

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED

PATCHAM

BH2010/00812

The Chattri (Indian War Memorial) Patcham Down Brighton

Erection of portland stone wall memorial tablets.

Applicant: Commonwealth War Graves Commission

Officer: Helen Hobbs 293335

Approved on 11/06/10 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

No development shall take place 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.

BH2010/01108

175 Mackie Avenue Brighton

Certificate of Lawfulness for a proposed hipped to gable loft conversion with dormer to rear.

Applicant: Ms Imogen Pennington

Officer: Liz Arnold 291709

Approved on 21/06/10 DELEGATED

BH2010/01111

9 Old Court Close Brighton

Erection of rear roof extension incorporating replacement of existing dormer with new larger dormer and increase to size of existing rooflight to front elevation.

Applicant: Mrs Janet Stuart

Officer: Sonia Kanwar 292359

Refused on 11/06/10 DELEGATED

1) UNI

The proposed rear dormer, by virtue of its size, positioning and inappropriate design forms an incongruous addition, detrimental to the appearance of the building and the visual amenities enjoyed by neighbouring properties. The development is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

BH2010/01139

272 Mackie Avenue Brighton

Hip to gable loft conversion with dormer to rear

Applicant: Mr Nick Mahoney

Officer: Jonathan Puplett 292525

Approved on 17/06/10 DELEGATED

BH2010/01166

1 Heston Avenue Brighton

Erection of single storey extension to rear to replace existing conservatory.

Applicant: Mr & Mrs McPherson

Officer: Sonia Kanwar 292359

Approved on 10/06/10 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.

BH2010/01322

59 Greenfield Crescent Brighton

Rear extension at lower ground and ground floor levels and relocation of stairs of terrace.

Applicant: Mr & Mrs Castillo

Officer: Sonia Kanwar 292359

Approved on 29/06/10 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.

PRESTON PARK

BH2010/00798

60 Beaconsfield Road Brighton

External alterations to existing buildings including canopy roof to south elevation.

Applicant: Travis Perkins Group

Officer: Helen Hobbs 293335

Approved on 23/06/10 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.

BH2010/00849

3 Shaftesbury Place Brighton

Conversion of existing house to form 2no 3 bed maisonettes incorporating new dormer to rear roofslope and alterations to front elevation.

Applicant: Baron Homes Corporation

Officer: Jonathan Puplett 292525

Approved on 15/06/10 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) BH02.08

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

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

3) BH03.02

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

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

4) BH05.09

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

shall be carried out in strict accordance with the approved details.

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

5) BH06.02

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

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

6) UNI

No development shall take place until details of the replacement windows to be installed, including sections and manufacturers specifications, have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.

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.

BH2010/00968

111 Ditchling Rise Brighton

Loft conversion incorporating velux windows to rear.

Applicant: Ms M Hawton-Mead

Officer: Sonia Kanwar 292359

Approved on 22/06/10 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.

BH2010/01060

9 Upper Hamilton Road Brighton

Conversion of roofspace to form 1no 2 bed flat incorporating dormers to rear and rooflights to front elevation. Extension at 3rd floor level of rear stairwell.

Applicant: Mike Stimpson Properties

Officer: Sue Dubberley 293817

Refused on 25/06/10 DELEGATED

1) UNI

The proposed rear stairwell extension, by virtue of its positioning, inappropriate design and impact in terms of the cumulative size of the rear roof alterations, forms an incongruous addition, which would be detrimental to the appearance of the building and the surrounding area. The development is therefore contrary to policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

2) UNI2

The proposed three rooflights on the front roof slope would result in a cluttered

appearance which would be detrimental to the appearance of the building and the surrounding area. The development is therefore contrary to policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

3) UNI3

The applicant has failed to demonstrate that the proposed flat would provide a satisfactory level of accommodation. The development is therefore contrary to policies QD27 of the Brighton & Hove Local Plan.

BH2010/01186

15 Chester Terrace Brighton

Erection of single storey rear extension

Applicant: Mr John Elbourne

Officer: Sonia Kanwar 292359

Approved on 22/06/10 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.

BH2010/01188

116 Balfour Road Brighton

Certificate of Lawfulness for proposed loft conversion with rear dormer and front velux window.

Applicant: Mr & Mrs Avi Attia

Officer: Chris Swain 292178

Approved on 21/06/10 DELEGATED

BH2010/01262

1 Exeter Street Brighton

Erection of single storey rear extension

Applicant: Mr James Gillham

Officer: Helen Hobbs 293335

Approved on 21/06/10 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 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. At least three weeks notice in writing shall be given to the Local Planning Authority and their nominated representatives of the date when work on site will commence. Reasonable facilities, including regular rights of access, shall be given to the archaeologist during any construction work in order to prepare archaeological records. 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: As the site lies within an area of recognised archaeological interest, 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.

BH2010/01266

Preston Lawn Tennis Club Preston Drove Brighton

Installation of 4no 8 metre high floodlights to court number 6.

Applicant: Preston Lawn Tennis Club

Officer: Kate Brocklebank 292175

Approved on 22/06/10 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 floodlighting hereby approved shall only be in use between the hours of 15:00 and 22:00 daily.

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.

3) UNI

No development shall commence until a scheme of maintenance and details of the fittings to each floodlight to mitigate light spillage have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details and retained as such thereafter.

Reason: To ensure the satisfactory preservation of the setting of the adjacent listed buildings and to safeguard the amenities of the occupiers of adjoining properties to comply with policies QD27 and HE3 of the Brighton & Hove Local Plan.

BH2010/01274

71 Sandgate Road Brighton

Erection of two storey rear extension.

Applicant: Mr A & Mrs J Butler

Officer: Jonathan Puplett 292525

Approved on 23/06/10 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 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.

BH2010/01275

22 Southdown Road Brighton

Erection of single storey extension to rear (retrospective).

Applicant: Mr Simon Hull

Officer: Chris Swain 292178

Refused on 21/06/10 DELEGATED

1) UNI

The extension, by reason of its height, design, materials and close proximity to the shared boundary, results in a detrimental overbearing impact, loss of outlook and sense of enclosure towards No. 21 Southdown Road, detracting from the residential amenity currently enjoyed by this property, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/01298

35 Port Hall Road Brighton

Erection of single storey rear extension

Applicant: Mr Christopher Norton

Officer: Louise Kent 292198

Approved on 24/06/10 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.

REGENCY

BH2009/03003

42 East Street Brighton

Internal works to first floor to form storage area for shops on ground floor.

Applicant: Monsoon Accessorize

Officer: Christopher Wright 292097

Approved on 18/06/10 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 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 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 satisfactory preservation and enhancement of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

3) UNI

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

- i) a 1:5 scale section showing the ceiling lighting trays/false ceilings;
- ii) 1:20 scale sample elevations and sections, and 1:1 scale joinery sectional profiles of all new joinery work including all types of new doors including their architraves and skirting boards.
- iii) The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

4) UNI

The existing floor boards shall be retained, repaired and made good and any new over boarding or floor coverings shall be fixed in such a manner as to not damage the floor boards.

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

BH2010/00182

92 Montpelier Road Brighton

Replacement of two single glazed timber framed windows at first floor front elevation with the installation of two new double glazed units into identical new timber frames.

Applicant: Mrs Linda Holland

Officer: Mark Thomas 292336

Refused on 24/06/10 DELEGATED

1) UNI

1. Policy HE1 of the Brighton & Hove Local Plan states that alterations to a Listed Building will only be permitted where the proposal would not have any adverse effect on the architectural and historic character of the building. The proposed use of Slimlite double glazing represents an uncharacteristic and incongruous

form of glazing which would detract from the appearance and character of the listed building. Further, insufficient and contradictory information has been provided with the application with regards the design and detailing of the proposed window units, to demonstrate that the works would ensure the satisfactory preservation of this listed building. The proposal therefore fails to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2010/00340

5-6 Montpelier Road Brighton

Conversion of existing public house into 2no four bedroom houses.

Applicant: Espirit Building Services Ltd

Officer: Adrian Smith 01273 290478

Approved on 11/06/10 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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

3) UNI

The existing chimney stacks and chimney pots shall be retained and repaired.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 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 extension, enlargement or other alteration of the dwellinghouses 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.

5) UNI

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

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

6) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new dwellings 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.

7) UNI

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

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

BH2010/00635

73A Montpelier Road Brighton

Internal alterations to layout of flat.

Applicant: Miss Joanna Conlon

Officer: Adrian Smith 01273 290478

Approved on 11/06/10 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.

BH2010/00701

51 Ship Street Brighton

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

Applicant: Fat Face Ltd

Officer: Paul Earp 292193

Approved on 10/06/10 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) 10.05

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.

5) 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.

6) 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.

7) UNI

The illumination hereby approved should accord with the latest draft of the Institute of Lighting Engineers Technical Report no.5 - The Brightness of Illuminated Adverts.

Reason: To protect amenity and in the interests of highway safety, and to comply with policies QD12 and QD27 of the Brighton & Hove Local Plan.

BH2010/00702

51 Ship Street Brighton

Alterations to front entrance door and installation of air conditioning units to roof (Retrospective).

Applicant: Fat Face Ltd

Officer: Paul Earp 292193

Approved on 10/06/10 DELEGATED

1) UNI

Glazing to the fanlights above the two entrance doors shall be clear glazed and not obscured with any films or blanked out by any boarding.

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

2) UNI

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

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

3) UNI

The drip bar on the bottom of the west entrance door shall extend across the full width of the door and both side screens. This work shall be carried out and completed within 28 days of the date of this consent.

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

BH2010/00703

51 Ship Street Brighton

Listed Building Consent for display of signage and internal and external alterations to layout to form new Retail Unit (A1) (Retrospective).

Applicant: Fat Face Ltd

Officer: Paul Earp 292193

Approved on 10/06/10 DELEGATED

1) UNI

The drip bar on the bottom of the west entrance door shall extend across the full width of the door and both side screens. This work shall be carried out and completed within 28 days of the date of this consent.

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

2) UNI

Glazing to the fanlights above the two entrance doors shall be clear glazed and not obscured with any films or blanked out by any boarding.

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

BH2010/00778

44 Russell Square Brighton

Internal alterations at basement level to form new hallway, 2no bedrooms and an ensuite shower room

Applicant: Mrs Samantha Williamson

Officer: Christopher Wright 292097

Refused on 15/06/10 DELEGATED

1) UNI

Insufficient information has been submitted in order to assess the proposals and the effect on the historic fabric and character of the listed building both internally and externally. As such the application is contrary to the requirements of policy HE1 of the Brighton & Hove Local Plan.

