

BRIGHTON AND HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED

PATCHAM

BH2007/03918

10 The Deneway Brighton

Demolition of existing three-bedroom bungalow, to be replaced with a 3-4 storey veterinary hospital with three-bedroom flat for staff use on second floor.

Applicant: New Priory Veterinary Practice

Officer: Gemma Barnes 292265

Approved on 19/05/08 PLANNING APPLICATIONS SUB-COMMITTEE

1) 01.01AA

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

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

2) 02.03A

All windows in the east elevation and the 4no. first floor windows in the north elevation of the building 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 and Hove Local Plan.

3) 02.05A

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 all times.

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

4) 02.07A

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 and Hove Local Plan.

5) 03.01A

No development shall take place until samples of the materials (including colour of render, paintwork or 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 and Hove Local Plan.

6) 04.02A

Report from: 08/05/2008 to: 28/05/2008

The 3 bedroom flat hereby approved shall be 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) 05.01AA

Prior to the commencement of development, details of the measures to ensure that the development achieves a "Very Good" or "Excellent" BREEAM rating shall be 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 is sustainable and makes efficient use of energy, water and materials and in accordance with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991 - 2011 and SU2 of the Brighton & Hove Local Plan.

8) 05.02A

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

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

9) 06.02A

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the residential element of the scheme 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 the private car and to comply with policy TR14 of the Brighton and Hove Local Plan.

10) 06.03A

The development hereby permitted shall not be occupied until the cycle parking facilities for the commercial element of the scheme have been fully implemented and made available for use. The cycle parking facilities 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 the private car and to comply with policy TR14 of the Brighton and Hove Local Plan.

11) B03.10

A scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration shall be submitted to and approved by the Local Planning Authority. The use of the premises shall not commence until all specified works have been carried out to the satisfaction of the Local Planning Authority. To accord with policies SU10 and QD27 of the Brighton and Hove Local Plan.

Reason: To safeguard the amenities of the occupiers of adjoining properties.

12) B04.02

Report from: 08/05/2008 to: 28/05/2008

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 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 to accord with policies QD15 and QD16 of the Brighton and Hove Local Plan.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area.

13) B04.03

The development shall not be commenced until fences for the protection of trees to be retained have been erected to a specification and in positions to be agreed by the Local Planning Authority. These fences shall be maintained in good repair until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences. The trees shall be protected in accordance with BS5837.

Reason: To protect the trees which are to be retained on the site to accord with policies QD15 and QD16 of the Brighton and Hove Local Plan.

14) UNI

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

Reason: To ensure that the proposed development addresses the travel demand arising from the intensification of use on the site in accordance with Brighton and Hove Local Plan policies SU15, TR1, TR19 and QD28.

15) UNI

The development hereby permitted shall not be brought into use until the vehicle parking area shown on the submitted plans has been laid out and surfaced to the satisfaction of the Local Planning Authority. The parking area shall not be used otherwise than for the parking of vehicles of residents, staff and visitors associated with the development.

Reason: To ensure that adequate parking provision is retained and to comply with policies TR1 and TR19 of the Brighton and Hove Local Plan.

16) UNI

Prior to first occupation of the development the sustainability measures set out in the Supporting Statement and Sustainability Checklist submitted with this application including the proposed solar panels on the roof of the building and rainwater butts shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

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

17) UNI

At least 6 months prior to first occupation of the development hereby approved a 'Site 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

Report from: 08/05/2008 to: 28/05/2008

including residents, visitors, staff, deliveries, servicing, parking management and other uses of the site) for the development shall be submitted to the Local Planning Authority. The site travel plan shall be approved in writing prior to the first occupation of the development and shall be implemented as approved thereafter and shall be subject to annual review in accordance with details submitted to and approved in writing by the Local Planning Authority.

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

18) UNI

All existing trees to be retained on site as identified on drawing no.8411/1N shall be retained as part of the development, and any trees which within a period of 5 years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenities of the surrounding area and the residential amenities of nearby properties and to comply with policies QD15, QD16 and QD27 of the Brighton and Hove Local Plan.

BH2007/04276

Flat 1 Wootten House 94 Old London Road Brighton

Full planning for replacement sash windows.

Applicant: Mr & Mrs David Heiland

Officer: Chris Swain 292178

Approved on 09/05/08 DELEGATED

1) 01.01AA

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

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

2) UNI

Before work commences 1:1 scale sectional details of the joinery and masonry cill shall be submitted to and approved by the Local Planning Authority in writing and the works shall be carried out and completed fully in accordance with these details and maintained as such thereafter.

Reason: To ensure that the development is carried out in its entirety and to secure the preservation and enhancement of the Listed building in accordance with policies HE1, HE4 and HE6 of the Brighton and Hove Local Plan.

3) UNI

The joinery sectional dimensions and moulding details shall match exactly those of the original joinery on the ground floor.

Reason: To ensure that the development is carried out in its entirety and to secure the preservation and enhancement of the Listed building in accordance with policies HE1, HE4 and HE6 of the Brighton and Hove Local Plan.

4) UNI

The metal corner beading shall be removed from around the window openings and the render work made good and lined out to match exactly the original render work and the masonry cills shall match exactly those of the ground floor above and be painted to match.

Report from: 08/05/2008 to: 28/05/2008

Reason: To ensure that the development is carried out in its entirety and to secure the preservation and enhancement of the Listed building in accordance with policies HE1, HE4 and HE6 of the Brighton and Hove Local Plan.

5) UNI

The windows shall be painted and be single glazed and shall not have visible trickle vents.

Reason: To ensure that the development is carried out in its entirety and to secure the preservation and enhancement of the Listed building in accordance with policies HE1, HE4 and HE6 of the Brighton and Hove Local Plan.

BH2008/00376

45 Larkfield Way Brighton

Proposed swimming pool in rear garden (retrospective).

Applicant: Mr Barry Phillips

Officer: Nicola France 292211

Refused on 28/05/08 DELEGATED

1) UNI

The proposal, by reason of its elevated position and surrounding decked area, has resulted in significant overlooking and loss of privacy to No. 47 Larkfield Way, which is detrimental to the living conditions of this property and is contrary to policy QD27 of the Brighton and Hove Local Plan.

2) UNI

The applicant has failed to demonstrate that plant and equipment associated with the proposed swimming pool will not cause noise and disturbance to neighbouring residential properties and as such the proposal is contrary to policies SU9, SU10 and QD27 of the Brighton and Hove Local Plan.

BH2008/00549

97 Vale Avenue Brighton

Construction of a vehicle crossover and Hardstanding.

Applicant: Mr Nicholas Smith

Officer: Chris Swain 292178

Approved on 20/05/08 DELEGATED

1) 01.01AA

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

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

2) UNI

Before the development hereby approved is first brought into use the boundary hedge to the front of the property must be reduced to no more than 600mm in height and must be maintained as such thereafter.

Reason: To ensure the safety of users of the public highway and of pedestrians using the adjacent pavement and to comply with policy TR7 of the Brighton and Hove Local Plan.

Report from: 08/05/2008 to: 28/05/2008

BH2008/00568

52 Carden Avenue Brighton

Erection of conservatory at rear.

Applicant: Mr A Spink

Officer: Louise Kent 292198

Approved on 13/05/08 DELEGATED

1) 01.01AA

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

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

BH2008/00575

1 Stoneleigh Close Brighton

Demolition of existing conservatory and erection of single storey extension.

Applicant: Mr David & Mrs Vanessa Leachman

Officer: Chris Swain 292178

Approved on 09/05/08 DELEGATED

1) 01.01AA

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

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

2) 02.02A

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

3) 03.02A

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 and Hove Local Plan.

BH2008/00604

57 Westfield Crescent Brighton

Rear extension and loft conversion.

Applicant: Mr A Reah

Officer: Chris Swain 292178

Approved on 16/05/08 DELEGATED

1) 01.01AA

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

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

Report from: 08/05/2008 to: 28/05/2008

2) 02.02A

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

3) 02.07A

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 and Hove Local Plan.

4) 03.02A

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 and Hove Local Plan.

5) 05.03

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

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

BH2008/00614

133 Woodbourne Avenue Brighton

Extension to front porch and single storey rear extension.

Applicant: Richard Pawluk

Officer: Louise Kent 292198

Refused on 15/05/08 DELEGATED

1) UNI

The proposed porch, by reason of its design, would be harmful to the appearance of the existing dwelling, disrupting the symmetry of the pair of semi-detached dwellings, and would be visually incongruous with existing development on Woodbourne Avenue, and as such would be contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed rear extension, by reason of its design, height, depth, and position, is not well sited and detailed in relation to the existing building and the adjoining semi-detached dwelling, would have an overbearing impact and cause loss of light to the

Report from: 08/05/2008 to: 28/05/2008

adjoining property and as such would be contrary to policies QD14 of the Brighton & Hove Local Plan.

3) UNI3

The applicant has failed to provide adequate details of construction waste minimisation measures, contrary to policies SU2 and SU13 of the Brighton & Hove Local Plan, and Supplementary Planning Document 03, Construction and Demolition Waste.

BH2008/00833

5 Dale Drive Brighton

Proposed side dormer and front & rear rooflights.

