Alterations to rear french doors and insertion of new door to front of basement.

Applicant: Mr Ryan Murphy

Officer: Sonia Kanwar 292359

Approved on 01/06/10 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) 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.

4) 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.

5) UNI

The front gate shown on the approved plans shall be painted black to match the existing railings and shall be retained as such.

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

BH2010/00796

Top Floor Flat 51 Princes Terrace Brighton

Roof extension incorporating rear dormer with new white UPVC door to enclosed roof terrace and replacement white UPVC windows to match existing.

Applicant: Mr Nash Chauhan

Officer: Sonia Kanwar 292359

Approved on 03/06/10 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

No development shall commence before details and materials of the enclosure provision and screening between the application property, and adjoining property to the south-west, 27 Sussex Row, and neighbouring property to the north, 50 Princess Terrace, are submitted in writing to the Local Planning Authority for prior approval before the commencement of any works. The enclosure and provision of sufficient screening shall be carried out and implemented in full according to the approved details before the roof terraced area hereby approved is brought into use and retained as such thereafter.

Reason: To ensure that a sufficient level of privacy is maintained to protect adjoining property to the south-west, 27 Sussex Row, and neighbouring property to the north, 50 Princess Terrace, and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/00969

Roundabout Nursery 178 Whitehawk Road Brighton

Erection of single storey side extension and extension to existing balcony to match existing with alterations including new steps and entrance doors.

Applicant: Brighton & Hove City Council

Officer: Ray Hill 293990

Approved on 26/05/10 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

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 planting along the boundary of the site with properties in School Rise.

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

4) UNI

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

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

HANOVER & ELM GROVE

BH2009/01357

Block C Phoenix Brewery Halls Southover Street Brighton

Erection of smoking shelter to east side of block C.

Applicant: Alan Upchurch

Officer: Sue Dubberley 293817

Approved on 26/05/10 DELEGATED

1) 01.01AA

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

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

BH2010/00437

8 St Helens Road Brighton

Erection of single storey extension to rear incorporating rooflights.

Applicant: Mr Mark Dadswell

Officer: Jonathan Puplett 292525

Approved on 04/06/10 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 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 shall be constructed to the eastern and western side elevations of the extension hereby approved 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.

BH2010/00525

54 Elm Grove & 12a Howard Road Brighton

Application for approval of details reserved by conditions 2, 5, 6, 10 and 12 of application BH2009/00968

Applicant: Mr Iraj Vakili

Officer: Ray Hill 293990

Split Decision on 20/05/10 DELEGATED

1) UNI

Grant approval of details reserved by Conditions 2, 5(a), 10 & 12 subject to full compliance with the submitted details.

1) UNI

Refuse approval of the discharge of Conditions 5(b) & 6 for the following reason:- In the absence of a BRE issued Interim Code for Sustainable Homes Certificate and a Final Code Certificate to show that the development will/ has achieved Level 3 of the Code for Sustainable Homes, the Applicant has failed to satisfactorily demonstrate that the development would be efficient in the use of energy, water and materials, contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 08 Sustainable Building Design.

BH2010/00756

18 Islingword Road Brighton

Demolition of existing lean-to and erection of single storey rear extension.

Applicant: Mr John Smart

Officer: Helen Hobbs 293335

Approved on 26/05/10 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.

BH2010/00896

The Martlets Hospice Wayfield Avenue Hove

Erection of two storey North extension incorporating dormers and rooflights to sides.

Applicant: The Martlets Hospice

Officer: Mark Thomas 292336

Approved on 25/05/10 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.

BH2010/01080

10 -14 Waterloo Place Brighton

Alterations to ground floor, entrances and external layout. Window refurbishment, concrete repairs and upgrading of building façade with installation of vertical and horizontal louvre systems incorporating steel mesh and lighting.

Applicant: Phoenix Brighton

Officer: Aidan Thatcher 292265

Approved on 01/06/10 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) 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) 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.

5) 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.

6) UNI

No development shall take place until samples of the materials (including specific RAL colours 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, QD14 and HE6 of the Brighton & Hove Local Plan.

7) UNI

No works shall take place until full details of the projecting fins, including the metal structure at 1:20 scale have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details and maintained as such thereafter.

Reason: In order to protect the character and appearance of the street scene and Valley Gardens Conservation Area and to comply with policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

8) UNI

No works shall take place until full details of the proposed fenestration alterations to the ground and basement levels at 1:20 scale have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details and maintained as such thereafter.

Reason: In order to protect the character and appearance of the street scene and Valley Gardens Conservation Area and to comply with policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

9) UNI

No works shall take place until full details of the proposed boundary treatment between the pavement level and basement lightwell at 1:20 scale have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details and maintained as such thereafter.

Reason: In order to protect the character and appearance of the street scene and Valley Gardens Conservation Area and to comply with policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

10) UNI

No development shall take place until full details of the proposed external lighting scheme, including hours of use, precise lighting colours, and level of illumination have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed and operated in strict accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining properties, to preserve the Valley Gardens Conservation Area and to comply with policies HE6, QD25 and QD27 of the Brighton & Hove Local Plan.

HOLLINGDEAN & STANMER

BH2010/00385

2 Freehold Terrace Brighton

Application for approval of details reserved by conditions 3, 5, 6, 7, 9, 10,12 and 14 of application BH2008/01061.

Applicant: Mr Eroll Barrett

Officer: Ray Hill 293990

Split Decision on 07/06/10 DELEGATED

1) UNI

GRANT approval of the details reserved by conditions 3, 7, 9, 10, 12 & 14 subject to full compliance with the submitted details.

1) UNI

REFUSE approval of the discharge of conditions 5 & 6 for the following reason:- In the absence of a Design Stage Report, a BRE issued Interim Code for Sustainable Homes Certificate and a Final Code Certificate to show that the development will/ has achieved Level 3 of the Code for Sustainable Homes, the

Applicant has failed to satisfactorily demonstrate that the development would be efficient in the use of energy, water and materials, contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 08 Sustainable Building Design.

BH2010/00624

4 Major Close Brighton

Certificate of Lawfulness for proposed single storey side extension.

Applicant: Mr David Bramfield

Officer: Helen Hobbs 293335

Refused on 26/05/10 DELEGATED

BH2010/00784

10 Hollingbury Place Brighton

Change of use of ground floor unit from Retail (A1) to Professional Services (A2).

Applicant: Simon Beeney

Officer: Aidan Thatcher 292265

Refused on 04/06/10 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 within the Hollingbury Place Local Centre causing detriment to its vitality and viability, contrary to policy SR6 of the Brighton & Hove Local Plan.

BH2010/01401

2 Freehold Terrace Brighton

Non material amendment to BH2008/01061 to install roof terraces to approved flat roofs with glass balustrades, with minor fenestration amendments to bathrooms.

Applicant: Roche Barrett Estate

Officer: Ray Hill 293990

Refused on 26/05/10 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2010/00087

5 Ladysmith Road Brighton

Replacement of timber windows and door with UPVC windows and door.

Applicant: Miss Susan Happs

Officer: Chris Swain 292178

Approved on 26/05/10 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.

BH2010/00783

8 Canfield Road Brighton

Demolition of existing garage and erection of 1no 3 storey 3 bedroom detached dwelling.

Applicant: Mr Luke Staveley-Wadham

Officer: Ray Hill 293990

Refused on 04/06/10 DELEGATED

1) UNI

Cumulatively the proposal, by virtue of design, size, position within the plot, spacing characteristics, amenity space and impact on the amenity of neighbouring occupiers, represents an unsuitable overdevelopment of the site, contrary to policies QD1, QD2, QD3, QD27, HO4 and HO5 of the Brighton & Hove Local Plan.

2) UNI2

The sub-division of the plot and the size, siting and design of the proposed dwelling would have a detrimental affect on the spacious nature of the site and would appear unduly prominent, incongruous, cramped in the street scene and out of character with the area. Such a proposal is therefore contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development by virtue of its size, siting and design, would be detrimental to the amenities of the occupiers of neighbouring residential properties, resulting in loss of privacy and over-dominance and visual intrusion, contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The development would have a cramped and overcrowded layout resulting in lack of privacy, poor outlook and inadequate private amenity space for the future occupiers, contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

BH2010/00994

49 Bodiam Avenue Brighton

Erection of first floor side extension with rooflight.

Applicant: Mr Stacey Clayton

Officer: Sonia Kanwar 292359

Approved on 01/06/10 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.