2) UNI2

The proposed internal layout would consolidate a non original plan form and would necessitate a more intrusive intervention, to the detriment of the historic character of the listed building and its original fabric. The application is thereby contrary to the aims and objectives of policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2010/00891

Abbey Hotel 14-19 Norfolk Terrace Brighton

Replacement windows at fourth floor level.

Applicant: Thornton Properties Ltd

Officer: Charlotte Hughes 292321

Approved on 21/06/10 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

Any trickle vents to be installed in the windows hereby approved shall be concealed 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.

3) UNI

The windows hereby approved shall be painted white and maintained in this colour 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.

BH2010/00892

Abbey Hotel 14-19 Norfolk Terrace Brighton

Replacement windows at fourth floor level.

Applicant: Thornton Properties Ltd

Officer: Charlotte Hughes 292321

Approved on 21/06/10 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

Any trickle vents to be installed in the windows hereby approved shall be concealed 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.

3) UNI

The windows hereby approved shall be painted white and maintained in this colour 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.

BH2010/00895

St Stephens Hall Montpelier Place Brighton

Application for variation of condition 2 of application BH2009/00802 to permit the construction of the new internal accommodation pods before the frieze below the ceiling inside the building is restored and repaired and any missing sections replaced to match the original and the exterior of the building is fully repaired, restored and redecorated and the cross on the top of the building is reinstated.

Applicant: Ms Nikki Homewood

Officer: Clare Simpson 292454

Approved on 24/06/10 DELEGATED

1) UNI

The frieze below the ceiling inside the building shall be restored and repaired and any missing sections replaced to match exactly the original and the exterior of the building shall be fully repaired, restored and redecorated and the cross on the top of the building reinstated before the new internal accommodation pods are brought into operation.

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

BH2010/00939

8 Windlesham Court Windlesham Gardens Brighton

Installation of UPVC windows to replace existing wooden windows.

Applicant: Ms Rosalind Charters

Officer: Charlotte Hughes 292321

Approved on 10/06/10 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.

BH2010/00954

186 Western Road Brighton

Display of 1no internally illuminated fascia sign, 1no internally illuminated box banner sign, 1no internally illuminated projecting sign and application of self adhesive frosted film lettering to windows above

Applicant: Cotswold Outdoor Ltd

Officer: Mark Thomas 292336

Split Decision on 22/06/10 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.04

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

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

4) BH10.05

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

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

5) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

6) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

7) UNI

The level of illumination of the proposed signs shall not exceed 600cd/m².

Reason: to accord with regulation 14(1) of the Town and Country Planning (Control of advertisements)(England) Regulations 2007; to safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton & Hove Local Plan; and in the interest of Highway safety in accordance

with policy TR7 of the Brighton & Hove Local Plan.

1) UNI

Policy QD12 of the Brighton & Hove Local Plan states that advertisements and signs should be sensitively designed and located, and contribute to the visual amenity of the area. Further, policy HE6 requires development within or affecting the setting of conservation areas to preserve or enhance the character of the area. Due to the size and location of the signage, the proposed banner sign represents a prominent and unsympathetic addition to the property, which would result in a cluttered appearance, to the detriment of the appearance and character of the recipient building, the wider street scene and the Regency Square conservation area to which the property adjoins. The signage is contrary to planning policies QD12 and HE6 and is therefore unacceptable.

BH2010/00955

186 Western Road Brighton

Installation of air conditioning units to rear

Applicant: Cotswold Outdoor Ltd

Officer: Clare Simpson 292454

Approved on 29/06/10 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.

BH2010/01056

St Stephens Hall Montpelier Place Brighton

Application for approval of details reserved by conditions 5, 6, and 16 of application BH2009/00802.

Applicant: Nikki Homewood

Officer: Clare Simpson 292454

Approved on 23/06/10 DELEGATED

BH2010/01247

16 Victoria Street Brighton

Construction of new enclosed staircase to existing attic storage room.

Applicant: Mr C Spencer

Officer: Charlotte Hughes 292321

Approved on 21/06/10 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

Details of any handrail required are to be submitted to and approved in writing by the Local Planning Authority, prior to its installation. The hand rail shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2010/01291

13 Temple Street Brighton

Creation of rear dormer and repairs to existing front dormer.

Applicant: Mr Tristan Brolly

Officer: Charlotte Hughes 292321

Approved on 25/06/10 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) BH12.03

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.

BH2010/01330

8 Montpelier Terrace Brighton

Application to extend time limit for implementation of previous approval BH2007/01703 for the conversion of single house into 2 houses

Applicant: Mr P Clegg

Officer: Steven Lewis 290480

Approved on 29/06/10 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) 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) 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) BH05.08A

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.

7) 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.

8) 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.

9) BH13.03

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.

10) 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.

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

ST. PETER'S & NORTH LAINE

BH2007/04514

48 London Road Brighton

Addition of first floor rear extension and raising of roof at third floor with 2 no roof-lights to both the front and rear roofslopes. New shopfront and restoration of front windows at first and second floors. Alterations to rear windows at second floor. Creation of a three bedroom flat at first floor, two bedroom flat at second floor and one bedroom flat at third floor.

Applicant: Mr Paulanto

Officer: Kathryn Boggiano 292138

Approved on 24/06/10 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) BH02.08

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) 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) BH03.02

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

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

5) BH04.01A

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) BH05.09

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.

7) BH06.03

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

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

8) UNI

No residential unit shall be first occupied until the shopfront shown on plan referenced D.02 Rev d submitted 14 May 2010, has been fully installed in accordance with the details and materials shown on this plan. The shopfront shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD10 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 02 'Shop Front Design'.

9) UNI

No works shall commence until details of the new/reconditioned sash windows on the front elevation fronting London Road, have been submitted to and agreed in writing by the Local Planning Authority. No residential unit shall be first occupied until the new/reconditioned windows have been fully installed in accordance with the approved details. The windows shall be retained as such thereafter.

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

BH2010/00631

1A York Place Brighton

Replacement of UPVC windows with timber sliding sash windows to front of flat.

Applicant: Mr D Newman

Officer: Sonia Kanwar 292359

Approved on 28/06/10 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) BH12.03

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.

BH2010/00790

115 - 116 Church Street Brighton

Display of externally illuminated hanging sign, internally illuminated menu boxes, non-illuminated gold leaf lettering to window and externally illuminated canopy.

Applicant: Cote Restaurants

Officer: Kate Brocklebank 292175

Approved on 25/06/10 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2010/00793

115-116 Church Street Brighton

Replacement of existing shopfront.

Applicant: Cote Restaurants

Officer: Kate Brocklebank 292175

Approved on 23/06/10 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 shopfront hereby approved shall be painted timber and retained as such.

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

BH2010/00807

120 - 132 London Road Brighton

Display of 2no externally illuminated fascia signs, 1no internally illuminated hanging sign and 1no non-illuminated wall mounted sign.

Applicant: Food Programme Delivery Orchid Group

Officer: Louise Kent 292198

Approved on 15/06/10 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.

BH2010/00836

48 Kensington Place Brighton

Installation of rooflight to rear. Internal alterations to loft including boarding of loft space. (Part Retrospective).

Applicant: Ms Anne Johnson

Officer: Chris Swain 292178

Refused on 16/06/10 DELEGATED

1) UNI

The proposed rooflight, by reason of its scale, proportions and positioning would form an incongruous feature to the rear roofslope, relating poorly to the existing fenestration to the rear and would detract from the architectural and historic appearance and character of the listed building, contrary to policy HE1 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Listed Building Interiors (SPG11).

2) UNI2

Insufficient information has been submitted by the applicant with regards to both the detailing of the roof hatch and its relationship to the existing first floor ceiling and room below or of the access steps to the loft. As such the impact of the proposal on the architectural and historic character and appearance of the interior of the listed building, cannot be properly assessed in line with policy HE1 of the Brighton & Hove Local Plan.

BH2010/00912

71- 76 Church Street Brighton

Installation of emergency exit door to east elevation with handrail and steps.

Applicant: Mr Patrick Moorhead

Officer: Sonia Kanwar 292359

Refused on 14/06/10 DELEGATED

1) UNI

The proposed door, by reason of its materials and design, would result in a detrimental impact on the architectural and historic character and appearance of the listed building and the conservation area and is therefore contrary to policies QD1, QD14, HE1 & HE6 of the Brighton & Hove Local Plan and to the Council's Supplementary Planning Guidance Note SPGBH13: Listed Buildings - General Advice.

BH2010/00913

71- 76 Church Street Brighton

Installation of emergency exit door to east elevation with handrail and steps.

Applicant: Mr Patrick Moorhead

Officer: Sonia Kanwar 292359

Refused on 14/06/10 DELEGATED

1) UNI

The proposed door, by reason of its materials and design, would result in a detrimental impact on the architectural and historic character and appearance of the listed building and is therefore contrary to policy HE1 of the Brighton & Hove Local Plan and to the Council's Supplementary Planning Guidance Note SPGBH13: Listed Buildings - General Advice.

BH2010/00937

35 Richmond Road Brighton

Installation of 1no conservation style roof light to front roofslope.

Applicant: Mr Burgess

Officer: Louise Kent 292198

Approved on 15/06/10 DELEGATED

BH2010/00944

Community Base 113 Queens Road Brighton

Display of externally illuminated mesh type banner to North elevation.

Applicant: Community Base

Officer: Anthony Foster 294495

Refused on 14/06/10 PLANNING COMMITTEE

1) UNI

The proposed advertisement, by virtue of its size, location and materials would result in a visually dominant feature within the street scene and would detract from the visual amenities of the area, adversely impacting on the character and appearance of both the North Laine Conservation Area and the West Hill Conservation Area. As such, the proposal is contrary to policies QD12, QD13, HE6 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 Advertisements.

BH2010/01081

29 Park Crescent Terrace Brighton

Part demolition and re-build of single storey flat roofed studio room in rear garden and insertion of new sliding folding doors to rear elevation,

Applicant: Dylan Carbonell-Ferrer

Officer: Chris Swain 292178

Approved on 10/06/10 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 studio hereby approved shall only be used for purposes ancillary to the use of the main property as a single private dwelling house.

Reason: To safeguard the residential amenity of neighbouring occupiers and comply with policy QD27 of the Brighton & Hove Local Plan.

BH2010/01110

91 Ditchling Road Brighton

Creation of 1no one bed flat at basement level in existing storage area with external alterations

Applicant: Mr A Raja

Officer: Sue Dubberley 293817

Approved on 11/06/10 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) BH02.07

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 works hereby approved to remove the existing rendered wall fronting Rose Hill Close and to install railings over a dwarf wall shall be completed and the railings painted black prior to the initial occupation of the basement flat hereby approved.