Applicant: J Mitrovic & D Kelday

Officer: Sonia Kanwar 292359

Refused on 14/05/08 DELEGATED

1) UNI

The proposed side dormer roof extension, by virtue of its positioning would form a bulky addition, detrimental to the appearance of the existing building, the visual balance of this pair of semi-detached houses and the surrounding streetscene. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton and Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

BH2008/00948

38 Greenfield Crescent Brighton

Alteration to roof slope - hipped to gable roof. Dormer window to rear. Demolition of conservatory to rear. Single storey extension to rear.

Applicant: D Edwards

Officer: Chris Swain 292178

Refused on 14/05/08 DELEGATED

1) UNI

The proposed hipped to gable roof alterations would unbalance the pair of semi-detached houses and as such is detrimental to the appearance and character of the property and the Greenfield Crescent streetscene and is contrary to policies QD1, QD2 and QD14 of the Brighton and Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1)

2) UNI2

The proposed rear dormer, by virtue of its size, positioning and design is detrimental to the appearance of the property and is contrary to policies QD1, QD2 and QD14 of the Brighton and Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2008/01098

9 Old Farm Road Brighton

Proposed conservatory to the rear of the property.

Applicant: Mr Jan Kiss

Officer: Chris Swain 292178

Approved on 15/05/08 DELEGATED

1) 01.01AA

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

Report from: 08/05/2008 to: 28/05/2008

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

2) 02.02A

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

3) 02.03A

The the windows on the west facing elevation shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

BH2008/01185

7 Singleton Road Brighton

Single storey rear extension, roof extension including rear dormer and front rooflights.

Applicant: Mr Simon Watson

Officer: Sonia Kanwar 292359

Approved on 27/05/08 DELEGATED

1) 01.01AA

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

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

2) 02.02A

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

3) 02.07A

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 and Hove Local Plan.

4) 03.02A

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 and Hove Local Plan.

Report from: 08/05/2008 to: 28/05/2008

BH2008/01211

44 Vale Avenue Brighton

Proposed single storey extension to rear.

Applicant: Mrs G Nower

Officer: Chris Swain 292178

Approved on 27/05/08 DELEGATED

BH2008/01214

2 Midhurst Rise Brighton

Part demolition of existing property and construction of a new end of terrace two-storey dwelling.

Applicant: Mr B Jordan

Officer: Gemma Barnes 292265

Refused on 27/05/08 DELEGATED

1) UNI

The Applicant has failed to demonstrate that the site can adequately support a dwelling, that the proposal would reflect the positive qualities of the key neighbourhood principles of the area and would reflect the established building line and spacing characteristics of the neighbourhood. As such the applicant has also failed to demonstrate that the proposal would not result in overdevelopment of the site and would not have a detrimental impact on the streetscene and the character and appearance of the surrounding area. Consequently the proposal is contrary to policies QD1, QD2, QD3 and HO4 of the Brighton and Hove Local Plan.

2) UNI

The proposal is considered poorly designed by reason of its height, elongated roof, fenestration arrangement and detailing in comparison to the design of the parent dwelling and the surrounding development. The resultant building would have a harmful impact upon the character and appearance of the streetscene. This is contrary to policies QD1, QD2, QD3 and QD14 of the Brighton and Hove Local Plan.

3) UNI

The Applicant has failed to demonstrate that the dwelling would be fully lifetime home compliant contrary to policy HO13 of the Brighton and Hove Local Plan.

4) UNI

The Applicant has failed to demonstrate that the dwelling would be efficient in the use of energy, water and materials or that the proposal would achieve an acceptable standard of sustainability. As such the proposal is contrary to policy SU2 of the Brighton and Hove Local Plan.

5) UNI

The proposal fails to demonstrate that adequate measures will be taken to minimize and re-use construction industry waste. As such the proposal is contrary to policy SU13 of the Brighton and Hove Local Plan SPD03.

BH2008/01225

68A Woodbourne Avenue Brighton

Roof lights to front and rear elevations as part of roof space conversion.

Applicant: Mr Michael Roberts

Officer: Louise Kent 292198

Approved on 28/05/08 DELEGATED

1) 01.01AA

Report from: 08/05/2008 to: 28/05/2008

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

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

PRESTON PARK

BH2007/03646

177 Preston Road Brighton

Extension to existing sixth floor for class D1 medical use. Elevational alterations (Development in conjunction with approved application BH2005/05291).

Applicant: Matsim Properties Ltd

Officer: Kathryn Boggiano 292138

Approved on 27/05/08 DELEGATED

1) 01.01AA

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

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

2) 02.06A

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

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

3) 03.02A

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 and Hove Local Plan.

4) 05.03

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

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

5) 06.02A

The development hereby permitted shall not be commenced until details of secure cycle parking facilities 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.

Report from: 08/05/2008 to: 28/05/2008

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

6) B04.01

No development shall take place until there has been submitted to and approved 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.

7) B04.02

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 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.

8) UNI

The development hereby approved shall be used for the provision of medical services only and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding employment and to comply with policies EM5 and Ho19 of the Brighton and Hove Local Plan.

9) UNI

No development shall take place unless and until a details of measures to ensure the development achieves the best practical BREEAM rating have been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

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

10) UNI

The use hereby permitted shall not be first brought into use unless and until a generic Travel Plan Framework has been submitted to and approved in writing by the Local Planning Authority. Within 6 months of the first occupation of the building a detailed Travel Plan shall be submitted to and agreed in writing by the Local Planning Authority which shall include a package of measures aimed at promoting sustainable travel choices and reducing reliance on the car. The Travel Plan shall be implemented within a timescale to be agreed in writing with the Local Planning Authority and regular reviews shall be submitted within an agreed timeframe to the Local Planning Authority.

Reason: In order to promote sustainable choices and to reduce reliance on the private car in accordance with policies TR4 and TR5 of the Brighton and Hove Local Plan.

11) UNI

Report from: 08/05/2008 to: 28/05/2008

The development hereby approved shall not be brought into use unless and until the 4 additional parking spaces shown on the un-numbered layout plan submitted on the 28 September 2007 have been marked out and provided within the curtilage of the site, in accordance with the approved details. Such spaces shall be made available for the parking of cars at all times the premises are in use.

Reason: To ensure satisfactory car parking is provided on site to meet the demand for travel created by the development, in accordance with policies TR1 and TR19 of the Brighton and Hove Local Plan.

12) UNI

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

Reason: To ensure that the proposed development addresses the travel demand arising from the intensification of use on the site in accordance with Brighton and Hove Local Plan policies SU15, TR1, TR19 and QD28 of the Brighton and Hove Local Plan.

BH2008/00249

Ground floor 181 Ditchling Road Brighton

Change of use from nursery (D1) to residential (C3) at ground floor of property to create one single dwelling house.

Applicant: Mrs Barbara Watson

Officer: Karen Tipper 293335

Approved on 12/05/08 DELEGATED

1) 01.01AA

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

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

BH2008/00454

65 Ashford Road Brighton

Certificate of lawfulness for proposed loft conversion with rear dormer extension.

Applicant: Mr & Mrs J Winter

Officer: Nicola France 292211

Approved on 09/05/08 DELEGATED

BH2008/00557

245 Ditchling Road Brighton

Part change of use, alteration and extension to form single dwelling house.

Applicant: EBGL

Officer: Gemma Barnes 292265

Approved on 19/05/08 DELEGATED

1) 01.01AA

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

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

Report from: 08/05/2008 to: 28/05/2008

2) 02.05A

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 all times.

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

3) 04.02A

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

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

4) 06.03A

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 at all times.

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

5) 13.01A

No development shall take place until samples of the materials (including colour of render, paintwork or 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 and Hove Local Plan.

6) 13.05A

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

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

7) 13.06A

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no extension, enlargement or other alteration of the building(s) 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 or to the character of the area, and for this reason would wish to control any future development proposals to comply with policy HE6 of the Brighton and Hove Local Plan.

8) UNI

The sustainability features set out in the planning, design and access statement submitted with this application shall be implemented in full prior to occupation of the development and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Report from: 08/05/2008 to: 28/05/2008

Reason: To ensure that development would make efficient use of energy, water and materials and to comply with policy SU2 of the Brighton and Hove Local Plan.

9) UNI

The new ground floor rear windows shall be painted softwood timber and shall be retained as such.

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

10) UNI

The new ground floor bay 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 and Hove Local Plan.

11) UNI

Before works commence further details of the proposed front boundary to the development on Ditchling Road, at 1:20 scale and annotated with a schedule of materials, shall be submitted to and approved in writing by the Local Planning Authority. The scheme 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 and Hove Local Plan.

12) UNI

The first floor rear windows shall be painted softwood, double hung vertical sliding sash with concealed trickle vents and shall be retained as such.

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

13) UNI

The waste minimisation measures set out in the waste minimisation statement submitted with this application shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

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

BH2008/00576

28-28A Preston Road Brighton

Conversion of first and second floor maisonette into 2 two-bedroom flats, including second storey extension with balcony and roof conversion works. Provision of rear access stairs and walkway from garden to first floor flat. Resubmission of BH2007/03089).