BH2010/01099

Land Adjoining Brighton Health and Raquet Club Village Way

Brighton

Application for approval of details reserved by conditions 3, 5, 7, 11,13,16,17,18,19 and 20 of application BH2008/03893.

Applicant: University of Brighton

Officer: Aidan Thatcher 292265

Split Decision on 08/06/10 DELEGATED

1) UNI

approval of the details reserved by conditions 5, 7 and 20 discharged subject to full compliance with the submitted details.

1) UNI

REFUSE approval of the discharge of conditions 3, 11, 13, 16, 17, 18 and 19 for the following reason:

No samples of materials have been provided and thus it is not acceptable to discharge condition 3.

2) UNI2

No details of the surface water drainage have been provided and thus it is not possible to discharge condition 11.

3) UNI3

Insufficient information has been provided relating to the tree protection measures therefore it is not possible to discharge condition 13.

4) UNI4

Insufficient information has been provided in relation to the Sport England requirements, namely Sports Development Plan, Layout Plan confirming conformity with Sport England Guidance and a Community Use Agreement has been provided therefore it is not possible to discharge conditions 17, 18 or 19.

QUEEN'S PARK

BH2010/00477

Flat 2 12 St Georges Terrace Brighton

Replacement of 1no rear and 1no side window with new UPVC windows.

Applicant: Mr Michael Hobbs

Officer: Sonia Kanwar 292359

Refused on 02/06/10 DELEGATED

1) UNI

The proposed windows, by reason of their design and materials, would result in a detrimental impact on the architectural and historic character and appearance of the listed building. The scheme is therefore contrary to policies QD1, QD2, QD14 and HE1 of the Brighton & Hove Local Plan and to the Council's Supplementary Planning Guidance Note SPGBH13: Listed Buildings - General Advice, and Supplementary Planning Document SPD09 - Architectural Features.

BH2010/00772

Land adjacent to Amex House fronting John Street Carlton Hill Mighell Street and land adjacent to 31 White Street Brighton

Application for approval of details reserved by conditions 4, 14,22 and 24 of application BH2009/01477.

Applicant: American Express

Officer: Mick Anson 292354

Split Decision on 04/06/10 DELEGATED

1) UNI

GRANT approval of details reserved by conditions 4, 14 and 22 discharged

subject to full compliance with the submitted details.

1) UNI

REFUSE approval of the discharge of condition 24 for the following reason:

It is not clear from the submitted drawings how the construction of the planters on the north elevation will be implemented and it is considered unlikely that the scheme would enable an effective landscaping scheme to be implemented.

BH2010/00776

2 Tilbury Way Brighton

Erection of two storey side extension.

Applicant: Mr G Cook

Officer: Sonia Kanwar 292359

Approved on 09/06/10 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) BH02.01

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

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

3) BH03.03

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

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

4) UNI

The bathroom window to the rear elevation shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

BH2010/00829

Greek Orthodox Church Carlton Hill Brighton

Replacement of stone facings to four pilasters to front, lead weatherings to cornice and blocking course (Part retrospective).

Applicant: Greek Orthodox Church

Officer: Sue Dubberley 293817

Approved on 26/05/10 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) BH13.01

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

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

3) UNI

No works shall take place until section details showing the proposed new stainless steel fixings at 1:1 scale, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict 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.

BH2010/00833

242 Queens Park Road Brighton

Application for approval of details reserved by conditions 2, 11, 12, 13 and 16 of application BH2008/03949.

Applicant: Graderich Ltd

Officer: Jonathan Puplett 292525

Approved on 27/05/10 DELEGATED

BH2010/00885

98 Albion Hill Brighton

Loft conversion incorporating rooflights to front and rear roofslopes. Replacement of existing front casement window with sash window to front elevation and replacement of window with new door to rear.

Applicant: Ms Rachel Cooper

Officer: Chris Swain 292178

Approved on 07/06/10 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.

BH2010/00924

14 Dorset Gardens Brighton

Replacement of existing dormer on front roof slope.

Applicant: Watercress Management Ltd

Officer: Aidan Thatcher 292265

Approved on 03/06/10 DELEGATED

1) UNI

Notwithstanding the details provided on drawing number RFA 08/075/102B, revised details of the proposed glazing bars showing a narrower and less bulky profile and full details of the meeting rail of the dormer window hereby approved

at a scale of 1:1 shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

2) UNI

Within 6 months of the date of this decision, the front dormer shall be reduced in width and the roof profile altered in strict compliance with the plans hereby approved and those as required by condition 2 of this consent.

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

BH2010/01109

Black Horse 16-17 Montague Place Brighton

Conversion of existing public house and accommodation to form 2no 4-bed dwelling houses.

Applicant: First Call Property Ltd

Officer: Kate Brocklebank 292175

Approved on 08/06/10 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) BH02.07

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

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

4) UNI

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

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

5) UNI

Notwithstanding the approved floor plans, the development hereby permitted shall not commence until revised floor plans incorporating lifetime home standards have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the agreed details and retained thereafter.

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

6) UNI

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 the energy, water and materials in accordance with the Council's Supplementary Planning Guidance document 08: Sustainable Building Design. The development shall be carried out in 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.

7) UNI

No development shall take place until details of a scheme to provide sustainable transport infrastructure including cycle parking for residents and visitors, 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 addresses the travel demand arising from the intensification of use on the site in accordance with policies SU15, TR1, TR14, TR19 and QD28 of the Brighton & Hove Local Plan.

8) UNI

Prior to first occupation the obscure glazed screens shown on drawing number RFA 10/159/03 submitted on 13th April 2010 shall be implemented in full and retained as such thereafter.

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.

9) UNI

No development shall take place until samples of the materials to be used in the construction of the external surface of the roof terraces 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.

10) UNI

Notwithstanding the approved plans, the development hereby permitted shall not be commenced until elevations and sections of the new front doors to both units, at a scale no less than 1:20, providing a recess behind the existing brick archway surround the doorways has been submitted to and approved in writing by the Local Planning Authority. The joinery shall be painted softwood. The development shall be carried out in strict accordance with the approved details and thereafter retained as such.

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

11) UNI

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

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

12) 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.

BH2010/01408

15 Camelford Street Brighton

Non material amendment to BH2009/02744 to change detail of new balcony railings from glazed infill panels to horizontal flat rails.

Applicant: Mr Andrew Branch

Officer: Sonia Kanwar 292359

Approved on 08/06/10 DELEGATED

ROTTINGDEAN COASTAL

BH2010/00651

3 Ovingdean Close Brighton

Erection of side and rear extension at ground floor level. Roof extension to side and rear incorporating dormers to front and rear and rooflights to side and rear.

Applicant: Mr L Catt

Officer: Liz Arnold 291709

Refused on 03/06/10 DELEGATED

1) UNI

The proposed two storey side extension in conjunction with the two storey rear extension and front and rear dormer window extensions results in a complicated and bulky roof configuration to the property. The proposal is considered to adversely affect the appearance and character of the host building and the wider street scene. The development is therefore 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 rear extension, by virtue of its design and massing would result in a visually intrusive and bulky addition to the rear of the property which is unsympathetic to the design of the existing dwelling. As such the extension would have an adverse impact on the character and appearance of the existing dwelling, the Ovingdean Close street scene and the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

3) UNI3

The insertion of two additional dormer windows within the front roofslope in juxtaposition with the existing front dormer window and protruding front gable results in visual clutter to the front of the property to the detriment of the character and appearance of the host property and Ovingdean Close street scene. The proposal is therefore contrary to policy QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

4) UNI4

The proposed rooflights within the south facing elevation of the rear extension, by

virtue of the number proposed, are considered to result in visual clutter to the roofslope and to be of detriment to the character and appearance of the host property and the wider area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2010/00675

47 Roedean Crescent Brighton

Creation of balcony to rear elevation at ground floor level.

Applicant: Mr Doug Lyons

Officer: Chris Swain 292178

Approved on 24/05/10 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 1.8m obscure glazed screen shall be implemented in full before the terraced area hereby approved is brought into use and retained as such thereafter.

Reason: In order to protect adjoining property to the east, No.49 Roedean Crescent from overlooking and loss of privacy and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/00683

Field End 4 Founthill Road Saltdean

Replacement of existing fence to West elevation and brickwork wall, piers and vehicular access to South elevation with new brickwork wall and entrance gates. Construction of new brickwork wall parallel to Eastern elevation (retrospective).