Reason: In the interests of the character and appearance of the area and to enhance the residential amenity enjoyed by the occupants of the basement flat and in accordance with policies QD1, QD14 and QD27 of the Brighton & Hove Local Plan.

WITHDEAN

BH2010/00840

250 London Road Preston Brighton

Erection of detached garage to replace existing

Applicant: Mrs Emma Rehorn

Officer: Wayne Nee 292132

Refused on 21/06/10 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 requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed replacement garage and car port, by virtue of its roof bulk and excessive height would be unduly prominent within the street scene and detrimental to the character and appearance of the existing property and the wider area. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2010/00866

250 London Road Brighton

Erection of two storey extension to rear.

Applicant: Mrs Emma Rehorn

Officer: Wayne Nee 292132

Refused on 15/06/10 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, loss of amenity to neighbouring residents and that residents/occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed two storey rear extension, by virtue of its proximity to the site boundary and full length folding/sliding glazed doors at first floor level, would represent an overbearing addition for the occupiers of 2 Surrenden Crescent by reason of an increased sense of overlooking and loss of privacy into their rear garden. The proposal is detrimental to their residential amenity, and therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

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 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 rear extension, by virtue of its projection above the eaves of the existing roof, would be an inappropriate addition to the property. The proposal would therefore be contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2010/00910

16 Tongdean Rise Brighton

Installation of dormer to front roof slope.

Applicant: Mr Steven Johnson

Officer: Wayne Nee 292132

Approved on 14/06/10 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.

BH2010/00920

Plot 1 Olympic Heights Withdean Road Brighton

Alterations to the driveway, the stairway to side of property from upper to lower terrace and the windows. (Part retrospective)

Applicant: Apple Construction Ltd

Officer: Paul Earp 292193

Approved on 21/06/10 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.

BH2010/00988

Dorothy Stringer Pre-School Nursery Stringer Way Brighton

Replacement of existing single storey Pre-School Nursery building with new single storey building.

Applicant: Brighton & Hove City Council

Officer: Steven Lewis 290480

Approved on 15/06/10 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 development shall be carried out in strict accordance with the submitted Arboricultural Report by RW Green Limited dated June 2010, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the protection and retention of protected trees on and around the site and in the interests of the amenity of the area, to accord with policies QD1, QD16 and QD27 of the Brighton & Hove Local Plan.

BH2010/01013

16 Elms Lea Avenue Brighton

Erection of single storey side and rear extension with rooflights to replace existing conservatory.

Applicant: Mr & Mrs Peter Auguste

Officer: Louise Kent 292198

Approved on 22/06/10 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.

BH2010/01032

3 Colebrook Road Brighton

Erection of single storey rear extension.

Applicant: Mrs Diane Angus

Officer: Mark Thomas 292336

Approved on 21/06/10 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.

BH2010/01050

42 Maldon Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating dormers to side and rear.

Applicant: T & G Redfern

Officer: Adrian Smith 01273 290478

Approved on 24/06/10 DELEGATED

BH2010/01089

20 Peacock Lane Brighton

Replacement of existing conservatory extension with new single storey extension to side and rear of property.

Applicant: Mr Tim Hazelden

Officer: Mark Thomas 292336

Approved on 10/06/10 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.

BH2010/01125

7 Whitethorn Drive Brighton

Erection of two storey front/side extension, loft conversion with front dormer and associated works.

Applicant: Mr Nick Law

Officer: Charlotte Hughes 292321

Approved on 10/06/10 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) BH03.02

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.

BH2010/01157

22 Tongdean Rise Brighton

Erection of raised decking to rear garden

Applicant: Mr Gary Becarevic

Officer: Jason Hawkes 292153

Approved on 10/06/10 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 opaque glazed screen for the approved rear terrace, as indicated on drawing no. RFA 10/42/02A, 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.

BH2010/01344

45 Hillcrest Brighton

Erection of single storey rear extension and dormer window to front roofslope

Applicant: Mr Jon Rangelcroft

Officer: Wayne Nee 292132

Refused on 30/06/10 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 front dormer would unbalance the semi detached pair of dwellings, and would create a visually heavy roof to one half. This would detract from the character and appearance of the property, and the surrounding street scene. As such, the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and SPGBH1.

BH2010/01403

26B Withdean Road Brighton

Non Material Amendment to BH2008/03059 to change 1no. window on rear elevation of gymnasium to a door, relocation of access stair to lower garden, change of balustrading around patio from stone to glass in stainless steel uprights and handrail.

Applicant: Mr Bharat Chotai

Officer: Adrian Smith 01273 290478

Split Decision on 29/06/10 DELEGATED

1) UNI

The proposed changes to application BH2008/03059 to change a window to the rear elevation of the gymnasium to a single door and to change the balustrading around the raised terrace from stone to glass with stainless steel uprights and handrails as non-material amendments under Section 96A of the Town and Country Planning Act 1990, as amended, for the following reason:

The proposed revisions to the scheme approved under application BH2008/03059, namely to change a window to the rear elevation of the gymnasium to a single door and to change the balustrading around the raised terrace from stone to glass with stainless steel uprights and handrails, are not considered so significant that they warrant the submission of a further application for planning permission.

1) UNI

The proposed changes to application BH2008/03059 to relocate the access stair to the lower garden from the centre to the north side of the rear terrace, as non-material amendments under Section 96A of the Town and Country Planning Act 1990, as amended, for the following reason:

The proposed revision to the scheme approved under application BH2008/03059, namely to relocate the access stair to the lower garden from the centre to the north side of the rear terrace, is considered so significant that it 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 its impact on residential amenity.

EAST BRIGHTON

BH2010/00531

3 St Marys Square Brighton

Installation of UPVC windows and doors to replace existing timber windows and doors.

Applicant: Mr B Gibbon

Officer: Chris Swain 292178

Approved on 25/06/10 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.

BH2010/00532

7 St Marys Square Brighton

Installation of UPVC windows and doors to replace existing timber windows and doors.

Applicant: Mr E Baker

Officer: Chris Swain 292178

Approved on 25/06/10 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.

BH2010/00533

4 St Marys Square Brighton

Installation of UPVC windows and doors to replace existing timber windows and doors.

Applicant: Mr R Sully

Officer: Chris Swain 292178

Approved on 25/06/10 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.

BH2010/00534

8 St Marys Square Brighton

Installation of UPVC windows to replace existing timber windows and new UPVC rear door to replace wooden doors.

Applicant: Mr R Stephens

Officer: Chris Swain 292178

Approved on 25/06/10 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.

BH2010/00535

5 St Marys Square Brighton

Installation of UPVC windows and doors to replace existing timber windows and doors.

Applicant: Mrs S Bradshaw

Officer: Chris Swain 292178

Approved on 25/06/10 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.

BH2010/00536

8 St Marys Square Brighton

Installation of UPVC windows and doors to replace existing timber windows and doors.

Applicant: Mr R Stephens

Officer: Chris Swain 292178

Approved on 25/06/10 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.

BH2010/00539

6 St Marys Square Brighton

Installation of UPVC windows and doors to replace existing timber windows and doors.

Applicant: Mr K Ditch

Officer: Chris Swain 292178

Approved on 25/06/10 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.

BH2010/00566

26 St Marys Square Brighton

Installation of UPVC windows to replace existing wooden windows and new UPVC rear door to replace existing wooden door.

Applicant: Mr & Mrs N Jackson

Officer: Chris Swain 292178

Approved on 25/06/10 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.

BH2010/01047

19 Bristol Gardens Brighton

Installation of racking to West elevation. (Retrospective)

Applicant: Wolseley UK Ltd

Officer: Aidan Thatcher 292265

Refused on 21/06/10 DELEGATED

1) UNI

The racking, which has already been erected, causes a detrimental visual impact to the existing buildings on the site and the wider area, particularly the Prince Regent's Close street scene, and as such is contrary to policies QD1 and QD5 of the Brighton & Hove Local Plan.

BH2010/01226

29 Bristol Gate Brighton

Roof conversion incorporating raising of ridge height and removal of redundant chimney.

Applicant: Mr Alan Tindell

Officer: Jonathan Puplett 292525

Approved on 18/06/10 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.

BH2010/01300

Whitehawk Primary School Whitehawk Road Brighton

Application for Approval for Details Reserved by Conditions 1,2,3,4,5,6,7,8,9,10,11,12 and 13 of application BH2009/03158.

Applicant: Brighton & Hove City Council

Officer: Ray Hill 293990

Split Decision on 11/06/10 DELEGATED

1) UNI

approval of details reserved by Conditions 2, 3(a), 5, 6, 10, 11, 12 & 13 subject to full compliance with the submitted details.

1) UNI

approval of details reserved by conditions 3(b), 4 & 7 for the following reasons:-
In the absence of a BRE issued Design Stage Certificate and Post Construction Review Certificate to show that the development will/ has achieved a BREEAM rating of 'Very Good' and a rating of 50% in the relevant Energy and Water

Sections, 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.

2) UNI2

The proposed landscaping scheme contains insufficient information to clearly demonstrate the position of the new tree planting and that of the existing trees to be retained and measures for their protection during construction, contrary to policies QD1, QD15 and QD16 of the Brighton & Hove Local Plan.

BH2010/01427

8 Chesham Street Brighton

Non Material Amendment to BH2010/00207 to raise the pitch of the roof to 17.5% to enable us to use tiles matching the existing house and to facilitate better weathering of the roof in general.

Applicant: Ms Sharmiwa Nebhrajani

Officer: Helen Hobbs 293335

Refused on 21/06/10 DELEGATED

1) UNI

The amendment to raise the pitch of the roof to the rear extension are considered material changes to the development approved under application BH2010/00207 and warrant the submission of a further application for planning permission. This would enable the Local Planning Authority to fully assess the revised proposals in respect of the following issues:

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

HANOVER & ELM GROVE

BH2009/03181

76 Islingword Road Brighton

Installation of extractor flue at the rear of the property.

Applicant: Mr Mohammad Sarvari

Officer: Chris Swain 292178

Approved on 21/06/10 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

Noise associated with the operation of the kitchen ventilation system incorporated in the development shall be controlled such that the rating level measured or calculated 1 metre from the façade of the nearest existing noise sensitive premises shall not exceed a level 5dB(A) below the existing background (background expressed as an L90).

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

BH2010/00940

128 - 129 Lewes Road Brighton

Change of use of basement from retail storage to 1no 1 bed flat and 1no studio. Excavation at front to form new entrance steps to basement with lightwell and associated metal balustrading. Alterations to front and rear fenestration.