Applicant: Mr Nick Mills

Officer: Gemma Barnes 292265

Approved on 19/05/08 DELEGATED

1) 01.01AA

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

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

2) 02.05A

Report from: 08/05/2008 to: 28/05/2008

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

3) 03.02A

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 and Hove Local Plan.

4) 04.02A

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

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

5) UNI

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

Reason: To ensure that the proposed development addresses the travel demand arising from the intensification of use on the site in accordance with Brighton and Hove Local Plan policies SU15, TR1, TR14, TR19 and QD28 of the Brighton and Hove Local Plan.

6) UNI

Unless otherwise agreed in writing with the Local Planning Authority the dormer cheeks and roof shall be clad in lead and 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.

7) UNI

The waste minimisation measures set out in the waste minimisation statement submitted with this application shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

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

8) UNI

Notwithstanding the submitted plans, prior to the commencement of use of the second floor terrace for Flat 3, an obscure glazed screen with a height of 1.8m above the finished floor level of the terrace shall be positioned on both side elevations of the terrace. Before development commences samples of the screen to the second floor roof terrace shall be submitted to and approved in writing by the Local Planning Authority. The screen will be erected in accordance with the approved details and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Report from: 08/05/2008 to: 28/05/2008

Reason: In the interests of the privacy of adjoining occupiers and to comply with policy QD14 of the Brighton and Hove Local Plan.

9) UNI

The development hereby permitted shall not be occupied until the designated external amenity space, hereby approved, is laid out and made available for use as gardens serving the occupiers of the flats 1 and 2. The external area shall be retained for such use at all times.

Reason: To ensure that adequate external amenity space and to comply with policy HO5 of the Brighton & Hove Local Plan.

10) UNI

The external staircase and landing area shall be used to provide access from the first floor flat to the garden only. The landing area shall not be used as a roof terrace, balcony 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 and Hove Local Plan.

BH2008/00637

297 Ditchling Road Brighton

Loft conversion to form room in roof with 3 no. roof lights.

Applicant: Roland Drummond

Officer: Karen Tipper 293335

Approved on 09/05/08 DELEGATED

1) 01.01AA

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

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

BH2008/00644

2A Rugby Road Brighton

External single storey store to rear.

Applicant: Mr G Burgess

Officer: Nicola France 292211

Approved on 16/05/08 DELEGATED

1) 01.01AA

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

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

2) 02.02A

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

3) 13.02A

Report from: 08/05/2008 to: 28/05/2008

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 and Hove Local Plan.

BH2008/00650

St Marys House 38-39 Preston Park Avenue Brighton

Replacement of existing Chapel contained within main building with a new Chapel in the rear grounds. The proposed Chapel includes a roof garden and a glazed link to the existing care home.

Applicant: Sister Kathy Yeeles

Officer: Chris Elphick 293990

Approved on 28/05/08 DELEGATED

1) 01.01AA

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

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

2) 05.02A

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

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

3) 05.04

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, in accordance with policy SU2 of the Brighton & Hove Local Plan.

4) 13.01A

No development shall take place until samples of the materials (including colour of render, paintwork or 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 and Hove Local Plan.

5) 14.12A

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

Report from: 08/05/2008 to: 28/05/2008

the scheme. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to work commencing.

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

6) B04.01

No development shall take place until there has been submitted to and approved 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.

7) B04.02

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 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.

8) UNI

Prior to the commencement of works, details and specifications of a scheme for sound insulation shall have been submitted to and approved by the Local Planning Authority and such approved scheme shall be complied with in all respects in the implementation of this permission and thereafter. The scheme shall include and be supported by a report provided by a competent acoustic engineer to demonstrate that consequently none of the potential uses of the chapel will cause noise nuisance to the occupiers of neighbouring properties.

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

BH2008/00770

16 St Andrews Road Brighton

Proposed rear dormer and rear rooflights.

Applicant: Mr Leach

Officer: Sonia Kanwar 292359

Approved on 14/05/08 DELEGATED

1) 01.01AA

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

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

2) 13.02A

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

Report from: 08/05/2008 to: 28/05/2008

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

3) 13.05A

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

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

BH2008/00771

Brighton Audi 200 Dyke Road Brighton

New and replacement signage (resubmission of BH2008/0003).

Applicant: Caffyns Plc

Officer: Sonia Kanwar 292359

Approved on 08/05/08 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);

Report from: 08/05/2008 to: 28/05/2008

(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 and Hove Local Plan.

BH2008/00912

33 Florence Road Brighton

Installation of conservation style rooflights to front (one), rear (one) and side elevation (two).

Applicant: Mr Robert Gubbins

Officer: Chris Swain 292178

Approved on 09/05/08 DELEGATED

1) 01.01AA

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

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

2) 13.05A

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

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

BH2008/00969

70 Waldegrave Road Brighton

Insertion of conservation style rooflight to front of property.

Applicant: Miss L J Davis

Officer: Chris Swain 292178

Approved on 09/05/08 DELEGATED

1) 01.01AA

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

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

2) 13.05A

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

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

Report from: 08/05/2008 to: 28/05/2008

BH2008/00974

80 Beaconsfield Road Brighton

Internally illuminated sign above automated teller machine.

Applicant: Bankmachine Ltd

Officer: Sonia Kanwar 292359

Refused on 09/05/08 DELEGATED

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. Policy HE9 relates to advertisements within conservation areas and states that advertisements will only be allowed where they do not have an adverse effect on the architectural and historic character or appearance of the building or the conservation area. Having regard to its location within the display window, excessive size and inappropriate illumination of the box sign, the proposal is deemed to detract from the character and appearance of the building and fails to preserve or enhance the character and appearance of the conservation area. The proposal is therefore contrary to the above policies.

BH2008/01010

80 Beaconsfield Road Brighton

Installation of automated teller machine.

Applicant: Bankmachine Ltd

Officer: Sonia Kanwar 292359

Refused on 09/05/08 DELEGATED

1) UNI

The proposed Automated Teller Machine, by virtue of its design, materials and position, will result in a poor quality shopfront that is incongruent within the retail frontage and fails to preserve the traditional character and appearance of the building within the Preston Park Conservation Area. The proposal is therefore contrary to policies QD10 and HE6 of the Brighton and Hove Local Plan and the Supplementary Planning Guidance SPD2 on Shop front design.

BH2008/01013

48 Edburton Avenue Brighton

Conservation rooflight to front roofslope.

Applicant: Mr DJ McDonald

Officer: Chris Swain 292178

Approved on 21/05/08 DELEGATED

1) 01.01AA

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

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

2) 13.05A

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

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

Report from: 08/05/2008 to: 28/05/2008

BH2008/01037

110 Waldegrave Road Brighton

Replacement of window with doors to rear elevation. Blocking up of door opening to side elevation.

Applicant: Mrs Coral Llewellyn

Officer: Sonia Kanwar 292359

Approved on 28/05/08 DELEGATED

1) 01.01AA

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

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

2) 13.02A

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 and Hove Local Plan.

BH2008/01046

85 Lowther Road Brighton

Certificate of Lawfulness for proposed rear ground floor extension and rear loft extension.

Applicant: Mrs Gerry Oliver

Officer: Nicola France 292211

Approved on 28/05/08 DELEGATED

BH2008/01080

GFF 34 Stanford Road Brighton

Alteration to existing external staircase, replacement of existing window with timber french doors, part retrospective, part proposed.

Applicant: Mrs Patricia Grigg

Officer: Chris Swain 292178

Approved on 22/05/08 DELEGATED

1) 01.01AA

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

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

2) UNI

Notwithstanding the statement on the submitted drawings, the proposed screen shall be painted white and the external staircase should be finished in a light colour, the exact colour to be agreed in writing with the Local Planning Authority before development commences. The development shall be painted within 14 days of installation, fully in accordance with the approved details retained as such thereafter.

Reason: To safeguard the appearance of the proposal and the residential amenity of neighbouring occupiers and to comply with policies QD1, QD2, QD14 and QD27 of the Brighton and Hove Local Plan.

3) UNI

Report from: 08/05/2008 to: 28/05/2008

The external staircase and landing area shall be used to provide access to the proposed first floor flat only. The landing area shall not be used as a roof terrace, balcony 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 and Hove Local Plan.

BH2008/01136

8 Florence Road Brighton

Room in roof with 1 no. conservation roof light to front and 2 no. roof light to rear.

Applicant: Mr & Mrs U De Gaudio

Officer: Nicola France 292211

Approved on 22/05/08 DELEGATED

1) 01.01AA

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

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

2) 13.05A

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

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

REGENCY

BH2007/02111

Flat 43 Embassy Court Kings Road Brighton

Installation of two extractor fans in bathroom (part retrospective).

Applicant: Jeff Keep

Officer: Clare Simpson 292454

Approved on 23/05/08 DELEGATED

1) UNI

Notwithstanding the details submitted, the proposed grilles will be finished in a colour to match the finishes of the external walls of Embassy Court, the render around the grilles will be finished in a colour and texture to match that of the existing building and retained as such thereafter.

Reason: To ensure satisfactory appearance to the development and to retain the historic character of the building in accordance with policy HE1 of the Brighton and Hove Local Plan.