Applicant: JKC Management Ltd

Officer: Sonia Kanwar 292359

Refused on 21/05/10 DELEGATED

1) UNI

The development, by virtue of its size, height, siting and design forms an incongruous and unsympathetic feature which is a highly prominent within the street scene and detrimentally affects the character and appearance of the property and the visual amenities enjoyed by neighbouring properties. The approval of the wall would set an undesirable precedent for development of similar structures within the Founthill Road street scene. The development is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2010/00726

Our Lady of Lourdes School The Green Rottingdean Brighton

Installation of 2no rooflights on ground floor pitched roof on North East elevation of the Arches (Retrospective).

Applicant: Brighton & Hove City Council

Officer: Liz Arnold 291709

Approved on 26/05/10 DELEGATED

BH2010/00729

9 Romney Road Rottingdean Brighton

Erection of rear conservatory and front porch extensions and 2no dormers to each side of roof. Alterations to layout of side and front fenestration.

Applicant: Mr Rowland Myers

Officer: Sonia Kanwar 292359

Approved on 25/05/10 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) BH02.03

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

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

3) 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 dormer window serving the bathroom in the eastern elevation of the development hereby permitted shall be obscure glazed and non-opening, other than the toplights of the window, and shall be 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.

5) UNI

The dormer windows serving bedroom 2 in the eastern elevation and bedroom 3 in the western elevation of the development hereby permitted shall be obscure glazed and non-opening 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.

6) UNI

The dormer window serving bedroom 4 in the western elevation of the development hereby permitted shall be obscure glazed and permanently retained as such. It shall also be non-opening, other than the toplights of the windows, and shall be 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.

BH2010/00777

43 Roedean Crescent Brighton

Single storey ground floor extension, extension of first floor front terrace and other external alterations to front facade including creation of a front gable.

Applicant: Mr & Mrs Graham Cleveley

Officer: Liz Arnold 291709

Approved on 09/06/10 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) BH14.02

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

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

4) UNI

The extensions hereby approved shall not be brought into use until the solid screen, to be located on the western side of the property, has been constructed 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.

BH2010/00821

50 High Street Rottingdean Brighton

Change of Use from Retail (A1) to Financial and Professional Services (A2).

Applicant: Sequence (UK) Ltd

Officer: Sonia Kanwar 292359

Approved on 09/06/10 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.

BH2010/00827

21 Cranleigh Avenue Rottingdean Brighton

Erection of conservatory to rear.

Applicant: Mrs Vickers

Officer: Liz Arnold 291709

Approved on 02/06/10 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.

BH2010/00834

Tythe House Greenways Ovingdean Brighton

Installation of new replacement crittall metal windows on North and West elevations and alterations to internal layout.

Applicant: Mr Willing

Officer: Sonia Kanwar 292359

Approved on 26/05/10 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

Before the work commences, a sample panel of flintwork shall be constructed on the site and shall be approved by the Local Planning Authority in writing and the works shall be carried out and completed to match the approved sample flint panel.

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

3) UNI

No works shall take place until a sample of the brick to be used in the external detailing of the works 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 material.

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.

BH2010/01005

50 Gorham Avenue Rottingdean Brighton

Erection of rear and side ground floor, front first floor and rear first floor extensions

Applicant: Mr Vince Bowshall

Officer: Sonia Kanwar 292359

Approved on 24/05/10 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

The window in the north eastern elevation of the development 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 the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/01043

17 Shepham Avenue Brighton

Erection of rear first floor balcony supported by timber posts. Replacement of existing rear first floor windows with patio doors.

Applicant: Mrs Emma Fancy

Officer: Helen Hobbs 293335

Refused on 01/06/10 DELEGATED

1) UNI

The proposed first floor terrace, by reason of its height, design and appearance, would relate poorly to the existing house and would form an unattractive and incongruous feature when viewed from adjoining houses and gardens. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed first floor balcony would cause increased overlooking and loss of privacy to the surrounding occupiers, harming the residential amenity of the area as well, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

WOODINGDEAN

BH2010/00125

18 Burnham Close Brighton

Loft conversion including hip to barn end roof extensions, increase in ridge height, rooflights to side elevations and windows to front and rear.

Applicant: Mr John Robert Whitlock

Officer: Jonathan Puplett 292525

Approved on 04/06/10 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.

BH2010/00652

52 Downland Road Brighton

Erection of single storey extension to rear. Alterations and extension to roof including hip to gable ends, rear dormer and rooflights.

Applicant: Mr Mark Bean

Officer: Liz Arnold 291709

Approved on 21/05/10 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.

BH2010/00660

19 Burnham Close Brighton

Erection of single storey rear extension to replace conservatory and loft conversion with roof extension, 2no rooflights and dormer to rear. Alterations to front elevation including revised parking area with retaining wall and crossover.

Applicant: Mr Gary Healey

Officer: Helen Hobbs 293335

Approved on 03/06/10 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.

BH2010/00752

22A The Brow Brighton

Erection of ground floor single storey extension at front elevation.

Applicant: Mr Russell Owen

Officer: Liz Arnold 291709

Approved on 26/05/10 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.

BH2010/00894

27 Selhurst Road Brighton

Single storey rear extension with balcony and steps to rear garden.

Applicant: Mr & Mrs Danny & Carol Herriott

Officer: Chris Swain 292178

Approved on 24/05/10 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) BH02.09

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

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

4) BH03.03

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

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

5) UNI

The timber fence on the boundary with No.29 Selhurst Road shall be a minimum of 1.8m above the ground level of the hereby approved terraced area for the entire length of the terrace. The timber fence shall be implemented in full before the terraced area hereby approved is brought into use and retained as such thereafter.

Reason: In order to protect adjoining property to the north, No.29 Selhurst Road from overlooking and loss of privacy and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

6) UNI

The window in the southern elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, 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.

BH2010/01102

37 Stanstead Crescent Brighton

Non material amendment to BH2009/03164 for the addition of two windows on ground and first floor (facing green lane). Removal of en-suite first floor window.

Applicant: Mr Kevin Thorpe

Officer: Sonia Kanwar 292359

Approved on 21/05/10 DELEGATED

BRUNSWICK AND ADELAIDE

BH2010/00370

22B Lansdowne Place Hove

Internal alterations to layout of one bedroom flat to convert into a two bedroom flat. Replacement windows at front of ground floor.

Applicant: Brighton & Hove Securities Ltd

Officer: Christopher Wright 292097

Approved on 27/05/10 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 full details of the proposed works including 1:20 scale sample elevations and 1:1 scale joinery profiles for the replacement windows and doors 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 full details of both the method and design of the proposed internal glazing units to the front room and the details of external vents proposed 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.

4) UNI

All new windows shall be painted softwood, double hung vertical sliding sashes with joinery details to match originals, where existing, 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.

BH2010/00574

1 First Avenue Hove

Erection of flat roof over existing pitched roof and dormer (Retrospective).

Applicant: 1 First Avenue Hove Management Company Ltd

Officer: Charlotte Hughes 292321

Approved - no conditions on 26/05/10 DELEGATED

BH2010/00667

Flat 3 1 Palmeira Square Hove

Internal alterations to layout of flat (Retrospective).

Applicant: Mr John Robinson

Officer: Adrian Smith 01273 290478

Approved - no conditions on 01/06/10 DELEGATED

BH2010/00673

22B Lansdowne Place Hove

Replacement timber casement windows and back door to rear. Replacement French doors and side screen to rear.

Applicant: Brighton & Hove Securities

Officer: Christopher Wright 292097

Approved on 01/06/10 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 new windows shall be painted softwood, double hung vertical sliding sashes with joinery details to match originals, where existing, 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.

BH2010/00688

Ground Floor Flat 21 Brunswick Place Hove

Conversion of ground floor flat to form 1no Studio & 1no one bed dwellings (Part Retrospective).

Applicant: Paulanto Ltd

Officer: Clare Simpson 292454

Refused on 24/05/10 DELEGATED

1) UNI

Policy HO9 of the Brighton & Hove Local Plan seeks to retain the stock of small dwellings in response to the identified housing need in the city. The proposal to convert the existing flat in to two smaller units would result in the loss of a good-sized residential unit which has the potential for offering family accommodation. Furthermore the proposed flats would provide a poor standard of accommodation by reason of the formation of a one bed flat with inadequate bathroom facilities, and a small studio unit. The development would be contrary to policy HO9 of the Brighton & Hove Local Plan.