Applicant: Peer Mark Ltd

Officer: Aidan Thatcher 292265

Refused on 15/06/10 DELEGATED

1) UNI

The proposed basement residential units would be largely enclosed and would receive inadequate natural light and a poor outlook and would therefore fail to provide an acceptable residential environment for future occupiers, contrary to Brighton & Hove Local Plan policy QD27.

2) UNI2

The proposed external alterations to the front of no. 128 at basement level, namely the new front facing casement window, would not integrate effectively with the host property due to its positioning and thus would be contrary to Brighton & Hove Local Plan policies QD1 and QD14.

3) UNI3

The proposed development fails to demonstrate adequate compliance with lifetime homes criteria and as such would be contrary to policy HO13 of the Brighton & Hove Local Plan.

BH2010/01195

173 Hartington Road Brighton

Erection of single storey rear extension

Applicant: Mr N Waller

Officer: Liz Arnold 291709

Approved on 21/06/10 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.

BH2010/01261

99 Shanklin Road Brighton

Rear dormer incorporating French doors and balustrade.

Applicant: Mr Lee McLagan

Officer: Jonathan Puplett 292525

Refused on 22/06/10 DELEGATED

1) UNI

The proposed rear dormer would harm the appearance of the roofslope by virtue of its form, excessive size, fenestration design, materials, and large areas of cladding. The dormer would represent an unsightly and bulky addition to the existing building, detracting from the character and appearance of the property. The proposal is therefore contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan and to the provisions of supplementary planning guidance note SPGBH1: roof extensions and alterations.

BH2010/01308

24 Southampton Street Brighton

Certificate of Lawfulness for proposed loft conversion incorporating rear dormer with window and French door and rooflights to front roof slope.

Applicant: Ms Frances Guy

Officer: Louise Kent 292198

Refused on 25/06/10 DELEGATED

1) UNI

The 'Proposed Loft Plan' on drawing no. 1046 PL007 and the 'Roof Plan' on drawing no. 1046 PL008 show a rooflight over the proposed shower room. The rooflight is not shown on any of the three submitted loft sections and no further information about the proposed rooflight has been submitted. The applicant has therefore failed to demonstrate that the proposed rooflight would not project above the height of the highest part of the existing roof and the proposal is therefore not permitted under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

2) UNI2

The proposed loft conversion incorporates a shower room with sink and toilet. No details of any changes to the soil and vent pipe have been shown on the submitted drawings and the applicant has therefore failed to demonstrate that the proposal would comply with the requirements of Schedule 2, Part 1, Class G of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

HOLLINGDEAN & STANMER

BH2010/00331

Hollingbury Park Playgroup Pavilion Ditchling Road Brighton

Demolition of existing detached playgroup building and erection of new single storey detached playgroup building incorporating a public accessible toilet. Provision of temporary structure to accommodate playgroup & erection of new 2 metre high security fence to perimeter.

Applicant: Ms Caroline Parker

Officer: Liz Arnold 291709

Approved on 29/06/10 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) BH03.01

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) UNI

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

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

4) UNI

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

Reason: As elevated levels of Lead have been detected in the soils at the site in order to protect valuable groundwater resources and to prevent pollution of the water environment and to comply with policy SU3 of the Brighton & Hove Local Plan.

5) UNI

Notwithstanding the Arboriculturist Statement by Ash Partnership submitted on the 9th February 2010, no development shall commence until a tree survey, to a BS 5837 (2005) standard, is submitted to and approved in writing by the Local Planning Authority. Any trees 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.

6) UNI

During the implementation of the permission hereby approved, trees retained within the immediate vicinity of the site, including on the frontage of Ditchling Road, shall be protected to BS 5837 (2005) standard.

Reason: To ensure that the development and associated works do not jeopardise the structural stability of the tree and to comply with policy QD16 of the Brighton & Hove Local Plan.

7) UNI

(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 detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases, (including radon) 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 part (i) above that any remediation scheme required and approved under part (i) has been fully implemented in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

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

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

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

8) UNI

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

Reason: This site lies on Chalk a principal aquifer, a valuable groundwater resource. It must be ensured that all works carried out in relation to this planning application are carried out with the utmost care to ensure the protection of groundwater and to prevent pollution of the water environment and to comply with policy SU3 of the Brighton & Hove Local Plan.

9) UNI

Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

Reason: In order to ensure remedial works have been carried out in order to protect groundwater and to prevent pollution of the water environment and to comply with policy SU3 of the Brighton & Hove Local Plan.

10) UNI

No development shall take place until details of a green or bio-diverse roof, including sections; design and construction details have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development and shall be retained as such thereafter.

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

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the portacabin style building hereby permitted shall be removed and the land restored to its former condition within 3 months of the first occupation of the playgroup development authorised by this permission.

Reason: The building hereby approved is not considered suitable as a permanent form of development to safeguard the visual amenities of Hollingbury Park and the wider area and to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.

12) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Outline Site Waste Management Plan submitted on the 9th February 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.

BH2010/00846

Arts Building A Arts Road University Of Sussex Brighton

Widening of existing doorway (retrospective).

Applicant: University of Sussex

Officer: Helen Hobbs 293335

Approved on 23/06/10 DELEGATED

BH2010/01118

The Play Station Ditchling Road Brighton

Installation of new access pathway and ramps to nursery.

Applicant: Brighton & Hove City Council

Officer: Liz Arnold 291709

Approved on 14/06/10 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

If during development, contamination not previously identified, is found to be present on the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, a method statement to identify, risk assess and address the unidentified contaminants.

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

BH2010/01216

Hertford Junior School Lynchet Close Brighton

Construction of new link corridor to replace existing timber structure.

Applicant: Hertford Junior School

Officer: Sue Dubberley 293817

Approved on 18/06/10 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.

MOULSECOOMB & BEVENDEAN

BH2010/00709

14 Coombe Terrace Brighton

Change of Use from sandwich bar (A1) to snack bar (A3) and installation of ventilation ducting to rear.

Applicant: Mr Mohamed Haddou

Officer: Jonathan Puplett 292525

Approved on 10/06/10 DELEGATED

1) UNI

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

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

2) UNI

The premises shall not be in use except between the hours of 07.30 and 20.30 Monday to Saturday, and 08.00 and 18.30 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.

BH2010/01014

University of Brighton Falmer Campus Lewes Road Brighton

Application for approval of details reserved by condition 6 of application BH2008/01744

Applicant: University of Brighton

Officer: Aidan Thatcher 292265

Approved on 11/06/10 DELEGATED

BH2010/01218

36 Halland Road Brighton

Erection of two storey rear extension to existing dwelling to form annexe

Applicant: Mr Ali Nassir-Pour

Officer: Anthony Foster 294495

Refused on 21/06/10 DELEGATED

1) UNI

The proposed extension, by reason of its design, bulk, massing and siting, is considered to be overdevelopment of the site which would detract from the character and appearance of the building contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension, by reason of its height and siting, would lead to a loss of light and a sense of enclosure to the neighbouring occupiers at 34 and 38 Halland Road and would have an overbearing impact leading to a loss of residential amenity, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The submitted drawings suggest the formation of a separate residential dwelling. The site is of an inadequate size/shape to accommodate an additional dwelling whilst meeting policy requirements to address issues such as bicycle, recycling and refuse storage, The proposal represents an overdevelopment of the site, out

of keeping with the surrounding area, and contrary to policies QD1, QD2, and QD3 of the Brighton & Hove Local Plan which seek to ensure a high standard of design, and secure an intensity of development appropriate to the locality.

QUEEN'S PARK

BH2009/02538

179 Edward Street Brighton

Display of 2 no. non-illuminated fascia signs (retrospective).

Applicant: Frankie Vaughn's Cafe

Officer: Helen Hobbs 293335

Approved on 22/06/10 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

BH2010/00559

Dolphin House Manchester Street Brighton

Change of Use to language school (D1) and/or offices (B1).

Applicant: Hargreaves Management Ltd and House of English

Officer: Anthony Foster 294495

Approved on 10/06/10 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) BH02.07

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

Prior to the commencement of the language school (D1) use, the ground floor, first floor and second floor windows on the rear (western) elevation shall be obscurely glazed and permanently retained thereafter until such time that the use reverts back to offices (B1), unless otherwise agreed in writing.

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

Within the first ten years of the implementation of this permission, the occupier/freeholder of the property is to notify the Local Planning Authority in writing when a change of use occurs to one which is explicitly allow by this permission.

Reason: To ensure that the Local Planning Authority is aware of the lawful use of the premises at any one time in order to protect the amenities of the area in accordance with policy QD27 in the Brighton & Hove Local Plan.

6) UNI

Upon commencement of any proportion of D1 use the lower ground floor area identified on drawing no. ECDH. 04i shall be used for vehicular and cycle access and egress, parking, and for emergency purposes only.

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

7) UNI

The proposed D1 use shall be for a language school only and for no other purpose including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the 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 the use of the premises in order to protect the amenities of the area in accordance with policy QD27 in the Brighton & Hove Local Plan.

8) UNI

The D1 use hereby permitted shall not be open except between the hours of 08.00 and 20.00 on Mondays to Fridays and 10.00 and 16.00 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.

9) UNI

Prior to the commencement of the language school (D1) use details of the window opening restrictions are to be 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, unless otherwise agreed in writing.

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

10) UNI

Prior to the commencement of the language school (D1) use a site management plan is to be submitted to and approved in writing by the Local Planning Authority. The management plan should include details for dealing with the arrival and departure of students for classes, activities within common areas, smoking areas, no access (except in emergencies) for students and staff to the rear courtyard area adjoining Dolphin Mews, sound limiters for audio equipment, parking areas and general measures to ensure that the amenity of the neighbouring occupiers is not compromised. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

11) UNI

Prior to first occupation of the development, or any subsequent change of use hereby permitted by this permission a Travel Plan (a document setting out a package of measures tailored to the needs of the site and aimed at promoting sustainable travel choices and reduce reliance on the car) for the development shall be submitted to the Local Planning Authority. The Travel Plan shall be approved in writing prior to first occupation of the development and shall be implemented as approved thereafter. The Travel Plan shall include a process of annual monitoring and reports to quantify if the specified targets are being met, and the council shall be able to require proportionate and reasonable additional measures for the promotion of sustainable modes if it is show that monitoring targets are not being met.

Reason: To seek to reduce traffic generation by encouraging alternative means of transport to private motor vehicles in accordance with policy TR4 of the Brighton & Hove Local Plan.

BH2010/00715

11-12 Marine Parade Brighton

Refurbishment of terraced area at front incorporating repositioning of bin enclosure access and new entrance gate.