BH2007/02608

12 Meeting House Lane Brighton

Listed Building Consent - Conversion and extension of existing 1st, 2nd and 3rd floor residential unit to form 5 flats and 1 retail unit at ground floor level.

Applicant: Mr Windlelm Ltd

Officer: Guy Everest 293334

Approved on 09/05/08 DELEGATED

1) 01.05AA

Report from: 08/05/2008 to: 28/05/2008

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) 14.06A

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

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

3) 14.11A

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 and Hove Local Plan.

4) 14.12A

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 work commencing.

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

5) UNI

No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the rear extension and glazed link 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 HE1 of the Brighton & Hove Local Plan.

6) UNI

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

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy HE1 of the Brighton & Hove Local Plan.

7) UNI

The external finishes of the alterations to 12 Meeting House Lane 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 policy HE1 of the Brighton & Hove Local Plan.

8) UNI

All new windows to the existing building at 12 Meeting House Lane shall be painted softwood, double hung vertical sliding sashes with joinery details to match originals, where existing, and shall be retained as such.

Report from: 08/05/2008 to: 28/05/2008

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

BH2007/04033

4 Clarendon Mansions 80 East Street Brighton

Installation of secondary glazing to windows.

Applicant: Dr R J Paun

Officer: Sue Dubberley 292097

Approved on 16/05/08 DELEGATED

1) 01.05AA

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.

BH2007/04472

22 Hampton Place Brighton

Alterations to rear ground floor extension.

Applicant: Mr & Mrs Catchpole

Officer: Jason Hawkes 292153

Approved on 23/05/08 DELEGATED

1) 01.01AA

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

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

2) 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 appearance of the development and to comply with policies HE1 and HE6 of the Brighton & Hove

Local Plan.

3) UNI

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

Reason: To ensure the satisfactory appearance of the development and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in full in accordance with the agreed details.

i) 1:10 sample elevations and sections and 1:1 joinery profiles of all types of new windows and doors including architraves.

ii) Details of the steps, cills and reveals of the windows and doors at 1:5 scale.

iii) Details of the rooflights, which shall be traditional steel or cast metal ones.

Reason: To ensure the satisfactory appearance of the development and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

Report from: 08/05/2008 to: 28/05/2008

BH2007/04474

22 Hampton Place Brighton

Alterations to rear ground floor extension.

Applicant: Mr & Mrs Catchpole

Officer: Jason Hawkes 292153

Approved on 23/05/08 DELEGATED

1) 01.05AA

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

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

2) UNI

All new and replacement 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 appearance of the development and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

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

Reason: To ensure the satisfactory appearance of the development and to comply with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in full in accordance with the agreed details.

i) 1:10 sample elevations and sections and 1:1 joinery profiles of all types of new windows and doors including their internal architraves.

ii) Details of the steps, cills and reveals of the windows and doors at 1:5 scale.

iii) The method of sound, fire and thermal insulation of the floor and walls, including 1:5 sections through walls and ceilings.

iv) Details of the rooflights, which shall be traditional steel or cast metal ones.

Reason: To ensure the satisfactory appearance of the development and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2008/00519

Pump House 46 Market Street Brighton

Proposed external alterations comprising retractable awning, trough planning, floodlights uplighting and lantern and bracket to match existing. Replacement of existing front entrance door; brass kick plates and sill to remain. New painted pictorial swing sign on existing bracket, lit by spotlights.

Applicant: Mitchells & Butlers

Officer: Ray Hill 292323

Refused on 23/05/08 DELEGATED

1) UNI

The proposed awning and planting trough on the northern side elevation would, by virtue of their size, prominent siting and unsympathetic design, obscure historic details, result in a proliferation of extraneous visual clutter and detract from the character and appearance of the listed building and the visual amenity of the Old Town Conservation Area contrary to policies QD11, HE1, HE3 and HE6 of the Brighton & Hove Local Plan.

Report from: 08/05/2008 to: 28/05/2008

2) UNI2

The proposed awning by reason of its inadequate ground clearance would adversely affect the safety of pedestrians contrary to policy TR7 and QD11 of the Brighton & Hove Local Plan.

3) UNI3

Insufficient information with regard to the floodlights, lantern and their respective fixing methods has been submitted to satisfactorily demonstrate that the proposal would ensure the preservation of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

BH2008/00677

53 Ship Street Brighton

Vary condition 3 of BH2006/02312 to allow the use of the property as a 'Crepes Bar'.

Applicant: Mrs Liz Ledeca

Officer: Jason Hawkes 292153

Approved on 28/05/08 DELEGATED

1) 01.01AA

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

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

2) UNI

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or any amendment thereto, the premises shall be used only as a crepe bar and for no other purpose within the A3 use class, for which a planning application must be made.

Reason: Additional extraction equipment which may be required for an alternative A3 use may have an adverse impact on the listed building and conservation area. The Local Planning Authority would therefore wish to retain control over any subsequent change of use of these premises in order to preserve the character and appearance of this Grade II listed building and to comply with Policies HE1 and HE6 of the Brighton & Hove Local Plan.

BH2008/00721

1-3 Prince Albert Street Brighton

Item A: Sets of Old Orleans letters to be individually built up stainless steel rims and returns, cream perspex face, clear perspex backs with white LED's for face/halo illuminations.

Item B: Traditionally written Old Orleans logo on corner.

Item C: Traditional wrought iron projection bracket with timber panel with bullnose beadin. Externally illuminated via 2 no. trough

lights. Item D: 1 no. traditional retractable awning. Item E: 1 no. retractable awning.

Applicant: Regent Inns PLC

Officer: Guy Everest 293334

Split Decision on 20/05/08 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.

Report from: 08/05/2008 to: 28/05/2008

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) UNI

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

For the avoidance of doubt the letters of the hereby approved fascia signs shall be halo illuminated.

Reason: To safeguard the amenity of the area in accordance with policies HE9 and QD12 of the Brighton & Hove Local Plan.

1) UNI

The proposed awning by reason of its siting and visual impact would be visually intrusive and detract from the character and appearance of the existing building and surrounding conservation area. The awning is therefore contrary to policies QD12 and

Report from: 08/05/2008 to: 28/05/2008

HE9 of the Brighton & Hove Local Plan, and the provision of Supplementary Planning Document 07 - Advertisements.

BH2008/00732

38 Duke Street Brighton

New internally illuminated fascia sign and new internally illuminated projecting sign.

Applicant: William Hill Organisation Ltd

Officer: Clare Simpson 292454

Refused on 20/05/08 DELEGATED

1) UNI

The proposed projecting sign due to the bulk, form and method of illumination, would be unduly prominent and fail to respect the character and appearance of the existing building and the wider area. The proposal would be detrimental to the character and appearance of the street scene and the Old Town Conservation Area and contrary to policies QD12, HE9 and Supplementary Planning Document (SPD07) on Advertisements.

2) UNI2

The proposed box fascia sign due to the bulk, form and method of illumination, would be unduly prominent and fail to respect the character and appearance of the existing building and the wider area. The proposal is considered inappropriate and detrimental to the character and appearance of the street scene and the Old Town Conservation Area contrary to policies QD12, HE9 and Supplementary Planning Document (SPD07) on Advertisements.

BH2008/00736

38 Duke Street Brighton

Replacement shop front, entrance door, and disabled access ramp.

Applicant: William Hill Organisation Ltd

Officer: Clare Simpson 292454

Refused on 20/05/08 DELEGATED

1) UNI

Policy QD10 of the Brighton and Hove Local Plan states that new shop fronts respect the style, proportions, detailing, colour, and materials of the parent building and surrounding shopfronts/buildings. In respect of conservation areas, policies QD10 and HE6 state that development will be required to preserve or enhance the special appearance or character of the area. The proposed shopfront by virtue of its inappropriate design and use of materials, and the removal of transoms and insertion of a small tiled stall riser would cause significant harm to the appearance of the building. Furthermore, the proposed appearance does not relate to upper floors of the building. The development would harm the character and appearance of the building and wider Old Town Conservation Area. The proposal is contrary to the policies QD10, HE6 of the Brighton and Hove Local Plan and Supplementary Planning Document on Shop front Design (SPD 02).

BH2008/00905

Flat 10 Windlesham Hall 7-9 Windlesham Avenue Brighton

Replacement of existing windows and balcony door at ground floor flat with UPVC.

Applicant: Mr K Lovell

Officer: Stephen Ssejjemba 292336

Report from: 08/05/2008 to: 28/05/2008

Approved on 08/05/08 DELEGATED

1) 01.01AA

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

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

2) UNI

The replacement units hereby permitted shall match the glazing design of the existing units and be retained so thereafter.

Reason: For the avoidance of doubt in the interests of the visual amenities of the surrounding area, in compliance with policy QD14 of the Brighton and Hove Local Plan.

BH2008/00961

1-2 Duke Street Brighton

Display of non-illuminated projecting sign.

Applicant: Heal & Son

Officer: Clare Simpson 292454

Approved on 12/05/08 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).

Report from: 08/05/2008 to: 28/05/2008

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) UNI

Notwithstanding the details shown on the approved plans, the proposed sign shall be non-illuminated and retained as such thereafter.