BH2010/00764

Flat 6 28 Brunswick Terrace Brighton

Internal alterations to layout of flat.

Applicant: Mr Serkan Hassan

Officer: Charlotte Hughes 292321

Approved on 08/06/10 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

Upon the carrying out of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good with finishes and materials to match the existing.

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 joinery details of the door and doorframe to the bathroom hereby approved shall match the existing and shall be retained as such unless otherwise agreed in writing by the Local Planning Authority.

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

BH2010/00893

Flat B5 Hatfield Court 35 Salisbury Road Hove

Installation of white UPVC window and door.

Applicant: Miss M Burton

Officer: Mark Thomas 292336

Approved on 09/06/10 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.

BH2010/00952

Store at Rear of 34 Adelaide Crescent Hove

Replacement of existing garage door with timber sliding folding doors with obscure glazing.

Applicant: Miss Katie McKinnon

Officer: Charlotte Hughes 292321

Approved on 26/05/10 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

Before the development hereby permitted is brought into use the timber sliding folding doors shall be painted in a colour and finish to be agreed in writing by the Local Planning Authority and shall be maintained as approved unless any variation has been agreed in writing by the Local Planning Authority.

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

BH2010/00986

43 Brunswick Place Hove

Application for approval of details reserved by condition 2 of application BH2008/02969

Applicant: Alex Tasker

Officer: Guy Everest 293334

Approved on 07/06/10 DELEGATED

BH2010/01040

Basement Flat 11 26 Adelaide Crescent Hove

Application for approval of details reserved by condition 2 of application BH2009/00966.

Applicant: Gaydean Properties Ltd

Officer: Jason Hawkes 292153

Refused on 01/06/10 DELEGATED

1) UNI

Insufficient information has been provided which show the proposed rooflight in comparison with the existing lantern rooflight including 1:50 drawings and comparative dimensions. The Local Planning Authority is not able to judge whether the replacement aluminium rooflight is a suitable replacement when compared with the traditional rooflight. The rooflight therefore has the potential to be detrimental to the appearance and character of the listed building.

BH2010/01227

Flat 1 35 Adelaide Crescent Hove

Application for Approval of Details Reserved by Condition 2 of application BH2010/00381.

Applicant: Robin Rye

Officer: Mark Thomas 292336

Approved on 09/06/10 DELEGATED

BH2010/01441

Flat 1 35 Adelaide Crescent Hove

Application for Approval of Details Reserved by Conditions 2 of application BH2010/00382.

Applicant: Mr Robin Rye

Officer: Mark Thomas 292336

Approved on 09/06/10 DELEGATED

CENTRAL HOVE

BH2010/00044

32 Clarendon Villas Hove

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

Applicant: Mr P Volanthen

Officer: Mark Thomas 292336

Refused on 25/05/10 DELEGATED

1) UNI

Policy QD14 and of the Brighton & Hove Local Plan seeks to ensure that alterations to existing buildings are well designed and detailed in relation to the existing property and the wider street scene. The proposed UPVC windows

feature method of opening uncharacteristic of the fenestration of the existing property and properties in the vicinity of the site. As such, the proposed windows are considered to significantly detract from the character and appearance of the recipient property and the wider street scene, contrary to the aforementioned policy.

BH2010/00654

1A Victoria Grove Hove

Application for approval of details reserved by condition 2 of application BH2009/02064

Applicant: Blakes

Officer: Guy Everest 293334

Approved on 03/06/10 DELEGATED

BH2010/00691

The Giggling Squid 129 Church Road Hove

Alterations to front elevation at ground floor level.

Applicant: Chokdee Limited

Officer: Adrian Smith 01273 290478

Approved on 26/05/10 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 details submitted no part of the sliding windows, including the mechanism when opening, shall overhang the public footway at any time.

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

BH2010/00723

The Giggling Squid 129 Church Road Hove

Erection of single storey extension to rear.

Applicant: Chokdee Limited

Officer: Adrian Smith 01273 290478

Refused on 08/06/10 DELEGATED

1) UNI

Policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan require that all extensions and alterations within conservation areas are well designed, sited and detailed reflecting the scale, character or appearance of the area, including the retention of gardens and spaces between buildings which contribute to the character or appearance of the area. The proposed development, by virtue of its overall scale and excessive depth resulting in the loss of the majority of the rear garden area, represents an overdevelopment of the site that would harm the layout, character and appearance of the building and Cliftonville conservation area, contrary to the above policies.

BH2010/00926

20 Vallance Gardens Hove

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr M Darby

Officer: Mark Thomas 292336

Approved on 09/06/10 DELEGATED

BH2010/01123

14 Fourth Avenue Hove

Removal of spiral fire escape and stairs to North elevation.

Applicant: 14 Fourth Avenue (Hove) Ltd

Officer: Charlotte Hughes 292321

Approved on 08/06/10 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 reconstruction and/or making good of the exterior of the building shall be carried out in materials to match the existing building, within three months of commencement of works.

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

GOLDSMID

BH2010/00120

Unit C Cambridge Works Cambridge Grove Hove

Installation of new canopy and alterations to front elevation (retrospective).

Applicant: Mr S Ross

Officer: Jason Hawkes 292153

Approved on 02/06/10 DELEGATED

BH2010/00154

Garages 9-16 to the rear of 72-78 Davigdor Road Hove

Alterations to garages/workshop with first floor extension to form 4 no. B1 units.

Applicant: AKN (Sussex) LLP

Officer: Jason Hawkes 292153

Refused on 25/05/10 DELEGATED

1) UNI

Policy EM4 states that planning permission will be granted for new business and industrial uses on unidentified sites within the built up areas boundary provided that there is demonstrable need for such a use, given the availability of existing land or premises in the plan or on the market or with outstanding planning permission. No evidence has been submitted to indicate that there is a demonstrable need for the proposed use, including an end user, or that there is a lack of alternative existing available sites. The scheme is therefore contrary to the above policy.

2) UNI2

Policies QD1 and QD2 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy EM4 also states that planning permission will be granted for new business uses on unidentified sites provided that the development would not be detrimental to the general character of the area. The proposed buildings by virtue of their scale and design will appear out of scale with the remaining adjacent single storey garages and will also result in an over dominant structure in juxtaposition with the lower ground levels to the rear. The development will therefore appear as an incongruous addition out of character with the surrounding area and is contrary to the above policies.

3) UNI3

Policy QD27 of the Brighton & Hove Local Plan seek to protect the residential amenity of neighbouring properties. Policy EM4 also states that planning permission will be granted for new business uses on unidentified sites provided that the development would not be detrimental to the amenities of occupiers of nearby properties. Due to the position of the first floor windows, the scheme results in overlooking of the adjacent first floor windows and balconies serving residential properties at 72-78 Davigdor Road. The proposal therefore leads to a loss of amenity and is contrary to the above policies.

4) UNI4

Policy TR7 states that planning permission will be granted for developments that do not increase the danger to users of adjacent pavements, cycle routes and roads. Policy TR1 also states that developments should provide for the demand for travel they create and maximise the use of public transport. The conversion of the garages into B1 industrial units would result in an increase in trips to the existing site. The existing access to the site is insufficient to accommodate this increase resulting in vehicles being required to back into Davigdor Road. This would result in vehicles queuing on the highway which waiting to access the site which would increase the danger to users of adjacent pavements and the highway. The scheme is therefore contrary to the above policies.

BH2010/00206

Former Legal & General Building 2 Montefiore Road Hove

Change of Use of Basement, Ground and Second Floors only from (B1) offices to specialist orthopaedic and sports injury clinic (D1).

Applicant: BOSIC & Glanmore Investments Limited

Officer: Jason Hawkes 292153

Approved on 21/05/10 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) BH02.08

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) UNI

Notwithstanding the submitted Travel Plan, prior to the occupation of the building, a more detailed Travel Plan shall be submitted to and approved in writing by the

Local Planning Authority. The use of the facilities shall be carried out in accordance with the agreed Travel Plan. The Travel Plan must be reviewed on an annual basis by undertaking a staff and patient survey and updating the travel plan where appropriate. A named person from the occupier, who will be responsible for the development and implementation of the Travel Plan should be communicated to the Transport Planning Department as soon as is feasible.