Applicant: Tulip Brighton Ltd

Officer: Aidan Thatcher 292265

Approved on 14/06/10 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) BH12.01

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

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

3) UNI

The new railings and entrance gates shown on the approved plans shall be painted black within 1 week of their erection and shall be retained as such.

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

4) UNI

No works shall take place until full details of the proposed new railings, gates and the new column 'caps' to the existing pillars at a scale of 1:20 have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2010/00716

11-12 Marine Parade Brighton

Demolition of railings around terraced area to front.

Applicant: Tulip Brighton Ltd

Officer: Aidan Thatcher 292265

Approved on 14/06/10 DELEGATED

1) BH01.04

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

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

BH2010/00759

Unit 2 & 3 The Terraces Madeira Drive Brighton

Change of use from amusement arcade (sui generis) to spa and fitness studio with ancillary cafe/restaurant.

Applicant: Brighton Sea Front Regeneration Ltd

Officer: Aidan Thatcher 292265

Approved on 16/06/10 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) BH06.02

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

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

3) BH07.03

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

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

4) BH07.07

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.

5) UNI

The use hereby permitted shall be open to customers between the hours of 07:00 and 24:00 only, on a daily basis.

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 café/restaurant use hereby permitted shall be restricted to the area shown on approved drawing no. A100, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the café/restaurant use remains ancillary to the main use and to ensure compliance with policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2010/00761

Unit 9 The Terraces Madeira Drive Brighton

Display of 2no externally illuminated fascia signs and 9no vinyl adverts to be displayed on insides of windows and doors

Applicant: Mr John Treharne

Officer: Helen Hobbs 293335

Approved on 11/06/10 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

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 17/06/10 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.

BH2010/00815

14-17 Manchester Street Brighton

Change of use of part of existing ground floor theatre bar (D1/D2) to office (B1).

Applicant: Latest Bars

Officer: Anthony Foster 294495

Approved on 21/06/10 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.

BH2010/00816

14-17 Manchester Street Brighton

Internal alterations associated with a change of use of part of existing ground floor theatre bar (D1/D2) to office (B1).

Applicant: Latest Bars

Officer: Anthony Foster 294495

Approved on 15/06/10 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) BH13.12

This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.

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

3) UNI

Notwithstanding the approved plans, no works shall take place until full details of the proposed fire screen partition including 1:20 scale sample elevations of the partition 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.

BH2010/00854

Flat 4 39 Upper Rock Gardens Brighton

Replacement of existing front timber dormer window with white upvc window.

Applicant: Mr Crown

Officer: Sonia Kanwar 292359

Approved on 16/06/10 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.

BH2010/00879

Turnerland Nursery School St Johns Place Brighton

Replacement of existing UPVC window with new UPVC sliding doors. Installation of new Translucent Polycarbonate Plastic Canopy over walkway.

Applicant: Turnerland Nursery School

Officer: Louise Kent 292198

Approved on 21/06/10 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.

BH2010/00897

St Lukes Swimming Pool St Lukes Terrace Brighton

External alterations incorporating installation of new louvered panel to existing window frame on south elevation. Installation of wall mounted external lights and replacement of 2no existing window vents with glazing to match existing to east elevation and tile vents to roof slopes.

Applicant: Brighton & Hove City Council

Officer: Jonathan Puplett 292525

Approved on 22/06/10 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 soil vent pipes shall be of cast iron construction and painted black, and shall be retained as such thereafter.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

BH2010/00898

St Lukes Swimming Pool St Lukes Terrace Brighton

Internal alterations to layout of changing area and associated facilities and reception area. Installation of new heating and ventilation unit and refurbishment including retiling. External alterations incorporating installation of new louvered panel to existing window frame on south elevation. Installation of wall mounted external lights and replacement of 2no existing window vents with glazing to match existing to east elevation, and tile vents to roof slopes.

Applicant: Brighton & Hove City Council

Officer: Jonathan Puplett 292525

Approved by DoE on 23/06/10

1) BH01.05

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

2) BH13.06

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

3) BH13.12

This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.

4) UNI

All existing doors are to be retained, except where indicated on the drawings hereby approved. Where they are required to be upgraded to meet fire regulations details of upgrading works shall be submitted to and approved in writing by the Local Planning Authority. Self-closing mechanisms, if required, shall be of the concealed mortice type. The works shall be carried out in accordance with the approved details.

5) UNI

No new joists shall be fixed to the existing roof trusses until further details of the methods of fixing have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

6) UNI

All new soil vent pipes shall be of cast iron construction and painted black, and shall be retained as such thereafter.

BH2010/00945

119 St James's Street Brighton

Conversion of first, second and third floors and loft to form 3no bedsit/studio flats and 1no two bedroom maisonette. Installation of rooflights to front and rear and replacement rear doors and windows.

Applicant: Mr K Miah

Officer: Anthony Foster 294495

Refused on 18/06/10 DELEGATED

1) UNI

Due to the small size of the proposed units the scheme is judged to provide an inappropriate and poor standard of accommodation and also a cramped and confined internal environment contrary to lifetime homes standards that would provide inadequate living conditions for future occupiers. The proposal is

therefore contrary to policy QD27 and HO13 of the Brighton & Hove Local Plan.

2) UNI2

Two rooflights on the front roofslope are considered excessive, would detract from the character and appearance of the East Cliff conservation area and undermine the Local Planning Authority's attempts to protect this character and appearance. As such the proposal is contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1)

BH2010/01017

24A Bute Street Brighton

Certificate of Lawfulness application for proposed use of ground floor single storey rear extension.

Applicant: Ms Clare Templeman

Officer: Louise Kent 292198

Approved on 18/06/10 DELEGATED

BH2010/01230

9 West Drive Brighton

Loft conversion incorporating rooflights to front side and rear, rear infill extension, double doors to rear, and alterations to fenestration to side elevation.

Applicant: Mr C Mair

Officer: Sonia Kanwar 292359

Approved on 29/06/10 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.

ROTTINGDEAN COASTAL

BH2010/00850

44 Cranleigh Avenue Brighton

Demolition of existing dwelling and construction of 2no two storey semi-detached houses.

Applicant: Kris Puryear

Officer: Anthony Foster 294495

Refused on 10/06/10 DELEGATED

1) UNI

The proposal, by virtue of its design, size, height, density, prominent location, loss of the existing vegetation screening and siting forward of the Founthill Road building line, would represent a visually inappropriate and unacceptable development on this site, which would harm the character and appearance of the street scene and fail to enhance the positive qualities of the key neighbourhood principles of the area, and as such represents an unsuitable overdevelopment of the site. The proposal is contrary to policies QD1, QD2, QD3, QD27 and HO4 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development has insufficient outdoor private amenity space for future occupiers, the garden areas would be of an awkward shape for family use and as such the proposal is contrary to policy HO5 of the Brighton & Hove Local Plan.

BH2010/00862

8 Beacon Court Greenways Ovingdean

Erection of conservatory to rear.

Applicant: Mr Bruce Whiting

Officer: Helen Hobbs 293335

Approved on 15/06/10 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.

BH2010/00916

128 Longhill Road Brighton

Application for approval of details reserved by conditions 6, 7, 8, 9, 10, 11 13 and 14 of application BH2008/03328

Applicant: Heron Construction & Development Ltd

Officer: Anthony Foster 294495

Approved on 22/06/10 DELEGATED

BH2010/00979

39 Roedean Road Brighton

Demolition of existing three storey house and erection of 7no flats on four levels with associated parking.

Applicant: Mr Nicholas Chesney

Officer: Liz Arnold 291709

Refused on 21/06/10 DELEGATED

1) UNI

The proposal, by virtue of its disjointed and awkward roofscape and incoherent and poorly designed front elevation to Roedean Road, constitutes an undesirable development of detriment to the character and appearance of the overall development, the Roedean Road street scene and the wider area, contrary to policies QD1 and QD3 of the Brighton & Hove Local Plan.

BH2010/00996

Grand Ocean Hotel Longridge Avenue Brighton

Change of use of an area of level 5 of building 7 from vacant community space (D1/D2) to residential ancillary storage (C3) with the erection of storage cubicles.

Applicant: Explore Living

Officer: Katie Rasdall 292361

Approved on 25/06/10 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 storage room on Level 5 hereby approved shall only be used for ancillary residential storage and for no other purpose, including any other purpose in Class C3 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.

BH2010/00997

Grand Ocean Hotel Longridge Avenue Brighton

Internal works required in connection with the change of use of an area of level 5 of building 7 from vacant community space (D1/D2) to residential ancillary storage (C3) with the erection of storage cubicles.

Applicant: Explore Living

Officer: Katie Rasdall 292361

Approved on 25/06/10 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) BH13.12

This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.

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

BH2010/01126

22 Sussex Square Brighton

Installation of maintenance safety barriers to area of flat roof.

Applicant: Beaufort House Ltd

Officer: Helen Hobbs 293335

Approved on 18/06/10 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.

BH2010/01149

44 Longhill Road Brighton

Replacement of existing porch with new pitched roof porch.

Applicant: Mr Edmund Cohen

Officer: Sonia Kanwar 292359

Approved on 15/06/10 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.

BH2010/01164

Garages on the East side of Church Place Brighton

Installation of new garage doors.

Applicant: Beaufort House Ltd

Officer: Helen Hobbs 293335

Approved on 10/06/10 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 garage doors shall be painted black before the garages are brought back into use and maintained as such thereafter.

Reason: To ensure the satisfactory appearance to the development and to comply with policy HE 6 of the Brighton & Hove Local Plan.

BH2010/01244

14A Sussex Square Brighton

Internal alteration to layout of flat.

Applicant: Mr Craig Jones & Adam Mason

Officer: Jonathan Puplett 292525

Approved on 21/06/10 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) BH13.12

This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.

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

BH2010/01307

6 Arlington Gardens Brighton

Creation of raised deck in area to front.

Applicant: Mr Michael Milburn

Officer: Chris Swain 292178

Refused on 25/06/10 DELEGATED

1) UNI

The proposed terrace, by reason of its height, positioning, design and materials would relate poorly to the existing property, detracting from the appearance and character of the property and the Arlington Gardens street scene, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed terraced, by reason of its height, design and positioning would result in overlooking and a subsequent loss of privacy towards the front elevation of No.8 Arlington Gardens, detracting from the residential amenity currently enjoyed by this property, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

WOODINGDEAN

BH2010/00856

10 Ravenswood Drive Brighton

Erection of a two storey rear extension and a single storey rear/side extension.