Reason: To safeguard the appearance and character of the area in accordance with policies QD12 and HE9 of the Brighton and Hove Local Plan and Supplementary Planning Document 07 - Advertisements.

BH2008/01097

24 East Street Brighton

Change of use from (A1) retail to use ground floor as retail (A1) with treatment room as ancillary use. Use basement, first and second floors for massage and therapy treatments (D1).

Applicant: Ms Katherine Pye

Officer: Guy Everest 293334

Approved on 20/05/08 DELEGATED

1) 01.01AA

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

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

2) UNI

The use of the premises shall incorporate ground floor retail floorspace and a retail frontage as indicated on approved drawing no. SK003 1 2. The retail floorspace and frontage shall thereafter be retained in accordance with the approved plans.

Reason: In order to ensure retail floorspace and frontage is retained within the prime frontage of the regional shopping centre and to comply with policy SR4 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, or any amendment thereto, the basement, first and second floors shall only be used for massage and therapy treatment purposes and for no other purpose, including any other use within Class D1 (Non-residential institutions) of the Schedule to the Order.

Reason: For the avoidance of doubt and to enable the Council to control the use of the premises which if used for any other purpose, including any other purpose in Use Class D1, might be injurious to the amenities of the area, and to comply with policies TR1 and QD27 of the Brighton and Hove Local Plan.

Report from: 08/05/2008 to: 28/05/2008

BH2008/01191

30 Clifton Terrace Brighton

Internal and external alterations including replacement traditional sash windows to rear elevation, new internal lobby door and fan light over and minor alterations to proposed new kitchen (already consented see BH2003/03284/FP and BH2003/03285/LB).

Applicant: Mr Nicky Rohl

Officer: Ray Hill 292323

Approved on 22/05/08 DELEGATED

1) 01.05AA

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 following details shall be submitted to and approved by the Local Planning Authority in writing before works commence:-

- i) 1:50 scale internal elevations showing the proposed openings between the ground floor front and rear reception rooms and between the ground floor rear reception room and corridor;
- ii) 1:20 scale elevational drawings of the new rear French doors and the door between the rear ground floor reception room and the corridor;
- iii) 1:1 scale joinery sections of the proposed lobby and door to the entrance hall, the new door to the ground floor reception room and the new rear French doors; and,
- iv) Details of the spiral staircase including a 1:20 scale drawing annotated to show its materials and colour.

The works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

Reason: As insufficient information has been submitted to ensure the satisfactory preservation and enhancement of the listed building in accordance with policy HE1 and HE4 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

The proposed kitchen door and larder door shall be of a 4 panelled construction to match exactly the original doors of the building.

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

5) UNI

Report from: 08/05/2008 to: 28/05/2008

The new and replacement windows shall be single glazed painted timber vertical sliding sashes with no trickle vents and with concealed sash boxes recessed within the reveals and masonry cills to match exactly the original sash windows, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, cill and reveal details.

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

6) UNI

The railings surrounding the decking hereby approved shall match exactly the colour, materials and design of the existing railings of the second floor balcony and thereafter be retained.

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

ST. PETER'S & NORTH LAINE

BH2007/01058

Land At SW Corner Portland Street & Church Street Brighton

Mixed use development accommodated on 6 floors consisting of 5 studio flats, 24 one-bedroom flats, 10 two-bedroom flats and 1 three-bedroom flat, 7 office units (Portland Street), 4 retail units (Church Street) and 21 carparking spaces. Resubmission and revised scheme following withdrawal of application BH2006/01813.

Applicant: Hargreaves Property Limited

Officer: Kathryn Boggiano 292138

Refused on 16/05/08 PLANNING APPLICATIONS SUB-COMMITTEE

1) UNI

The predominance of residential floorspace within the proposal is considered to be detrimental to employment generation objectives within the City and would involve the loss of a former and permitted employment floorspace and is contrary to policies EM2, EM9 and EM10 of the Brighton & Hove Local Plan.

2) UNI

The proposal, by reason of its design, massing, height, failure to 'step down' on both the Church Street and Portland Street frontages and ground to first floor heights on both frontages, would result in the building appearing incongruous within the street scene to the detriment of the character and appearance of the surrounding area and the North Laine Conservation Area. As such the proposal is contrary to policies QD1, QD2, QD4 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The siting, height, massing and design of the building on the south east corner adjacent to the smaller scale terraced property No.28 Portland Street would result in the building appearing overly dominant and incongruous within the street scene to the detriment of the character and appearance of the area and the North Laine Conservation Area. As such the proposal is contrary to policies QD1, QD2, QD4 and HE6 of the Brighton & Hove Local Plan.

4) UNI

The 5 storey section of the building within the south western section of the site would be visible from areas within Spring Gardens to the north east of the application site. The 5 storey section of the building would appear out of scale with its immediate surroundings and would be of detriment to the traditional roofscape of the North Laine Conservation Area. As such the proposal is contrary to policies QD1, QD2, QD4 and HE6 of the Brighton & Hove Local Plan.

Report from: 08/05/2008 to: 28/05/2008

5) UNI

The proposal, by reason of the inclusion of studios, over provision of one bedroom units, and under provision of two and three bedroom units, would not provide an appropriate mix of dwelling sizes contrary to policy HO3 of the Brighton & Hove Local Plan.

6) UNI

The siting, design, height, bulk and massing of the building on the western boundary would result in the proposal unduly impacting on the living conditions and visual amenity of neighbouring residents at Nos.43 - 46 Windsor Street, by reason of loss of light and aspect and due to its overbearing and over-dominant impact. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

7) UNI

The siting, design, height, bulk and massing of the building on the southern boundary would result in the proposal unduly impacting on the living conditions and visual amenity of neighbouring residents to the south on Portland Street, by its overbearing and over-dominant impact. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

8) UNI

The proposal, by reason of its design, height and siting in close proximity to the western boundary, and the presence of main windows within the western facing elevation, would by reason of limited light and outlook, would be detrimental to the living conditions of future residents of the scheme, contrary to policy QD27 of the Brighton & Hove Local Plan.

9) UNI

The proposal would result in an unsatisfactory level of private amenity space which would be to the detriment of the living conditions of any future residents of the scheme and is contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

10) UNI

Insufficient information has been provided by the applicant, with regard to an up to date Transport Statement, details of proposed access arrangements and the parking split provision for the different mix of uses, in order for the proposal to be properly judged against policies TR1, TR7, TR19 and HO7 of the Brighton & Hove Local Plan and Supplementary Planning Guidance No.4 'Parking Standards'.

11) UNI

Insufficient information has been provided by the applicant with regard to the proposed solar panels and rain harvesting system in order for the proposal to be properly judged against policies QD1, QD2, QD4, HE6 and SU2 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 16 'Renewable Energy & Energy Efficiency'.

12) UNI

The proposal, by reason of providing the main pedestrian access to the residential development through the shared refuse and recycling storage area, would fail to provide satisfactory pedestrian access, to the detriment of the amenity of future residents of the scheme. As such the proposal is contrary to policies QD27 and TR8 of the Brighton & Hove Local Plan.

13) UNI

The applicant has failed to demonstrate that all of the office units would be accessible to wheelchair users and as such the proposal is contrary to policy QD2 of the Brighton & Hove Local Plan.

Report from: 08/05/2008 to: 28/05/2008

BH2007/02710

16 Park Crescent Brighton

Internal alterations associated with the conversion of the building from three flats to two flats.

Applicant: M Ray

Officer: Jason Kaye 293990

Approved on 14/05/08 DELEGATED

1) 01.05AA

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) 14.02A

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

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

3) 14.06A

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

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

4) 14.12A

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 work commencing.

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

5) 14.13A

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

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

6) UNI

Prior to commencement of development, detailed drawings at 1:20 scale showing the new external doors to the front and rear elevations, which shall be painted softwood panelled doors, shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the details as approved, and shall be retained as such thereafter.

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

Report from: 08/05/2008 to: 28/05/2008

BH2007/03232

101-102 North Road Brighton

Proposed erection of extract flue to main roof. Roof over rear courtyard to form new kitchen (Part Retrospective).

Applicant: Zelgrain Ltd

Officer: Paul Vidler 292192

Refused on 28/05/08 DELEGATED

1) UNI

The proposed extract flue, by virtue of its materials, appearance and location, would be detrimental to the visual appearance of the application property and adjoining property and fail to preserve or enhance the character or appearance of the North Laine Conservation Area, contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2007/03266

The Fountain Head PH 101-102 North Road Brighton

Advertisement consent for two externally illuminated signs to south and east of building with projecting pub sign on south elevation (Retrospective).

Applicant: Zelgrain Ltd

Officer: Paul Vidler 292192

Refused on 28/05/08 DELEGATED

1) UNI

The floodlights which externally illuminate the signs at first floor level to the south and east elevations of the building, by virtue of their size and colour, are detrimental to the visual amenities of the locality and to the character and appearance of the North Laine Conservation Area, contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan.

2) UNI2

The projecting pub sign does relate to the function of the premises and, by virtue of its size, is detrimental to the visual amenities of the locality and to the character and appearance of the North Laine Conservation Area, contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan.