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

5) UNI

The basement, ground and second floor shall only be used for a specialist orthopaedic and sports injury clinic and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

6) UNI

The use hereby permitted shall not be open to customers except between the hours of 08.00 and 18.00 on Mondays to Fridays and 08.00 and 12.00 on Saturdays and not at anytime on Sundays, Bank or Public Holidays.

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

BH2010/00387

Somerhill Junior School Somerhill Road Hove

Application for approval of details reserved by conditions 2, 4, 6 & 10 of application BH2009/02363

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Approved on 08/06/10 DELEGATED

BH2010/00486

104 Lyndhurst Road Hove

Loft conversion and roof alterations incorporating 8no rooflights. New round window to front elevation. Extension of rear patio and steps to garden.(Part retrospective).

Applicant: Ms E Menson

Officer: Adrian Smith 01273 290478

Approved on 26/05/10 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.

BH2010/00705

66 Davigdor Road Hove

Conversion of first floor flat and loft to create 3no residential units.

Applicant: Mr Will Brandt

Officer: Adrian Smith 01273 290478

Refused on 24/05/10 DELEGATED

1) UNI

Notwithstanding the submitted application, the plans contain significant discrepancies between the floor plans and elevations, and fail to reflect the true scale of the building. Given such inaccuracies it is not reasonably possible to make an accurate assessment of the design proposal having regard to the useable floor areas of the existing and proposed units of accommodation, and thereby the standard of accommodation to be provided. Without such information the proposal conflicts with policies QD27 & HO9 of the Brighton & Hove local plan.

2) UNI2

Policy HO9 of the Brighton & Hove local plan seeks to protect the stock of smaller dwellings in the City that are suitable for family accommodation, stating that planning permission for their conversion into smaller units of self-contained accommodation will be permitted only in instances where (amongst others) the original floor area is greater than 115sqm or the dwelling has more than 3 bedrooms as originally built. Although the submitted plans are inaccurate, by calculation the existing dwelling has a useable floor area of significantly less than 115sqm and less than four useable bedrooms. The site therefore constitutes a small family dwelling and the principle of its sub-division into smaller units is contrary to the above policy.

3) UNI3

The proposed two bedroom loft flat, by virtue of the lack of useable floorspace afforded by the limited headroom, will result in a cramped and substandard form of accommodation for future residents which would be of detriment to their living conditions. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2010/00774

40 Wilbury Villas Hove

Conversion of existing house in multiple occupation and 3no self contained flats to form 1no 3 bed self contained flat and 3no 1 bed self contained flats. Exterior alterations including an insulated render system, double glazed timber sash and casement windows to front elevation, double glazed uPVC casement windows to rear elevation, installation of access ramp with guard rails to rear and installation of solar tubes to South roofslope.

Applicant: Asset Team BHCC

Officer: Christopher Wright 292097

Approved on 25/05/10 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) BH06.02

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

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

4) UNI

The hard surfaces 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 surfaces to a permeable or porous area or surface within the curtilage of the property.

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

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to its first occupation and shall be retained as such thereafter.

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.

BH2010/00808

55 Fonthill Road Hove

Certificate of lawfulness for proposed hip to gable roof extension, rear dormer, front rooflights and single storey rear extension. (Part retrospective).

Applicant: Stephanie Harding

Officer: Mark Thomas 292336

Approved on 09/06/10 DELEGATED

BH2010/00991

37 Wilbury Villas Hove

Certificate of Lawfulness for a Proposed Development of a loft conversion incorporating dormers to rear and side elevations and rooflights to front roofslope.

Applicant: Mr B & Mrs P McKellar

Officer: Mark Thomas 292336

Approved on 26/05/10 DELEGATED

HANGLETON & KNOLL

BH2010/00751

60 West Way Hangleton Hove

Proposed alterations to existing dwelling and erection of a 3 storey side extension to form 1no flat and 1no maisonette.

Applicant: Mr Darren Dorrington

Officer: Guy Everest 293334

Approved on 26/05/10 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) BH05.01B

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve [*Code level 3 / Code level 4 / Code level 5*] for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve [*Code level 3 / Code level 4 / Code level 5*] for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

4) BH05.02B

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of [*Code level 3 / Code level 4 / Code level 5*] has been submitted to, and approved in writing by, the Local Planning Authority.

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

5) BH06.02

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

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

6) 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.

7) BH11.02

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

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

8) UNI

Access to the flat roof over the single-storey rear 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.

BH2010/00799

73 Fallowfield Crescent Hove

Erection of single storey rear extension.

Applicant: Mr Matt Sheppard

Officer: Mark Thomas 292336

Approved on 26/05/10 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.

BH2010/00844

6 Fallowfield Crescent Hove

Conversion of existing detached double garage into self contained annex.

Applicant: Mr Mark Davies

Officer: Steven Lewis 290480

Approved on 04/06/10 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 side facing window in the south facing elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

4) UNI

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

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

BH2010/00922

9 Sylvester Way Hangleton Hove

Certificate of Lawfulness for proposed single storey side extension with porch to front elevation.

Applicant: Mr Hilmi Ramadan

Officer: Clare Simpson 292454

Approved on 08/06/10 DELEGATED

BH2010/00948

11 Meads Avenue Hove

Erection of single storey side extension with pitched roof to match existing.

Applicant: Mr James Canham

Officer: Adrian Smith 01273 290478

Approved on 20/05/10 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.

BH2010/00958

Hangleton Community Centre Harmsworth Crescent Hove

Erection of two storey South West extension at lower ground and ground floor levels, new and replacement doors and windows and associated external alterations.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Approved on 02/06/10 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

No amplified music or musical equipment shall be used in the outdoor play area.

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

4) UNI

All trees / shrubs on the boundaries provide screening from neighbouring properties and shall be protected to BS 5837 (2005) Tress on Development Sites.

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

5) UNI

Unless otherwise agreed in writing, the external play area shall only be open for use for children's play between 09:30 and 15:30 hours Mondays to Fridays with no use permitted on Saturdays, Sundays or Bank Holidays.

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

BH2010/00974

6 Warrenne Road Hove

Erection of single storey rear extension.

Applicant: Miss Sally Mady

Officer: Mark Thomas 292336

Approved on 21/05/10 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.

BH2010/01015

10 West Way Hove

Erection of two storey front and side extension with pitched roof.

Applicant: Mr Robert Hollway

Officer: Charlotte Hughes 292321

Approved on 09/06/10 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.

BH2010/01128

Linneysfield Off Devils Dyke Road Hove

Non material amendment to BH2008/01585 to matching brick pavings to ramp, clarification of stable doors. Tile undercloak to roof verge (northwest and northeast elevations). Level window head with arch former over to northeast elevation cast aluminium gutters. Extended cill to window and replacement of bull nosed brick with brick headers to window on south east elevation. Cement tile (timber deck omitted) finish to balcony quality asphalt. Asphalt skirting to posts. Lead flashing and asphalt details.

Applicant: Mr Tony Camps-Linney

Officer: Clare Simpson 292454

Approved on 20/05/10 DELEGATED

1) UNI

Prior to the construction of the veranda and access ramp, samples of the materials to be used in the construction of the external surfaces of these features shall be 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.

BH2010/01189

101 Holmes Avenue Hove

Erection of single storey rear extension to replace existing conservatory.

Applicant: Mr David Smart

Officer: Christopher Wright 292097

Approved on 08/06/10 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.

BH2010/01390

The Martlets Hospice Wayfield Avenue Hove

Non material amendment to BH2009/03091 erection of single storey extension with dual pitched roof to north east elevation.

Applicant: Mrs Caroline Lower

Officer: Guy Everest 293334

Split Decision on 08/06/10 DELEGATED

1) UNI

The amendments to window and door openings within the extension approved under application BH2009/03091 are not considered so significant that they warrant the submission of a further application for planning permission.

1) UNI

The amendment to include an air handling unit to the roof of the extension approved under application BH2009/03091 is considered material and warrants the submission of a further application for planning permission to enable the Local Planning Authority to fully assess the revised proposals in respect of the following issues:

- impact on the design and appearance of the host building and the wider setting; and
- impact on neighbouring properties

NORTH PORTSLADE

BH2010/00669

75 Crest Way Portslade Brighton

Conversion of single dwelling into 2no 2 bedroom flats (Part retrospective).

Applicant: Mr Ita Udoiam

Officer: Clare Simpson 292454

Approved on 25/05/10 PLANNING COMMITTEE

1) UNI

Unless otherwise agreed in writing, within three months of date of this permission, details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use within 6 months of the date of this permission unless otherwise agreed in writing, 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.