Applicant: Mr Christian Podina

Officer: Sue Dubberley 293817

Refused on 21/06/10 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. The proposed development, by reason of its projection in close proximity to the boundary, excessive site coverage and increased building bulk, would result in an overbearing, increased sense of enclosure and unneighbourly impact, detrimental to the amenities of neighbouring occupiers. The proposed development is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

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 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 part single storey/two storey extension, by reason of its excessive site coverage and depth would form an inappropriate addition which would harm the appearance of the existing property. Furthermore, the lantern rooflight, by reason of its excessive size would appear out of keeping with the property and would form an inappropriate addition to the property. The proposal would therefore be contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2010/00985

Woodingdean Primary School Warren Road Brighton

Construction of single storey extension to create new reception area within the playground. Replacement of 3no single glazed windows with UPVC windows adjacent to new extension. Replacement of boundary fencing/gates with 2.4m high welded mesh fence.

Applicant: Woodingdean Primary School

Officer: Helen Hobbs 293335

Approved on 30/06/10 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) BH11.01

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

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

4) BH11.02

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.

5) UNI

Notwithstanding the submitted drawings, revised plans showing the location of the fence and details of the existing trees fronting Warren Road, should be submitted to and approved in writing by the Local Planning Authority prior to the fence being constructed. The installation of the fence 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.

BH2010/01119

24 Chalkland Rise Brighton

Certificate of lawfulness for the proposed erection of a timber framed rear outbuilding of lean-to construction with pitched roof and two adjacent sides against existing brick walls.

Applicant: Mr Derek Ross

Officer: Helen Hobbs 293335

Refused on 14/06/10 DELEGATED

BH2010/01250

12 Vernon Avenue Brighton

Demolition of existing garage and erection of new 4 bed two storey dwelling house.

Applicant: Mr Patrick Church

Officer: Sonia Kanwar 292359

Approved on 29/06/10 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) BH02.07

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

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

4) BH06.03

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

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

5) UNI

The rooflights to the northern elevation 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.

6) UNI

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

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

7) UNI

Notwithstanding the submitted plans, and unless otherwise agreed in writing by the Local Planning Authority, the new dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to 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.

8) 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.

9) UNI

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

10) UNI

No development shall take place until detailed drawings showing the ground levels and ridge height of the proposed house hereby approved and the adjoining properties at Nos. 10 and 12 Vernon Avenue have been submitted to and approved by the Local Planning Authority. All levels shall be in metric units and related to Ordnance Survey Datum. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure that the work is carried out at suitable levels in relation to adjoining buildings and to comply with policy QD1 and QD2 of the Brighton & Hove Local Plan.

BRUNSWICK AND ADELAIDE

BH2010/00591

Flat 4 67 Brunswick Place Hove

Installation of 2no rooflights, relocation of boiler flue and internal alterations.

Applicant: Dr I Harding

Officer: Mark Thomas 292336

Approved on 18/06/10 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) BH13.10A

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

3) UNI

The redundant boiler flue shall be removed from the western elevation of the property within two months of the relocation of the flue hereby permitted and any damage to the external fabric of the building made good, unless otherwise agreed in writing by the Local Authority.

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

BH2010/00592

Flat 4 67 Brunswick Place Hove

Installation of 2no rooflights, relocation of boiler flue and internal alterations.

Applicant: Dr I Harding

Officer: Mark Thomas 292336

Approved on 17/06/10 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) BH13.10A

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.

3) UNI

The redundant boiler flue shall be removed from the western elevation of the property within two months of the relocation of the flue hereby permitted and any damage to the external fabric of the building made good, unless otherwise agreed in writing by the Local Authority.

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

BH2010/00809

15 Brunswick Square Hove

Change of roof coverings, repairs to main chimney stack and reinstatement of rooflight.

Applicant: Winaction Ltd

Officer: Steven Lewis 290480

Approved on 11/06/10 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 full details of the proposed chimney pots 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.

BH2010/00906

Flat 1 35 Adelaide Crescent Hove

Refurbishment of flat and associated internal alterations to layout including relocation of entrance door, removal of existing partition walls and reinstatement of original room formats. Installation of new partition walls and mezzanine floor over existing bathroom.

Applicant: Mr Paul Stead

Officer: Mark Thomas 292336

Approved on 21/06/10 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 investigations into the structural condition of the building are carried out and a further report submitted to and approved in writing by the Local Authority. The report should incorporate details of:

- i The suitability of the existing structure to take the removal of existing partitioning and proposed structural reinforcement works, including any need for repairs prior to adding loads.
- ii The 2nd floor structural loading pattern, the implications of such for the scheme, and the solution.
- iii Investigation of the bedroom arch springing points and work necessary to consolidate or strengthen the structure.

The works shall be implemented in strict accordance with the agreed details and maintained as such there after.

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

3) UNI

The blocking of the existing entrance door shall be set into the existing opening with a 40mm reveal to indicate the existence of a previous opening, to the outer

(staircase) side.

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

4) UNI

No works shall take place until; full details of the proposed fireplace to bedroom 2; and details of the proposed ceiling roses including large scale (1:10) drawings; have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2010/00936

Base Ground 1st 2nd & 3rd Floor Flats 63 Brunswick Place Hove

Application for approval of details reserved by conditions 8 and 9 of application BH2009/01378.

Applicant: Southern Housing Group

Officer: Charlotte Hughes 292321

Approved on 24/06/10 DELEGATED

BH2010/01191

Ground Floor Flat 34 Lansdowne Place Hove

Application for approval of details reserved by condition 2 of application BH2010/00144.

Applicant: Mr Tony Moussaioff

Officer: Paul Earp 292193

Approved on 21/06/10 DELEGATED

BH2010/01194

Ground Floor Flat 34 Lansdowne Place

Application for approval of details reserved by condition 2 of application BH2010/00145.

Applicant: Mr Tony Moussaioff

Officer: Paul Earp 292193

Approved on 21/06/10 DELEGATED

BH2010/01251

Flat 7 22 Brunswick Terrace Hove

External alterations including: blocking up of existing window and installation of mechanical vent and boiler flue.

Applicant: Mr N Madders

Officer: Jason Hawkes 292153

Approved on 23/06/10 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

No works shall take place until full details of the proposed slate vents have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To preserve the character and appearance of the listed building and in accordance with policy HE1 & HE6 of the Brighton & Hove Local Plan.

3) UNI

The external finish to be used for the blocked up opening to the rear shall match the existing in material, colour, style, bonding and texture those of the existing building.

Reason: To preserve the character and appearance of the listed building and in accordance with policy HE1 & HE6 of the Brighton & Hove Local Plan.

BH2010/01252

Flat 7 22 Brunswick Terrace Hove

Internal and external alterations including: removal and construction of partitions, removal of larder and blocking up of window, levelling of existing floors, installation of mechanical vent, boiler flue and drainage connections, removal of existing electric wall fires and tiled surrounds and opening up of existing fireplace.

Applicant: Mr N Madders

Officer: Jason Hawkes 292153

Approved on 23/06/10 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 full details of the proposed slate vents have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

3) UNI

The external finish to be used for the blocked up opening to the rear shall match the existing in material, colour, style, bonding and texture those of the existing building.

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

4) UNI

Other than the ducting shown on the approved plans, there shall be no visible ducting to be run internally in the flat for waste water or ventilation.

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

5) UNI

The fire places to be opened up shall be limited to the original fire place sizes.

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

BH2010/01276

57A Brunswick Place Hove

Replacement of casement window with French doors to rear elevation of basement flat.

Applicant: Mr Christopher Owen

Officer: Jason Hawkes 292153

Approved on 22/06/10 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.

BH2010/01277

57A Brunswick Place Hove

Replacement of casement window with French doors to rear elevation of basement flat.

Applicant: Mr Christopher Owen

Officer: Jason Hawkes 292153

Approved on 22/06/10 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.

BH2010/01320

2 Western Street Court 17 Western Street Brighton

Application for approval of details reserved by condition 3 of application BH2006/03528.

Applicant: Mr Stuart Wilkie

Officer: Adrian Smith 01273 290478

Approved on 24/06/10 DELEGATED

CENTRAL HOVE

BH2010/01079

Ground Floor Flat 6 Connaught Road Hove

Conversion of one bedroom flat into two bedroom flat including alterations to windows and doors.

Applicant: Mr Cavan Kane

Officer: Adrian Smith 01273 290478

Approved on 14/06/10 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 concealed trickle vents and shall be retained as such.

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

3) UNI

The external finishes and decorative mouldings of the bay window 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.

BH2010/01267

10 Vallance Gardens Hove

Conversion of garage and rear infill extension.

Applicant: Mr & Mrs B Martin

Officer: Mark Thomas 292336

Approved on 25/06/10 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.

BH2010/01348

1 Kings Gardens Hove

Installation of cast iron gate between existing masonry posts to south boundary wall.

Applicant: 1 Kings Gardens (Hove) Residents Association Limited

Officer: Charlotte Hughes 292321

Approved on 30/06/10 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 new gate hereby approved shall be painted black within one month of installation and shall be retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the satisfactory preservation of the listed building within The Avenues Conservation Area and to comply with policy HE1, HE3, HE4 and HE6 of the Brighton & Hove Local Plan.

BH2010/01354

1 Kings Gardens Hove

Installation of cast iron gate between existing masonry posts to south boundary wall.

Applicant: 1 Kings gardens (Hove) Residents Association Limited

Officer: Charlotte Hughes 292321

Approved on 30/06/10 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 new gate hereby approved shall be painted black within one month of installation and shall be retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the satisfactory preservation of the listed building and to comply with policy HE1, HE3 and HE4 of the Brighton & Hove Local Plan.

BH2010/01398

35 Medina Villas Hove

Removal of section of front wall.

Applicant: J Quinlan

Officer: Clare Simpson 292454

Refused on 22/06/10 DELEGATED

1) UNI

The proposed demolition would result in further erosion of original front boundary treatment of the property. The low front boundary walls of the area contribute positively to the street scene and the Cliftonville Conservation Area and the loss of any part of the wall would detract from the historic character of the area. In addition, the demolition would facilitate additional parking space in front of the buildings which when utilised, would be detrimental to the character of the area. The demolition of part of the boundary wall would be contrary to policy HE6 and HE8 of the Brighton & Hove Local Plan.

BH2010/01626

Otello Restaurant 122 and adjoining property 120 Church Road, Hove

Non-Material Amendment to BH2005/01186/FP retention of kitchen at rear of premises and relocation of refuse storage area and cycle storage. Alterations to internal staircase to gain adequate headroom necessitating is repositioning. Adjustment to corridor to flats on upper floor levels necessitating a small protrusion of the structure facing Medina Villas and repositioning of the access doors.