BH2007/03270

The Fountain Head PH 101-102 North Road Brighton

Erection of ten lamps and four heaters to ground floor elevations (Part Retrospective).

Applicant: Lewis & Co. Planning South East Limited

Officer: Paul Vidler 292192

Refused on 28/05/08 DELEGATED

1) UNI

The addition of the external lamps and the proposed heaters to the south and east elevations of the building would result in excessive visual clutter to these elevations, which would be detrimental to the visual appearance of the building and fail to preserve or enhance the character or appearance of the North Laine Conservation Area, contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

Report from: 08/05/2008 to: 28/05/2008

BH2007/04627

13 Vere Road Brighton

Proposed extension to lower ground floor to provide additional internal accommodation and access to the terrace above.

Applicant: c/o Agent

Officer: Chris Swain 292178

Approved on 21/05/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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 and Hove Local Plan.

3) UNI

Access to the 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.

BH2008/00406

15 D Aubigny Road Brighton

Roof conversion including rear dormer and conservation roof light at front.

Applicant: Mr M Yelland

Officer: Karen Tipper 293335

Approved on 09/05/08 DELEGATED

1) 01.01AA

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

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

2) 13.02A

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 and Hove Local Plan.

3) 13.05A

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

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

Report from: 08/05/2008 to: 28/05/2008

BH2008/00461

Mocatta House Trafalgar Place Brighton

Installation of air conditioning condenser unit on roof and reposition of existing unit.

Applicant: NC Soft Europe Ltd

Officer: Nicola France 292211

Approved on 15/05/08 DELEGATED

1) 01.01AA

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

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

BH2008/00643

57 Clifton Street Brighton

Replacement of uPVC windows on front elevation with timber sash windows and infill one of existing windows on front elevation.

Applicant: James Powell

Officer: Chris Swain 292178

Approved on 15/05/08 DELEGATED

1) 01.01AA

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

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

BH2008/00697

Co-op Foodstore 6-11 Baker Street Brighton

1 no. illuminated fascia sign.

Applicant: CWS Retail Financial Services

Officer: Nicola France 292211

Approved on 19/05/08 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

Report from: 08/05/2008 to: 28/05/2008

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 and Hove Local Plan.

BH2008/00700

153 North Street Brighton

Installation of two Automated Teller Machines (ATM) and one Business Paying In Machine (BPIM).

Applicant: HSBC Bank Plc

Officer: Karen Tipper 293335

Approved on 14/05/08 DELEGATED

1) 01.01AA

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

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

2) 04.01A

Notwithstanding the approved plans, the ATM's controls shall be raised and separated from each other, have a positive action and have raised numbers, letters or Braille characters on each control and be no higher than 1060 mm. from ground level.

Reason: To ensure satisfactory facilities for people with disabilities and to accord with policy QD10 of the Brighton and Hove Local Plan.

Report from: 08/05/2008 to: 28/05/2008

BH2008/00724

57 Clifton Street Brighton

Certificate of Lawfulness for use as a single dwelling house.

Applicant: Mr James Powell

Officer: Karen Tipper 293335

Approved on 16/05/08 DELEGATED

BH2008/00748

Unit 8 & 9 Block 4 Jubilee Street Brighton

Installation of new shopfront.

Applicant: SK:N Clinics

Officer: Karen Tipper 293335

Approved on 23/05/08 DELEGATED

1) 01.01AA

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

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

2) UNI

The materials, detailing, sectional dimensions, profiles and colour of the shopfronts including the doors, louvres, frames, cills, stallrisers and pilasters shall match exactly those of the Unit 6 Jubilee Street. Reason: To maintain the architectural unity and appearance of the building and the preservation and enhancement of the character of the conservation area in accordance with Local Plan policies QD10 and HE6.

BH2008/00793

51 Gardner Street Brighton

Alterations and rear extension of the existing house with new separate access to the upper floor flat.

Applicant: Mr Mas Shashi Bhavsar

Officer: Karen Tipper 293335

Approved on 13/05/08 DELEGATED

1) 01.01AA

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

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

2) 02.06A

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

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

3) 06.03A

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 at all times.

Report from: 08/05/2008 to: 28/05/2008

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

4) 13.02A

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 and Hove Local Plan.

5) 13.03A

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 and Hove Local Plan.

BH2008/00843

57 Clifton Street Brighton

Conversion of basement into one bedroom self-contained flat.

Applicant: Mr James Powell

Officer: Karen Tipper 293335

Refused on 27/05/08 DELEGATED

1) UNI

The applicant has failed to demonstrate that the proposed development would receive adequate levels of natural light and ventilation and outlook. Consequently it has not been adequately demonstrated that the development will not lead to a loss of amenity for future occupiers, contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed lightwell by reason of its size would fail to provide sufficient private usable outside amenity space for future occupiers of the proposed accommodation and will lead to a loss of amenity. As such the development is contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed internal layout of the development, by virtue of the creation of a bathroom with no natural light, represents an energy inefficient form of development. Further the applicant has failed to demonstrate that the proposal will incorporate sustainability measures to make efficient use of energy, water and materials and as such the proposal is contrary to policy SU2 of the Brighton and Hove Local Plan.

4) UNI4

The proposed cycle parking, refuse and recycle storage would be insufficient and would impede access to the proposed unit of accommodation. As such the development is contrary to policies SU2 and TR14 of the Brighton & Hove Local Plan.

BH2008/00870

153 North Street Brighton

Installation of two Automated Teller Machines (ATM) and one Business Paying in Machine (BPIM).

Applicant: HSBC Bank Plc

Officer: Karen Tipper 293335

Approved on 14/05/08 DELEGATED

1) 01.05AA

Report from: 08/05/2008 to: 28/05/2008

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

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

2) UNI

Before development commences full details of any illumination of the signage hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

BH2008/00911

Sainsburys Supermarket 27 New England Street Brighton

Application for variation of condition 15 of decision BH2001/01811/OA to read: Vehicular movements for the purpose of loading or unloading and any loading or unloading of vehicles in association with the supermarket, shall only take place between the hours of 0600 to 1900 hours on Monday to Friday, 0800 to 1900 hours on Saturdays and 0900 to 1600 on Sundays and Bank Holidays.

Applicant: Sainsburys Supermarkets Ltd

Officer: Kate Brocklebank 292175

Refused on 20/05/08 DELEGATED

1) UNI

The Local Planning Authority is not satisfied that the extension of delivery hours and in particular from 06.00 Monday to Friday could be adequately controlled so as to protect residential amenity of neighbouring dwellings from disturbance caused by waiting and manoeuvring vehicles. As such the proposal is considered contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2008/01063

46 Rose Hill Close Brighton

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Ms Anne Ferguson

Officer: Chris Swain 292178

Approved on 20/05/08 DELEGATED

BH2008/01123

Station Concourse Brighton Railway Station Queens Road Brighton

Proposed erection of temporary shop unit whilst redevelopment works are carried out to existing shop unit (WH Smith). (Resubmission of BH2007/02548.)

Applicant: W H Smith Retail

Officer: Gemma Barnes 292265

Approved on 28/05/08 DELEGATED

1) UNI

The temporary unit hereby approved shall be permanently removed from the site and the land reinstated to its former condition by no later than 1st June 2009 or upon the completion of the new permanent accommodation for WH Smiths, whichever is the sooner.

Report from: 08/05/2008 to: 28/05/2008

Reason: The structure hereby approved is not considered suitable as a permanent form of development for this listed building and as such permission is granted for a temporary period only in accordance with policy HE1 of the Brighton and Hove Local Plan.

2) UNI

The internal alterations (installation of equipment and internal linings) to the part of the station building (eastern side) hereby approved shall be permanently removed and the building reinstated to its former condition by no later than 1st June 2009 or upon vacation of the unit, whichever is the sooner.

Reason: In the interests of preserving this listed building in accordance with policy HE1 of the Brighton and Hove Local Plan.

WITHDEAN

BH2007/03716

35-41 Withdean Road Brighton

Demolition of four existing detached houses and construction of five new dwellings.

Applicant: Hinton Vale LLP

Officer: Paul Earp 292193

Approved on 22/05/08 DELEGATED

1) 01.01AA

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

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

2) 02.05A

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 all times.

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

3) 03.01A

No development shall take place until samples of the materials (including colour of render, paintwork or 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 and Hove Local Plan.

4) 04.02A

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

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

5) 05.01A

No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority which details measures to ensure that the development hereby approved will achieve an EcoHomes rating of 'Very Good' or higher

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or a Code for Sustainable Homes rating of 'Level 3' or higher or an equivalent level of performance if an alternative independently assessed means of sustainability assessment is used. The agreed scheme shall be implemented in strict accordance with the approved details prior to the occupation of the development.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and in accordance with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan.

6) 05.02A

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

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

7) 06.03A

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 at all times.

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

8) B04.01

No development shall take place until there has been submitted to and approved 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 in accordance with policy QD16 of the Brighton & Hove Local Plan.

9) B04.02

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 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 in accordance with policy QD16 of the Brighton & Hove Local Plan.

10) B04.03

The development shall not be commenced until fences for the protection of trees to be retained have been erected to a specification and in positions to be agreed by the Local Planning Authority. These fences shall be maintained in good repair until the completion

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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 and in accordance with policy QD16 of the Brighton & Hove Local Plan.