2) UNI

Unless otherwise agreed in writing, within three months of date of this permission, a scheme for the storage of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved within 6 months of the date of permission, unless otherwise agreed in writing, 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.

BH2010/00822

218 Valley Road Portslade Brighton

Loft conversion incorporating hip to gable roof extension, rear dormer, and window to side elevation.

Applicant: Mrs N Hull

Officer: Mark Thomas 292336

Refused on 25/05/10 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 (SPGBHI). The proposed dormer window is inappropriately sized and represents an overly bulky addition to the rear roofslope. Further they feature inappropriately large areas of tile hung cladding contrary to guidance contained within SPGBH1. The proposed Hip to Gable roof extension would unbalance the visual relationship between the pair of matching bungalows, nos. 216 and 218 Valley Road to the detriment of the character and appearance of the recipient property and the wider street scene. The proposal is therefore contrary to the above policy and guidance.

2) UNI2

Policies QD14 and QD27 state that planning permission will not be granted for alterations which would cause material nuisance and loss of amenity to existing / future residents and users of adjoining properties. The proposed rear dormer will provide new views towards rear gardens at nos. 216 and 218 Valley Road, resulting in significant overlooking and loss of privacy. As such the proposed development would significantly harm the amenity of residents of nos. 216 and 218 Valley Road, and is contrary to the above policies.

BH2010/01147

15 Graham Crescent Portslade Brighton

Erection of single storey rear extension

Applicant: Mr & Mrs G Jackson

Officer: Steven Lewis 290480

Refused on 04/06/10 DELEGATED

1) UNI

The proposed extension would, by reason of its proximity to the party boundary, height and length of projection from the original dwelling, have a harmful impact upon the amenities of the occupier of the adjacent dwelling at 17 Graham Crescent, which would be subject to a significant loss of light and outlook. This would be contrary to policies QD1, QD14 and QD27 of the Brighton & Hove Local Plan which seek to protect amenity.

SOUTH PORTSLADE

BH2010/00629

41 Church Road Brighton

Extension of existing rear conservatory (Retrospective).

Applicant: Miss A Court

Officer: Wayne Nee 292132

Refused on 25/05/10 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 rear conservatory, by virtue of its level of projection, positioning, and proximity to the neighbouring boundary results in an increased sense of enclosure and a loss of outlook for the residents of the property at no. 43 Church Road to the detriment of their residential amenities and contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/00637

67 Norway Street Portslade

Application to extend time limit for implementation of previous approval BH2007/01655 for a replacement warehouse on southern part of site including mezzanine floor and covered loading bay.

Applicant: Infinity Foods Co-operative Ltd

Officer: Jason Hawkes 292153

Approved on 25/05/10 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) BH03.02

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

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

3) BH05.05A

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 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' 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.

4) BH05.06A

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 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

5) 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.

6) BH06.02

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

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

7) BH08.01

(i) The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:

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

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,

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

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

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

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved.

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

8) UNI

Prior to commencement of development, the developer must advise the local authority (in consultation with Southern Water) in writing of the measures which will be undertaken to protect the public sewers. These works shall be carried out in accordance with the approved details.

Reason: The applicant has not provided details of means of disposal of foul drainage from the site, to comply with policies SU3, SU4 and SU5 of the Brighton & Hove Local Plan.

9) UNI

Clean, uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic only shall be permitted as infill material.

Reason: To prevent pollution of controlled waters in accordance with policy SU3 of the Brighton & Hove Local Plan.

10) UNI

If, during development, any visibly contaminated or odorous material not previously identified is found to be present at the site, it must be investigated. The Planning Authority must be informed immediately of the nature and degree of contamination present. The developer shall submit a Method Statement which must detail how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters.

11) UNI

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

Reason: To prevent pollution of controlled waters in accordance with policy SU3 of the Brighton & Hove Local Plan by ensuring the provision of a satisfactory means of surface water disposal.

12) UNI

The premises shall not be open or in use except between the hours of 0700 and 1900 on Monday to Friday, between 1000 and 1600 on Saturdays, and between 1000 and 1230 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the occupiers of adjoining properties in accordance with policy QD27 of the Brighton & Hove Local Plan.

13) UNI

A scheme for the soundproofing of the building shall be submitted to the Local Planning Authority and no development shall be commenced until a scheme is approved by the Local Planning Authority. The use of the premises shall not commence until all soundproofing works have been carried out to the satisfaction of the Local Planning Authority. The soundproofing works shall be maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining properties in accordance with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

14) UNI

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

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

15) UNI

No commercial vehicle movements nor any loading or unloading of vehicles shall take place except between the hours of 0700 and 1900 Monday to Friday, between 1000 and 1600 on Saturdays and between 1000 and 1230 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the occupiers of adjoining properties in accordance with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

16) UNI

The east-facing windows shall not be glazed otherwise than with obscured glass and shall be fixed shut unless any other means can otherwise be agreed in writing by the Local Planning Authority, and shall be thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining properties and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

17) UNI

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

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and to comply with policies SU2, SU14 and QD27 of the Brighton & Hove Local Plan.

18) UNI

No further expansion of the mezzanine floor beyond that shown in the approved drawings shall be carried out unless with the express consent of the Local Planning Authority, to whom a new planning application must be made.

Reason: To allow the Local Planning Authority to consider the transport implications associated with any further expansion of this warehouse use, in accordance with policies TR1 and TR4 of the Brighton & Hove Local Plan.

19) UNI

The applicant shall submit a travel plan, indicating the measures to be applied to assure the council of the applicant's sustainable travel proposals for staff and any visitors, within 6 months of occupation of the premises. The travel plan shall thereafter be adhered to for the duration of the use hereby permitted and be resubmitted for the council's written approval every 12 months thereafter.

Reason: To ensure that traffic generation is adequately managed by encouraging the use of walking, cycling and public transport, in compliance with policies TR4 and TR14 of the Brighton & Hove Local Plan.

20) UNI

A scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration shall be submitted to and approved by the Local Planning Authority. The scheme shall ensure that the 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. The Rating Level and existing background noise levels are to be determined in accordance with the guidance provided in BS 4142:1997. The use of the premises shall not commence until all specified works have been carried out to the satisfaction of the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining properties in accordance with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

BH2010/00694

30-31 Station Road Portslade Brighton

Change of Use on first floor from workshop to self contained flat.

Applicant: Shermond Holdings Ltd

Officer: Christopher Wright 292097

Approved on 01/06/10 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) BH02.08

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

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

4) BH04.01A

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling[*s*] hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

5) BH06.02

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.

BH2010/00970

23 Mile Oak Gardens Portslade Brighton

Proposed erection of single storey front extension to porch and garage and conversion of garage to form a habitable room.

Applicant: Mr & Mrs J Allison

Officer: Mark Thomas 292336

Approved on 01/06/10 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.

HOVE PARK

BH2009/02076

4 Tongdean Avenue Hove

Conversion of flat roof to form roof terrace on ground floor at rear of property.

Applicant: Mrs Louise Tanzer

Officer: Wayne Nee 292132

Approved on 04/06/10 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 rear terrace hereby permitted shall not be brought into use until the privacy screen to the southern boundary has been erected in accordance with the details as shown on the approved drawings. The privacy screen shall thereafter be retained in situ at all times the terrace area is in use.

Reason: To protect the amenities of the occupiers of neighbouring residential property and to comply with the provisions of policy QD27 of the Brighton & Hove Local Plan.

BH2010/00140

Land rear of shops fronting Woodland Drive on Hill Drive Hove

Erection of detached two storey dwelling with 2 no. car parking spaces and new access.

Applicant: Anstone Properties Ltd

Officer: Steven Lewis 290480

Refused on 02/06/10 DELEGATED

1) UNI

The proposal would result in the loss of an attractive area of open space that is important to the local neighbourhood due to its amenity value, in particular, its contribution to the positive characteristics of the area and visual amenity of the street scene. No exceptional circumstances have been advanced for its loss. This is contrary to policy QD20 of the Brighton & Hove Local Plan.

2) UNI2

The proposal by reason of its poor design, scale and siting fails to emphasise or enhance the positive qualities of the neighbourhood by failing to take into account the design of the existing buildings and the layout of streets and spaces and the developed background against which it is set and would form an incongruous addition to the street scene. This is contrary to policies QD1, QD2, QD3 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposal, by reason of its form, the topography of the site and south west facing windows would have an overbearing presence and result in the perception of increased overlooking, having a harmful impact upon the amenities of adjacent residential occupiers of Woodland Parade. This is contrary to policies QD1, QD2, QD3 and QD27 of the Brighton & Hove Local Plan.