Applicant: Mr S Abdulkhani

Officer: Guy Everest 293334

Approved on 18/06/10 DELEGATED

1) UNI

The proposed revisions to the scheme approved under application reference BH2005/01186/FP do not result in significant changes to the appearance of the development or have an impact on neighbouring occupiers. The works do not therefore take the development beyond the scope of the original planning permission and do not warrant the submission of a further application for planning permission.

GOLDSMID

BH2010/00564

2 Melville Road Hove

Loft conversion to create 1no new flat, incorporating rooflights to front and dormers to rear.

Applicant: Mr Julian Fry

Officer: Steven Lewis 290480

Refused on 10/06/10 DELEGATED

1) UNI

The proposed middle dormer on the rear roof slope is considered poorly designed by reason of its siting, scale, bulk and proportion; and would fail to relate well to the host property and proposed dormers either side. It would result in a discordant appearance and have an adverse cumulative visual impact when viewed alongside the existing dormers, harming the character and appearance of the parent building and the visual amenity of the area. This is contrary to policies

QD1, QD2 and QD14 and Supplementary Planning Guidance Note 1 (Roof Alterations and Extensions).

BH2010/00581

Flat 17 72 The Drive Hove

Replacement of existing windows and door with new UPVC double glazed units.

Applicant: Mr & Mrs Danishmand

Officer: Wayne Nee 292132

Approved on 21/06/10 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.

BH2010/01011

Unit C Cambridge Works Cambridge Grove Hove

Display of 1no non-illuminated fabric sign on steel tension cables to rear elevation.

Applicant: Hove MOT.com Ltd

Officer: Jason Hawkes 292153

Approved on 30/06/10 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

BH2010/01073

Peacock Trade Park Davigdor Road Hove

Display of non-illuminated estate sign.

Applicant: Mr William Fellows

Officer: Steven Lewis 290480

Approved on 21/06/10 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

BH2010/01131

9 Brecon Court Selborne Place Hove

Replacement of existing timber windows with double glazed UPVC windows.

Applicant: Miss Kelly English

Officer: Steven Lewis 290480

Refused on 15/06/10 DELEGATED

1) UNI

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

BH2010/01294

33 Hove Park Villas Hove

Alterations to existing out building to create additional ancillary accommodation.

Applicant: Mr Paul Canning

Officer: Clare Simpson 292454

Approved on 23/06/10 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 extension, enlargement or other alteration of the annexe hereby approved 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 QD 27 of the Brighton & Hove Local Plan.

3) UNI

The conversion hereby approved shall be used only as ancillary accommodation in connection with the use of the main property as a single dwelling house and shall at no time be converted to a self-contained unit.

Reason: In order to protect the amenities of neighbouring properties and in accordance with policies QD27 of the Brighton & Hove Local Plan.

HANGLETON & KNOLL

BH2010/00972

20 Olive Road Hove

Erection of 3no two bedroom houses replace existing disused community centre.

Applicant: Billaway Developments Ltd

Officer: Charlotte Hughes 292321

Refused on 14/06/10 DELEGATED

1) UNI

Policy HO20 of the Brighton & Hove Local Plan states that planning permission will not be granted for development proposals which involve the loss of community facilities unless it can be demonstrated that an exception may apply (a-d). It has not been demonstrated to the satisfaction of the Local Planning Authority that the application meets the requirements of criteria (a-d), so that an alternative use may be considered. The proposal is therefore considered to be contrary to policy HO20 of the Brighton & Hove Local Plan.

2) UNI2

Policies QD1, QD2 and QD3 seek to ensure that developments demonstrate a high standard of design which takes into account the height, scale and bulk of existing buildings. The proposed dwellings by virtue of their scale, form, and siting would give rise to a cramped and incongruous form of development, which would fail to respect the local context and its nature as a backland site. The proposal would be detrimental to the character and appearance of the locality and out of keeping with its surroundings. The proposal is therefore contrary to policies QD1, QD2, and QD3 of the Brighton & Hove Local Plan.

3) UNI3

Policies QD27 seeks to protect the residential amenity of neighbouring properties and future occupiers. In this backland location, surrounded at close proximity by residential properties, and due to the position and scale of the dwellings, the proposal will result in a significant loss of outlook, and a heightened sense of enclosure for neighbouring properties, particularly those backing onto the development along Hallyburton Road. The proposal is therefore contrary to policies QD3, QD27 and HO5 of the Brighton & Hove Local Plan.

BH2010/01113

The Martlets Hospice Wayfield Avenue Hove

Erection of single storey extension to front elevation.

Applicant: The Martlets Hospice

Officer: Mark Thomas 292336

Approved on 10/06/10 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.

BH2010/01328

29 Honey Croft Hove

Erection of 2no dormers to front roof slope

Applicant: Mr Edward James

Officer: Mark Thomas 292336

Refused on 25/06/10 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 windows are inappropriately sized, positioned and designed, representing bulky additions to the property and an overdevelopment of the roofspace. The proposed development would harm the character and appearance of the property. The proposal is therefore contrary to the above policy and guidance.

NORTH PORTSLADE

BH2010/00931

8 Hazel Close Portslade Brighton

Application to extend the time limit for implementation of previous approval BH2005/00833/FP for erection of a two bedroom attached house.

Applicant: Mr K Pryke

Officer: Adrian Smith 01273 290478

Approved on 15/06/10 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) BH02.01

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

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

3) BH02.04

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) BH02.08

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

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

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

5) 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.

6) BH04.01A

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

7) 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.

8) 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.

9) 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.

10) 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.

11) UNI

The existing trees shall be protected to BS5837 (trees in relation to construction sites) standards.

Reason: In order to protect the trees at the application site and to comply with policy QD16 of the Brighton & Hove Local Plan.

12) UNI

One replacement tree shall be provided within the property curtilage, sited in accordance with full details that shall be submitted to and approved in writing by the local planning authority before the development commences. The tree shall thereafter be planted in accordance with the agreed details within the first planting season following substantial completion of the dwelling.

Reason: To secure adequate replacement trees to be lost as a result of the development and to comply with policy QD16 of the Brighton & Hove Local Plan.

BH2010/01220

154 Southdown Road Portslade Brighton

Loft conversion incorporating dormers to front and rear.

Applicant: Mr M & Mrs R Holmes

Officer: Adrian Smith 01273 290478

Refused on 25/06/10 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. Supplementary Planning Guidance 01 'Roof Alterations and Extensions' provides more detailed design guidance. The proposed front and rear dormers, including the alteration to the ridge line, would result in highly visible, incongruous and inappropriately bulky additions that would over-dominate the roof of the recipient property, unbalance the semi-detached pair, and be harmful to the character of the street scene. The proposal is therefore contrary to the above policy.

SOUTH PORTSLADE

BH2009/02428

Land to rear of 197 Old Shoreham Road Portslade

Erection of 1 No. 2 storey building comprising 1 No. 2 bedroom Maisonette and 2 No. 1 bedroom flats and associated cycle spaces, access road, footways and landscaping.

Applicant: Mr Peter Bradford

Officer: Christopher Wright 292097

Refused on 15/06/10 PLANNING COMMITTEE

1) UNI

By reason of the scale, bulk, form, site coverage, limited space around the building, design and prominent park side location, the application constitutes over development of the site and would have a cramped and discordant appearance, being detrimental to visual amenity and failing to enhance the character of the local area. As such the application is contrary to the aims and objectives of policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

2) UNI2

In accordance with the requirements of policies QD15 and QD16 of the Brighton & Hove Local Plan, proposals for new development should show that adequate consideration has been given to landscape design, including all the spaces between and around buildings, at an early stage in the design process; and ensure existing trees, shrubs and hedgerows are identified and retained where possible and a scheme for new tree and hedge planting is incorporated into the development. The application has not been submitted with either a tree survey or a landscaping scheme and it is considered that the retention of existing trees and the design of a landscaping scheme has not been given due consideration. It is clear from the application that the development would have an adverse impact on existing trees. As such the application is contrary to the requirements of the above policies.

3) UNI3

The amount of off-street parking for private motor vehicles does not accord with the levels set out in the council's SPGBH4: Parking standards, and as such the development would not provide for the travel demand it would generate, contrary to the requirements of policies TR1 and TR19 of the Brighton & Hove Local Plan.

4) UNI4

The application site is neither situated in a central area nor within a controlled parking zone and the applicant has not demonstrated that the proposed development would remain genuinely car free in the long term. The local planning authority would not be able to ensure future inhabitants of the development do not own cars and as such the scheme conflicts with policy HO7 of the Brighton & Hove Local Plan and would lead to overflow parking in nearby residential streets, to the detriment of residential amenity and potentially highway safety. In these respects the application does not comply with policies QD27 or TR7 of the Brighton & Hove Local Plan.

HOVE PARK

BH2010/01058

67 Hill Brow Hove

Replacement and extended roof with associated works and external alterations to windows and doors.

Applicant: Mr David Blow

Officer: Wayne Nee 292132

Refused on 30/06/10 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 features on the front elevation of the property – including differing window styles and heights, roof eaves heights, and differing roof materials - would combine to create an inappropriate, cluttered and

awkward appearance that would be detrimental to the existing property and the street scene. The proposal would therefore be contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2010/01065

Three City Park The Drove Hove

Display of 1no externally-illuminated freestanding entrance sign and 1no non-illuminated entrance sign.

Applicant: Lloyds Banking Group

Officer: Guy Everest 293334

Approved on 21/06/10 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

BH2010/01155

13 Rigden Road Hove

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

Applicant: Mr E Hughes

Officer: Mark Thomas 292336

Refused on 10/06/10 DELEGATED

BH2010/01180

67 Hill Brow Hove

Certificate of Lawfulness for proposed replacement of existing rear dormers with single wider dormer and erection of dormer and solar panels to side. Alterations to front dormer with cill level dropped. Roof covered with synthetic slates. Removal of existing Juliette balcony and chimney stack.

Applicant: Mr David Blow

Officer: Christopher Wright 292097

Refused on 22/06/10 DELEGATED

BH2010/01183

89 Hove Park Road Hove

Erection of detached timber building in rear garden for use as a home office.

Applicant: Mr Sinclair Bilton

Officer: Wayne Nee 292132

Approved on 16/06/10 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.

BH2010/01193

55 Dyke Road Avenue Hove

Installation of new sunken double garage in driveway forecourt.

Applicant: Mr & Mrs Blencowe

Officer: Christopher Wright 292097

Approved on 21/06/10 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) 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.

3) 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.

4) BH12.01

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

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

5) UNI

No development shall commence until detailed drawings including levels, sections and construction details of the proposed garage have been submitted to and approved by the Local Planning Authority.

Reason: In the interests of highway safety and for the benefit and convenience of the public at large and to comply with policy TR7 of the Brighton & Hove Local Plan.