11) UNI

The crossovers hereby approved shall be constructed in accordance the Council approved Manual for Estate Roads and under licence from the Highway Operations Manager prior to commencement of any other development on the site. Reason: In the interest of highway safety and to comply with policy TR7 of the Brighton and Hove Local Plan.

12) UNI

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

Reason: To ensure that the proposed development does not put undue pressure on existing infrastructure in the city and to comply with policies HO7 and SU15 of the Brighton & Hove Local Plan.

13) UNI

Details of the solar panels shall be submitted to and approved by the Local Planning Authority before works commence. The panels shall be installed and maintained as approved thereafter.

Reason: To ensure satisfactory provision of solar gain and to comply policy SU2 of the Brighton & Hove Local Plan.

14) UNI

The development shall not be occupied until parking areas have been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles. Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with policy TR7 of the Brighton and Hove Local Plan.

BH2007/04620

Knogle Hall Knogle Road Brighton

External works to provide disabled access to main entrance, to include new brick planter and alternative access steps. New entrance doors and side door.

Applicant: PPC of St John the Evangelist Church

Officer: Sue Dubberley 292097

Approved on 22/05/08 DELEGATED

1) 01.01AA

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

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

2) 13.01A

No development shall take place until samples of the materials (including colour of render, paintwork or 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

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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 and Hove Local Plan.

3) UNI

No development shall take place until further drawings showing details of the new doors and railings have been submitted to and approved by the local planning authority in writing and the works shall be carried out in strict accordance with the approved details and maintained as such thereafter. Reason: So as to ensure the preservation of the building in accordance with policy HE8 of the Brighton and Hove Local Plan.

BH2008/00200

69 Redhill Drive Brighton

Proposed single storey rear extensions.

Applicant: Mr Frank & Mrs Suzanne Williams

Officer: Jonathan Puplett 292525

Approved on 28/05/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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 and Hove Local Plan.

BH2008/00534

10 Friar Crescent Brighton

Amendment to application no. BH2007/02194 for flat roofed, single-storey rear extension.

Applicant: Mr R Coull

Officer: Stephen Ssejjemba 292336

Approved on 12/05/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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 and Hove Local Plan.

Report from: 08/05/2008 to: 28/05/2008

BH2008/00714

36 Hampstead Road Brighton

Certificate of lawfulness for proposed roof conversion including front & rear rooflights and roof extension at rear.

Applicant: Mr & Mrs Briscoe

Officer: Jonathan Puplett 292525

Approved on 12/05/08 DELEGATED

BH2008/00715

39 Park Manor London Road Brighton

Replacment PVCU windows (retrospective).

Applicant: Mr Kenneth Bennett

Officer: Stephen Ssejjemba 292336

Approved - no conditions on 20/05/08 DELEGATED

BH2008/00791

5 Clermont Road Brighton

Side extension at second floor level.

Applicant: Ms Susan Ayres

Officer: Paul Earp 292193

Approved on 23/05/08 DELEGATED

1) 01.01AA

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

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

2) 13.02A

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 and Hove Local Plan.

3) 13.03A

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 and Hove Local Plan.

BH2008/00888

Withdean Lodge 24B Tongdean Lane Brighton

Erection of two metre boundary wall along Valley Drive and raising the existing brick wall along Tongdean Lane to two metres.

Applicant: Mark Darby

Officer: Stephen Ssejjemba 292336

Refused on 22/05/08 DELEGATED

1) UNI

Policies QD1, QD2, QD14 and QD27 of the Brighton and Hove Local Plan seek to ensure all development demonstrates a high standard of design and makes a positive contribution to the visual quality of the environment including protection of amenity. The proposal to increase the height of pillars of the existing south boundary wall, together

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with further solid-wall infill, would appear unduly excessive in scale when read with existing front features of the parent property. Furthermore, the west and north boundary wall as proposed, would result in loss of the existing street softening greenery and also introduce an excessively high solid structure that is uncommon of the open nature of the surrounding. The overall development would appear, unsympathetic, intrusive and incongruous feature within the predominantly open area, resulting in significant harm to the character and appearance of the parent property and the streetscene, contrary to the above policies.

BH2008/01041

Waterhall Golf Club Waterhall Road Brighton

Installation of 1 no. accessible parking bay and pedestrian ramp with hand rails to both sides to club house. Installation of 1 no. pedestrian ramp from fire exit to patio with hand rails to both sides.

Applicant: Brighton & Hove City Council

Officer: Ray Hill 292323

Approved on 15/05/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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 and Hove Local Plan.

3) UNI

The railings hereby approved shall be painted/powdercoated in accordance with a colour scheme to be submitted to and approved in writing by the Local Planning Authority. The railings shall be painted/powdercoated in accordance with the approved details within 14 days of installation and shall be retained so coloured thereafter.

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

BH2008/01102

11 Hazeldene Meads Brighton

White UPVC conservatory to rear.

Applicant: Mrs P Drake

Officer: Jonathan Puplett 292525

Approved on 22/05/08 DELEGATED

1) 01.01AA

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

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

Report from: 08/05/2008 to: 28/05/2008

BH2008/01173

8A Colebrook Road Brighton

Roof extension to form first floor storey with terrace, and single storey extensions to side and rear including elevation alterations and multiple rooflights.

Applicant: Mr Street

Officer: Stephen Ssejjemba 292336

Refused on 23/05/08 DELEGATED

1) UNI

Policies QD1, QD2, QD14 and QD27 of the Brighton and Hove Local Plan seek to ensure all new development demonstrates a high standard of design and makes a positive contribution to the visual quality of the environment; and is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed development without replicating the existing combination of main hipped roof together with a front projection hipped roof and and the footprint of the original front building, would appear, unsympathetic, unsightly, bulky, intrusive and incongruous feature, resulting in significant harm to the character and appearance of the original property and the wider area. Furthermore, the design of the proposed front features of the property including doors and windows relying on a combination of large and small vertical panelling, would appear, out of character and unsympathetic to the original property's integrity. The overall development would thereby fail to comply with policies QD1, QD14 and QD27 of Brighton and Hove Local Plan.

2) UNI2

The proposed roof extension by reason of adjoining it to the existing side garage and rear conservatory which are in close proximity to the south boundary, would make the overall extension appear, excessive, overbearing and creating a sense of enclosure to the occupiers of No.8 Colebrook Road, contrary to the above policies.

3) UNI3

The design of the proposed roof terrace and multiple balconies relying on excessive length and width, would spoil the appearance and integrity of the property and appear as an unsympathetic out of character addition, resulting in significant harm to the original integrity of the parent property, contrary to policies QD1, QD2 and QD14 of Brighton and Hove Local Plan.

4) UNI4

Supplementary Planning Guidance Note 1: Roof Alterations and Extensions (SPGBH1) requires rooflights to be kept to a minimum number. The proposed rooflights would, by virtue of their numbers including positioning in comparison to the windows beneath, appear, excessive and unsympathetic addition, resulting in significant harm to the character and appearance of the parent property and the surrounding area, contrary to the approved Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions, as well as the above policies.

BH2008/01189

234 Dyke Road Brighton

Certificate for the proposed development of a loft conversion, including construction of a flat roof side dormer, a pitched roof rear dormer, and 1 no. rooflight on front elevation.

Applicant: Mike Barrett

Officer: Wayne Nee 292132

Report from: 08/05/2008 to: 28/05/2008

Approved on 23/05/08 DELEGATED

EAST BRIGHTON

BH2007/03804

Sheepcote Valley Caravan Club Site Brighton

Provision of 37 Hardstanding areas within Caravan Club site, comprising 29 all-weather pitches, 7 all-weather non-awning pitches and 1 assistant warden pitch.

Applicant: The Caravan Club

Officer: Karen Tipper 293335

Approved on 28/05/08 DELEGATED

1) 01.01AA

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

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

2) 05.03

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

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

BH2008/00449

7 Belgrave Place Brighton

Rear roof terrace over half landing and glazed enclosure to spiral staircase.

Applicant: Mr R Chaudhari

Officer: Karen Tipper 293335

Refused on 23/05/08 DELEGATED

1) UNI

The proposed development by reason of its design, material and loss of historic fabric of the rear 'closet' wing of this grade II listed building would appear incongruous and out of keeping to the detriment of the appearance, architectural and historic merit of this grade II listed building and would fail to preserve or enhance this part of the East Cliff conservation area. The development is considered to be contrary to policies QD2, QD14, HE1 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance note 1 on Roof Alterations and Extensions (SPGBH1).

BH2008/00670

29 Whitehawk Road Brighton

Two storey rear extension creating first floor flat and change of use from retail (A1) to restaurant (A3).

Applicant: Abbas Daneshy

Officer: Kate Brocklebank 292175

Report from: 08/05/2008 to: 28/05/2008

Refused on 12/05/08 DELEGATED

1) UNI

The applicant has failed to adequately demonstrate that the A1 retail unit, subject of the application, is no longer economically viable, in that unit or that the proposed use will make a positive contribution to the vitality and viability of the centre by way of daytime pedestrian activity. The proposal is therefore considered to be contrary to criteria b and c of Policy SR6 of the Brighton & Hove Local Plan.