BH2010/00399

6 Orchard Avenue Hove

Erection of a two storey rear extension.

Applicant: Mr Rody Bello

Officer: Guy Everest 293334

Approved on 02/06/10 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.

BH2010/00438

7 Orchard Avenue Hove

Erection of frame to create open veranda.

Applicant: Mr John Woollaston

Officer: Adrian Smith 01273 290478

Refused on 20/05/10 DELEGATED

1) UNI

Policies QD1, QD2 & QD14 of the Brighton & Hove Local Plan require that all extensions and alterations are well designed, sited and detailed in relation to the

property to be extended, adjoining properties and the surrounding area. The proposed veranda, by virtue of its material appearance, excessive width and depth in combination with the existing extension, represents a poorly designed addition to the recipient property that would be harmful to the appearance of the building, contrary to the above policies.

2) UNI2

Policies QD14 and QD27 of the Brighton & Hove Local Plan state that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed veranda, by virtue of its excessive depth in combination with the existing extension, would significantly oppress and enclose the outlook to the residents of the attached dwelling at No.5 Orchard Avenue. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/00607

266 Old Shoreham Road Hove

Extension to existing crossover/car hardstanding.

Applicant: Mrs J Shilliam

Officer: Mark Thomas 292336

Approved on 09/06/10 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.

BH2010/00722

72 Shirley Drive Hove

Erection of conservatory to rear elevation

Applicant: Mrs E Peel

Officer: Mark Thomas 292336

Approved on 26/05/10 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.

BH2010/00791

19 Woodruff Avenue Hove

Single storey flat roof rear extension with 2no rooflights and external store with canopy to east side. Conversion of garage into habitable room.

Applicant: Mr Alan Smith

Officer: Mark Thomas 292336

Approved on 26/05/10 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.

BH2010/00792

295 Dyke Road Hove

Erection of a two storey extension to the side (South) elevation, erection of a single storey extension to rear, loft conversion incorporation 2no dormer windows to rear, demolition of existing porch and erection of new porch, erection of new brick wall to front boundary and alterations to fenestration.

Applicant: Dr Godarz Nekoei

Officer: Jason Hawkes 292153

Approved on 03/06/10 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

Access to the roof of the single-storey extension, which is not shown as part of the approved roof terrace area, shall be for maintenance or emergency purposes only and the remaining roof shall not be used as a roof garden, terrace, patio or similar amenity areas.

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

3) UNI

The opaque glass screen for the approved rear terrace, as indicated on drawing no. 31(001)A, shall be installed before the terrace is brought into use. The screen shall be retained as such thereafter.

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

4) UNI

The rooflights in the side (north facing) elevation of the dwelling 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.

5) UNI

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

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

6) UNI

During construction of the approved scheme, the mature tree on the south east corner of the curtilage of the property shall be protected to standard BS 5837

(2005) and retained as such thereafter.

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

BH2010/00819

First Floor Flat A 1 Frith Road Hove

Loft conversion with rear dormer and 2 no front velux rooflights incorporating reinstatement of a slate roof.

Applicant: Mr Mark Jackson

Officer: Wayne Nee 292132

Refused on 08/06/10 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan seeks to ensure all new development is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The advice contained within Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBHI) 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 dormer, by reason of its excessive size, bulk and design, is 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.

BH2010/00847

57 Dyke Road Avenue Hove

Demolition and replacement of front boundary wall with railings and automatic gates.

Applicant: Mr & Mrs Whitehouse

Officer: Paul Earp 292193

Refused on 09/06/10 DELEGATED

1) UNI

The site is situated within the Tongdean Conservation Area wherein alterations to properties should preserve or enhance the character or appearance of a conservation area. The Tongdean Conservation Area Character Statement states that the character of the area includes substantial boundary walls on a regular line, mostly in brick, which provide visual coherence at street level. It is considered that the proposed replacement of the wall and addition of tall metal railings and gates would add an uncharacteristic feature to the streetscape in a very prominent way, that the railings and gates will be imposing and, due to their scale and materials will add a discordant element to the street scene. For these reasons it is considered that this proposal would not preserve or enhance the character or appearance of the conservation area and be contrary to policy HE6 of the Brighton & Hove Local Plan.

BH2010/00927

87 Shirley Drive Hove

Erection of single storey rear extension.

Applicant: Mr P Copeland

Officer: Jason Hawkes 292153

Approved on 08/06/10 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.

BH2010/00947

8 Hill Drive Hove

Erection of single storey rear extension. Loft conversion incorporating increased ridge height, 2no dormers to rear and front and rear rooflights.

Applicant: Mr Lee Gars

Officer: Charlotte Hughes 292321

Approved on 08/06/10 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) BH14.02

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

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

BH2010/00953

6 Hill Drive Hove

Loft conversion incorporating increased ridge height, 2no dormers to rear and front and rear rooflights.

Applicant: Dr Tham Ghasemi

Officer: Charlotte Hughes 292321

Approved on 08/06/10 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.

BH2010/00975

267 Dyke Road Hove

Change of Use from residential dwelling (C3) with childcare facilities, to residential dwelling and day nursery for up to 18 children (C3/D1).

Applicant: Mr Simon Cheeseman

Officer: Adrian Smith 01273 290478

Approved on 08/06/10 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 premises shall not be used as a day nursery except between the hours of 08.00 to 18.00 Monday to Friday with no use permitted on Saturdays, Sundays or Bank Holidays.

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

3) UNI

Unless otherwise approved in writing by the Local Planning Authority, the rooms allocated for residential purposes as indicated on drawing no. 168/01 shall be retained as such and shall not be used as part of the day nursery.

Reason: In order to protect the stock of residential accommodation within the city, in accordance with policy HO8 of the Brighton & Hove Local Plan.

4) UNI

The management of the outdoor space shall be undertaken in accordance with the submitted management plan unless otherwise approved in writing by the Local Planning Authority.

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

5) UNI

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

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

6) UNI

The premises shall be used for the use described by this planning permission only and for no other purpose (including any other purpose in Classes C3 and D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

7) UNI

Of the 18 children hereby permitted to be accommodated on the premises, the number of children attending the day nursery shall not exceed 12 at any time, with the number of additional after school places limited to a further 6 children.

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

8) UNI

Outdoor play sessions in connection with the day nursery use hereby permitted shall be restricted to within the hours of 09.00 to 12.00 and 14.30 to 16.45 Monday to Friday with no use permitted on Saturdays, Sundays or Bank Holidays.

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

BH2010/00981

8 Nevill Avenue Hove

Certificate of Lawfulness for a proposed single storey rear extension.

Applicant: Mr & Mrs Donovan

Officer: Wayne Nee 292132

Approved on 03/06/10 DELEGATED

BH2010/00982

6 Orchard Avenue Hove

Certificate of Lawfulness for a proposed development of hip to gable loft conversion incorporating rooflights to front and rear roofslopes and Juliet balcony at rear elevation.

Applicant: Mr Rody Bello

Officer: Guy Everest 293334

Approved on 24/05/10 DELEGATED

BH2010/01006

Hove Rugby Football Club Shirley Drive Hove

Extensions to clubhouse to provide additional changing rooms, new meeting room and entrance porch.

Applicant: Hove Rugby Football Club Ltd

Officer: Paul Earp 292193

Approved on 03/06/10 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) 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.

4) UNI

The clubroom and meeting area hereby permitted shall between the hours of 9.00am and 6.00pm be used solely for purposes within Use Class D2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) or as a crèche or day nursery. After 6.00pm the clubroom and meeting area shall be used solely for purposes ancillary to the playing of rugby, cricket, netball or other sports previously approved by the Director of Environmental Services unless the Director consents in writing otherwise. In particular, there shall be no parties or social events without the prior approval in writing of the Director of Environmental Services.

Reason: To enable the Council to control the use of the premises. The use of the premises for any other purpose including any other purpose in Use Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987 (as amended), might be injurious to amenities of the area, through increased traffic generation, might result in additional hazards to users of the adjoining highway and to protect the residential amenities of the area and to comply with policies QD27 and TR1 of the Brighton & Hove Local Plan.

5) UNI

Amplified music or other entertainment noise from within the premises shall not be audible at any adjacent residence or commercial premises at all times.