6) 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.

BH2010/01210

Blatchington Mill School Nevill Avenue Hove

Erection of single storey classroom block with ramped access to North East of site.

Applicant: Blatchington Mill School

Officer: Christopher Wright 292097

Approved on 21/06/10 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) BH03.01

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.

BH2010/01224

109 Shirley Drive Hove

Enlargement of raised terrace area to swimming pool and erection of opaque glazed fencing to part of boundary.

Applicant: Mr Alex Sherwood

Officer: Jason Hawkes 292153

Approved on 16/06/10 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 opaque glazed screen for the approved extended terrace, as indicated on drawing no.CH356/002, shall be installed before the extended 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.

BH2010/01246

49 Hill Drive Hove

Application for approval of details reserved by condition 5 of application BH2010/00094.

Applicant: Mr & Mrs R Starr

Officer: Clare Simpson 292454

Approved on 24/06/10 DELEGATED

BH2010/01287

24 Benett Drive Hove

Demolition of existing garage and erection of side and rear extension and roof alterations incorporating 2no pitched roof dormers

Applicant: Mr & Mrs A Brewster

Officer: Steven Lewis 290480

Approved on 18/06/10 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, 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: 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) UNI

Notwithstanding the provisions of the Town and Country Planning (General

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

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

BH2010/01288

162 Woodland Drive Hove

Erection of 2no two storey houses to replace existing bungalow.

Applicant: Mrs Shotton

Officer: Steven Lewis 290480

Approved on 29/06/10 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) BH02.02

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

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

4) BH02.08

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

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

5) 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.

6) 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.

7) BH06.02

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

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

8) BH11.01

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

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

9) BH11.02

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

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

10) UNI

Notwithstanding the details shown on the submitted plans, a satisfactory scheme of screening to serve the side aspect of the balconies shall be agreed in writing with the local planning authority and shall be implemented in strict accordance with the approved details. The privacy screen shall be of a minimum a minimum height of 1.7metres above the terrace level.

Reason: To ensure adequate screening and to prevent mutual overlooking to accord with policies QD1 and QD27 of the Brighton & Hove Local Plan.

11) UNI

The first floor windows in the side elevations 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.

12) UNI

No development shall take place until an Arboricultural method statement outlining measures to be undertaken to ensure the protection of trees on the site and land adjacent has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include measures need to at least meet BS 5837 (2005) Trees on Development Sites and shall include a full construction method statement outlining the building method for the development. The works shall thereafter be carried out in strict accordance with the approved details.

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.

13) UNI

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

- (a) evidence that the development is registered with 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.

14) 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 Building Design.

15) UNI

Prior to the commencement of development full details of land levels of the proposed development relative to surrounding properties shall be submitted to and approved in writing by the Local Planning Authority. The details shall include finished floor and roof levels and the development shall be constructed in strict accordance with the approved details.

Reason: To ensure the protection of amenities of adjacent residential occupiers, for the avoidance of doubt, in the interests of the visual amenity of the area and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

16) UNI

The development shall be carried out in strict accordance with Turner Associates Site Waste Management Statement received on 30/04/2010 unless otherwise agreed in writing by the Local Planning Authority.

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.

BH2010/01337

The British Engineerium The Drove Way Hove

Installation of additional railings and gates to North East of pumping station.

Applicant: The British Engineerium Ltd

Officer: Guy Everest 293334

Approved on 25/06/10 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

Upon their installation the hereby approved railings and gates shall be painted black 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.

BH2010/01356

13 The Drove Way Hove

Widening of crossover, new pedestrian and vehicle access gates including new brick piers

Applicant: Mr & Mrs C Thompson

Officer: Mark Thomas 292336

Approved on 25/06/10 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 new brick piers hereby permitted shall match in material, colour, style, bonding and texture those of the existing, retained, brick pier.

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.

BH2010/01494

30 Hove Park Road Hove

Non-material amendment to BH2004/01238/FP to pitched roof over ground floor rear extension altered to part pitched with two ridge skylights and part flat roof, enlarged rear elevation first floor window, two east elevation windows omitted, roof light to rear elevation patio doors and window configuration altered and raised deck added.

Applicant: Mr & Mrs Murray

Officer: Guy Everest 293334

Split Decision on 15/06/10 DELEGATED

1) UNI

The amendments to the ground floor door and window configuration to the single-storey rear extension and the omission of side (east) facing window openings within the extension approved under application BH2004/01238/FP are not considered so significant that they warrant the submission of a further application for planning permission.

1) UNI

The amendment for an enlarged first floor rear window opening, new raised decking, the omitted section of pitched roof and new roof lights to the rear extension are considered material changes to the development approved under application BH2004/01238/FP and warrant the submission of a further application for planning permission. This would enable the Local Planning Authority to fully assess the revised proposals in respect of the following issues:

- i) impact on the design and appearance of the host building and the wider setting;
and
- ii) impact on neighbouring properties.

BH2010/01587

Colebrooke 6A Tongdean Road Hove

Application for Approval of Details Reserved by Condition 2 of application BH2009/02596.

Applicant: Mrs Helen Hunter

Officer: Steven Lewis 290480

Approved on 25/06/10 DELEGATED

BH2010/01607

14 Hillbrow Road Brighton

Certificate of Lawfulness for proposed alterations to existing conservatory roof.

Applicant: Mr & Mrs Moore

Officer: Steven Lewis 290480

Approved on 22/06/10 DELEGATED

WESTBOURNE

BH2010/00738

Flat 4 23 Aymer Road Hove

Loft conversion incorporating rooflights

Applicant: Mr James Simpkin

Officer: Wayne Nee 292132

Approved on 17/06/10 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 roof light shall be fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

3) UNI

The roof lights hereby approved shall have steel or cast metal frames.

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

BH2010/00918

Flat 3 18 Portland Road Hove

Application to extend time limit for implementation of previous approval BH2005/01570 for roof conversion incorporating front and rear rooflights.

Applicant: Mr Nicholas Van Tromp

Officer: Charlotte Hughes 292321

Approved on 21/06/10 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.

BH2010/01077

14 Princes Square Hove

Erection of single storey rear extension.

Applicant: Andy Rose

Officer: Charlotte Hughes 292321

Approved on 25/06/10 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.

BH2010/01084

158 Westbourne Street Hove

Conversion of existing double garage to create a single storey studio dwelling with amenity space frontage.

Applicant: Ms Eman Barakat-Ajmi

Officer: Steven Lewis 290480

Refused on 30/06/10 DELEGATED

1) UNI

The proposal represents a cramped form of development which, by reason of its siting, form and detailing and is considered poorly designed in relation to the existing distinctive built form of the area and pays little context to its surroundings. The siting of the building and boundary forward of the existing terrace of properties in Coleridge Street fails to emphasise or enhance the developed background or the spatial qualities and layout of local streets and spaces, and would degrade an existing gap offering visual relief from the high density development of its urban background. The proposal is thereby contrary to policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan and to advice in PPS1

'Delivering Sustainable Development' and PPS3 'Housing.'

2) UNI2

The proposal fails to provide an adequate standard of living accommodation for future occupiers by reason the absence of adequate and usable private amenity space to serve the development. The proposal is thereby contrary to policies QD1, QD27 and HO5 of the Brighton & Hove Local Plan.

BH2010/01174

Area of Hove Beach in front of Hove Lifeguard Station West of King Alfred Leisure Centre Western Esplanade Hove

Formation of wheelchair accessible wooden pathway.

Applicant: Brighton & Hove City Council

Officer: Charlotte Hughes 292321

Approved on 29/06/10 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.

BH2010/01325

42 Rutland Road Hove

Application for approval of details reserved by conditions 4 and 6 of application BH2009/03167.

Applicant: Mr J Brand

Officer: Jason Hawkes 292153

Approved on 30/06/10 DELEGATED

WISH

BH2010/00830

368 Kingsway Hove

Installation of serving hatch and roller shutter to North elevation (Retrospective).

Applicant: Mr R Roberts

Officer: Adrian Smith 01273 290478

Approved on 11/06/10 DELEGATED

BH2010/00980

304 Portland Road Hove

Conversion of first and second floor maisonette into two 2no bedroom flats including additional windows on South and East elevation and relocation of entrance door.

Applicant: Kitmarr Ltd

Officer: Christopher Wright 292097

Approved on 10/06/10 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) BH02.07

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

retained for use at all times.

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

3) BH05.09

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

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

4) BH06.03

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

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

5) UNI

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

Reason: As insufficient information has been submitted, to ensure a satisfactory appearance of the development and to comply with policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

6) UNI

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

BH2010/01168

52 Roman Road Hove

Erection of front, rear and side extension to original detached garage

Applicant: Mr Patrick Standing

Officer: Adrian Smith 01273 290478

Refused on 10/06/10 DELEGATED

BH2010/01176

301 Kingsway Hove

Erection of single storey side extension

Applicant: Mr Olu Adeosun

Officer: Christopher Wright 292097

Refused on 10/06/10 DELEGATED

1) UNI

The proposed extension would, by reason of the scale, bulk, siting, design and external finishes, detract from the character and appearance of the host building,

give rise to visual harm, and have an unduly overbearing and dominant impact on the street scene. As such the proposal conflicts with policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2010/01225

38 Portland Villas Hove

Erection of single storey side extension.

Applicant: Mrs Sara Fidler

Officer: Steven Lewis 290480

Approved on 22/06/10 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: 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.

BH2010/01228

9 Leicester Villas Hove

Removal of existing garage and replacement with erection of a two storey side extension, alterations to existing rear extension and demolition of conservatory.

Applicant: Mr Matt Locke

Officer: Christopher Wright 292097

Approved on 21/06/10 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.

BH2010/01327

74 Grange Road Hove

Erection of two storey/single storey rear extension

Applicant: Ms Vicki Evans

Officer: Mark Thomas 292336

Refused on 25/06/10 DELEGATED

1) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed development by virtue of its bulk, height, positioning, and proximity to the neighbouring boundary, forms an inappropriate addition to the property. The development would result in an unacceptable level of loss of outlook and increased sense of enclosure for the residents of no. 72 Grange Road. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

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 development represents inappropriately sized and bulky additions to the rear elevation of the recipient property and would result in unacceptable harm to the character and appearance of the recipient building. Further, it is considered that the proposed development would result in the property having an overextended appearance. The proposal is therefore contrary to the above policy and guidance.

BH2010/01387

1 Western Esplanade Portslade Brighton

Amendments and revisions to previously approved 2 storey extension on top of the existing garage and swimming pool.

Applicant: Mr Dino Morra

Officer: Adrian Smith 01273 290478

Approved on 30/06/10 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

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.