Reason: To protect the residential amenities of the area and to comply with policy QD27 of the Brighton & Hove local Plan.

BH2010/01085

36 Cobton Drive Hove

Certificate of Lawfulness for proposed loft conversion including hip to barn end roof extension with window to side and dormers to rear.

Applicant: Mr Chris Harrop

Officer: Mark Thomas 292336

Refused on 26/05/10 DELEGATED

1) UNI

The proposed window is not permitted under Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995, as amended, in that it is not obscure glazed and it has not been demonstrated that the opening parts are 1.7m above the floor level of the room it serves, and thereby fails to comply with condition B.2 (c) of Class B of said Order.

BH2010/01106

31 Woodland Drive Hove

Erection of single storey rear extensions with rooflights.

Applicant: Mr John Parvin

Officer: Mark Thomas 292336

Approved on 07/06/10 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.

WESTBOURNE

BH2007/04126

Lawncroft Nursing Home 155 Kingsway Hove

Demolition of existing building.

Applicant: Mrs Holliday-Welch

Officer: Paul Earp 292193

Approved on 21/05/10 PLANNING COMMITTEE

1) BH01.04

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

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

2) 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.

BH2010/00653

20 Blenheim Court 17 New Church Road Hove

Replacement of existing timber framed windows and installation of 1no balcony access door with white UPVC double glazed units at front facing South elevation.

Applicant: Mrs Annette Squire

Officer: Mark Thomas 292336

Approved on 20/05/10 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.

BH2010/00746

34 Reynolds Road Hove

Erection of single storey extension to rear.

Applicant: Mr Scott Criddle

Officer: Mark Thomas 292336

Approved on 25/05/10 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.

BH2010/00971

Oakleigh Lodge 36 New Church Road Hove

Conversion of garage to create additional residential accommodation.

Applicant: Mr & Mrs R Lockwood

Officer: Charlotte Hughes 292321

Approved on 01/06/10 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.

BH2010/01007

Flat 3 29 Westbourne Street Hove

Application for approval of details reserved by condition 3 of application BH2008/00384.

Applicant: Mr Kerem Yilmaz

Officer: Steven Lewis 290480

Approved on 09/06/10 DELEGATED

BH2010/01181

123-125 Portland Road Hove

Application for approval of details reserved by condition 1 of application BH2009/03145.

Applicant: Sainsbury's Supermarkets Limited

Officer: Adrian Smith 01273 290478

Approved on 08/06/10 DELEGATED

WISH

BH2010/00383

310 Portland Road Hove

Change of use from Retail (A1) to cafe/restaurant (A3).

Applicant: Mr Antones Siluvairajah

Officer: Charlotte Hughes 292321

Refused on 27/05/10 DELEGATED

1) UNI

1. Policy SR7 of the Brighton & Hove Local Plan permits the change of use of existing Class A1 use shops, providing it can be adequately demonstrated that an A1 retail use is no longer economically viable. Applicants are expected to demonstrate active marketing of the unit on competitive terms for a period of at least 12 months. Insufficient evidence has been submitted to demonstrate that

the unit is no longer economically viable as retail premises within this particular parade and the proposal is therefore considered to be contrary to policy SR7 of the Brighton & Hove Local Plan.

BH2010/00507

9 Saxon Road Hove

Erection of single storey side extension and two storey rear extension. Loft conversion incorporating front rooflights, rear dormer and hip to gable extension to south roofslope.

Applicant: Mr Henry

Officer: Mark Thomas 292336

Refused on 04/06/10 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 (SPGBHI). The proposed dormer window is inappropriately sized and represents an overly bulky addition to the rear roofslope. Further, it features inappropriately large areas of tile hung cladding contrary to guidance contained within SPGBH1. The proposed Hip to Gable roof extension would result in a visually heavy roof form to the south end which would unbalance the property to the detriment of the character and appearance of the recipient property and the wider street scene. The proposed use of tile hanging to the rear extension at first floor level to side and rear elevations would represent an uncharacteristic and incongruous addition to the property which would lead to the proposed rear extension having a tacked on appearance. The proposed front rooflights are not positioned or proportioned well in relation to existing windows to the elevation below, and, further, would result in a visually cluttered front roofslope. The proposal is therefore contrary to the above policy and guidance.

BH2010/00614

57 St Leonards Gardens Hove

Erection of a two storey rear extension.

Applicant: Mrs C Thompson

Officer: Guy Everest 293334

Approved on 02/06/10 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.

BH2010/00775

165 New Church Road Hove

Erection of first floor extension over existing single storey extension and minor roof alterations from a gable end to a hipped end.

Applicant: Mr Maurice French

Officer: Wayne Nee 292132

Refused on 25/05/10 DELEGATED

1) UNI

Policies QD1 and QD2 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed extension roof and the proposed barn end would form an inappropriate addition which would harm the appearance of the existing property, and would appear incongruous on the street scene. Furthermore, the proposed roof dormer on the front elevation also fails to respect the character and appearance of the property. The proposal would therefore be contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2010/00938

40-42 Portland Villas Hove

Application to extend time limit for implementation of previous approval BH2007/02971 for the demolition of existing garages and redevelopment at site to provide 1 x 3 bedroom house - resubmission of refused application BH2005/02117/FP.

Applicant: Mr Kevin Grice

Officer: Clare Simpson 292454

Approved on 21/05/10 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) BH02.03

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

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

3) BH02.04

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

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

4) BH02.07

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

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

5) BH03.01

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

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

6) BH05.01B

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve [*Code level 3 / Code level 4 / Code level 5*] for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve [*Code level 3 / Code level 4 / Code level 5*] for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

7) BH05.02B

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of [*Code level 3 / Code level 4 / Code level 5*] has been submitted to, and approved in writing by, the Local Planning Authority.

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

8) BH05.08A

No development shall take place until a written Waste Minimisation Statement, in accordance with Supplementary Planning Document 03: Construction and Demolition Waste, 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 to 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.

9) 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.

10) BH08.01

The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:

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

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved

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

11) UNI

No works shall commence until and Arboriculture Method Statement is submitted to and approved by the Local Planning Authority in writing. This statement shall show how Monkey Puzzle Tree adjoining the site and identified to be retained on the submitted drawings shall be protected to meet BS5837 (2005) Trees in Relation to Construction. The works shall be carried out in strict accordance with the approved details.

Reason: In order to protect and preserve the 'Monkey Puzzle' adjacent to the application site and to comply with policy QD16 of the Brighton & Hove Local Plan.

BH2010/01041

27 Welbeck Avenue Hove

Erection of part one and part two storey side and rear extensions.

Applicant: B & K Page

Officer: Steven Lewis 290480

Approved on 01/06/10 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 side facing windows in the north facing (side elevation) of the extension hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

4) UNI

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

BH2010/01044

8 Tandridge Road Hove

Erection of single storey front infill extension

Applicant: Mr S McFarlane

Officer: Mark Thomas 292336

Approved on 01/06/10 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.

BH2010/01057

27 St Keyna Avenue Hove

Erection of ground floor and part first floor rear extension.

Applicant: Mr Ben Cox

Officer: Jason Hawkes 292153

Approved on 02/06/10 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 windows shall be constructed on the first floor north facing elevation.

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

BH2010/01083

EDF Energy 329 Portland Road Hove

Application for approval of details reserved by conditions 8, 10 and 14 of application BH2008/02325

Applicant: EDF Energy

Officer: Paul Earp 292193

Approved on 02/06/10 DELEGATED

BH2010/01209

59 Welbeck Avenue Hove

Certificate of Lawfulness for a Proposed development of a single storey side extension, first storey rear extension and a roof conversion incorporating front & rear rooflights.

Applicant: Mr Tim O'Donnell

Officer: Charlotte Hughes 292321

Approved on 09/06/10 DELEGATED

Withdrawn Applications

BH2010/00699

29 Welbeck Avenue Hove

Demolition of extension at rear side of existing property and erection of 1no 4 bedroom 3 storey detached property.

Applicant: Mr Faz Kamtarin

Officer: Paul Earp 292193

WITHDRAWN ON 20/05/10

BH2010/01016

1 Amesbury Crescent Hove

Certificate of Lawfulness for proposed loft conversion incorporating rooflights to front and side and dormers to rear and side.

Applicant: Mr I & Mrs H Kirby

Officer: Mark Thomas 292336

WITHDRAWN ON 26/05/10