2) UNI2

Insufficient information regarding the installation of odour control extraction units, plant and/or machinery and measures to control noise and vibration from these units/machinery, has been provided by the Applicant, which is needed in order for the proposal to be properly judged against criteria d of policy SR6 and policy QD27 of the Brighton and Hove Local Plan.

3) UNI3

The applicant has provided conflicting information with respect to the proposed change of use, it is not clear whether an A3 or an A5 use is being applied for. It is therefore not possible for the Local Planning Authority to fully assess the application with reference to criterion c of policy SR6 of the Brighton & Hove Local Plan.

BH2008/00936

6 Maresfield Road Brighton

Two storey side extension.

Applicant: Mr Talmey

Officer: Karen Tipper 293335

Refused on 13/05/08 DELEGATED

1) UNI

The proposed development by virtue of its siting, height, size, design and projection forward of the established building line on Maresfield Road, would result in an overly large and incongruous feature to the detriment of the character and appearance of the existing property and streetscene, contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2008/01092

5 Peel Road Brighton

Certificate of Lawfulness for proposed loft conversion with side and rear dormers.

Applicant: Miss Yasmin Kapadia

Officer: Sonia Kanwar 292359

Approved on 22/05/08 DELEGATED

BH2008/01138

14 Vines Cross Road Brighton

Single storey side extension.

Applicant: Miss Z Kakouris

Officer: Sonia Kanwar 292359

Approved on 22/05/08 DELEGATED

1) 01.01AA

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

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

2) 02.07A

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 and Hove Local Plan.

3) 03.02A

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 and Hove Local Plan.

BH2008/01172

Hamilton Lodge School For Deaf Children Walpole Road Brighton

Minor alterations to existing side elevation, as part of alterations to form disabled sanitary accommodation.

Applicant: The Trustees

Officer: Karen Tipper 293335

Approved on 21/05/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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 and Hove Local Plan.

BH2008/01217

177 Wilson Avenue Brighton

Detached residential annexe to rear of existing property with two dormers.

Applicant: Mr E Williams

Officer: Gemma Barnes 292265

Refused on 20/05/08 DELEGATED

1) UNI

The proposed annexe by virtue of its position within the plot and its excessive footprint and height would harm the character, appearance and views of the property. The annexe would be intrusive in the streetscene to the rear and would result in an overdevelopment of the plot. The proposal would be out of keeping with the established built form and would compromise the building line and spaces between dwellings in Wilson Avenue and Aldrich Close. Furthermore the proposed dormers by virtue of size and design would not comply with SPGBH1. Cumulatively the proposal fails to make a positive visual contribution to the site and its surroundings and fails to enhance the

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positive qualities of the key neighbourhood principles of the area. This is contrary to policies QD1, QD2 and QD14 of the Brighton and Hove Local Plan.

2) UNI2

The annexe would result in an unacceptable level of overlooking and loss of privacy for neighbouring properties in Wilson and Avenue and Aldrich Close contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan.

3) UNI3

A development of this size and scale would be expected to make efficient use of energy, water and materials in accordance with policy SU2 of the Brighton and Hove Local Plan. The applicant has failed to demonstrate that the proposal will incorporate any sustainability measures to make efficient use of energy, water and materials and as such the proposal is contrary to policy SU2. Furthermore no information has been submitted to demonstrate that the minimization and reuse of construction industry waste has been sought in an effective manner, contrary to policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document Construction and Demolition Waste (SPD03).

4) UNI4

Given the self contained nature of the proposed annexe it is expected that the internal layout of the building should comply with lifetime home standards. Based on the information submitted the applicant has failed to demonstrate that the proposed annexe would fully comply with lifetime homes standards contrary to policy HO13 of the Brighton and Hove Local Plan.

HANOVER & ELM GROVE

BH2007/04111

The Greys Public House 105 Southover Street Brighton

Awning on Lewes Street elevation

Applicant: Mrs Wendy Thomas

Officer: Chris Swain 292178

Refused on 16/05/08 DELEGATED

1) UNI

The proposed awning due to its low height and close proximity to the kerb face is considered to constitute an increased risk to users of the public highway and to pedestrians using the pavement and as such is contrary to policy TR7 and QD11 of the Brighton and Hove Local Plan.

2) UNI2

The proposed awning, by virtue of its design, appearance and location would constitute an incongruous feature, on the south eastern facing elevation of the public house and would be detrimental to the character and appearance of the existing property, the Lewes Street and Southover Street streetscenes and the wider area. The proposal is therefore contrary to policies QD1, QD5, QD11 and QD14 of the Brighton and Hove Local Plan.

BH2007/04580

Ground floor 137 Elm Grove Brighton

Change of use from vacant shop and ancillary storage to one one-bedroom flat. re-instatement of boundary wall and railings.

Applicant: SBS Building Services Ltd

Report from: 08/05/2008 to: 28/05/2008

Officer: Kate Brocklebank 292175

Approved on 19/05/08 DELEGATED

1) 01.01AA

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

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

2) 02.03A

The window on the north elevation servicing the bathroom shall not be glazed otherwise than with obscured glass and top opening above a height of 1.8m measured from the internal floor level and thereafter permanently retained as such.

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

3) 02.05A

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 all times.

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

4) 03.02A

The boundary wall hereby permitted shall match in material, colour, style and texture the existing walling to the west of the property.

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 and Hove Local Plan.

5) 04.02A

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

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

6) 06.03A

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 at all times.

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

7) UNI

The boundary wall and railings shown on the plans hereby approved shall be implemented in full prior to the first occupation of the flat hereby approved and shall be retained thereafter.

Reason: To ensure satisfactory privacy and residential amenity for future occupiers of the flat and in accordance with policy QD27 of the Brighton and Hove Local Plan.

BH2008/00959

Yard at rear of 76 Islingword Road Brighton

Report from: 08/05/2008 to: 28/05/2008

Change of use from derelict scaffolders yard (sui generis) to open market with stalls (class A1).

Applicant: Mr Alex Sutton-Vane
Officer: Gemma Barnes 292265

Approved on 12/05/08 DELEGATED

1) 01.01AA

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

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

2) 02.05A

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 all times.

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

3) 06.03A

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 at all times.

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

4) B03.01

The premises shall not be open or in use except between the hours of 09:00 and 17:00 Monday to Saturday inclusive and at no time on Sundays.

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

BH2008/01029

88 Elm Grove Brighton

Replacement of existing shop front (resubmission).

Applicant: Mr Ali Rizasoylu
Officer: Louise Kent 292198

Approved on 14/05/08 DELEGATED

1) 01.01AA

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

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

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 the satisfactory appearance of the shop front in accordance with policies QD10 of the Brighton & Hove Local Plan and Supplementary Planning Document 02 'Shop Front Design'.

3) UNI

Report from: 08/05/2008 to: 28/05/2008

The doors, shop windows and stall riser shall consist of painted timber in accordance with a colour scheme to be submitted to and approved in writing by the Local Planning Authority, and shall be retained as such thereafter.

Reason: to ensure the satisfactory appearance of the shop front in accordance with policies QD10 of the Brighton & Hove Local Plan and Supplementary Planning Document 02 'Shop Front Design'.

4) UNI

05.03A Site waste minimisation statement

BH2008/01085

2A Whippingham Street Brighton

Proposed single storey side extension. Window replacing existing front door.

Applicant: Mr Stephen Martin

Officer: Sonia Kanwar 292359

Approved on 22/05/08 DELEGATED

1) 01.01AA

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

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

2) 02.07A

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 and Hove Local Plan.

3) 03.02A

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 and Hove Local Plan.

HOLLINGBURY & STANMER

BH2008/00266

4 Lewes Road Brighton

Variation of condition 3 of application no. 95/01306/FP to allow for opening hours of 12.00 midday - 14.00 and 17.00 - 23.30 seven days a week and variation of condition 6 to allow for an ancillary take-away and delivery service. (Amended description)

Applicant: Mr Foyzul Choudhury

Officer: Kate Brocklebank 292175

Approved on 28/05/08 DELEGATED

1) UNI

The premises shall not be open to customers except between the hours of 12:00 - 23:30 seven days a week.

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

Report from: 08/05/2008 to: 28/05/2008

BH2008/00680

Brighthelm Building University of Sussex Lewes Road Brighton

Replacement of existing timber framed double glazed windows, with powder coated aluminium framed double glazed windows. (Blocks 1 to 24).

Applicant: Mr Neil Hastings

Officer: Louise Kent 292198

Approved on 20/05/08 DELEGATED

1) 01.01AA

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

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

2) 05.03

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

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

3) UNI

The windows shall be powdercoated in accordance with a colour scheme to be submitted and agreed in writing by the Local Planning Authority before development commences. The development shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason to safeguard the visual appearance of the buildings and surrounding area and to comply with policies QD14 and NC7 of the Brighton & Hove Local Plan.

BH2008/00707

Kent House University of Sussex Lewes Road Brighton

Replacement of existing timber and PVCU windows, replacement windows will be double glazed, aluminium, powder coated white.

Applicant: Mr Neil Hastings

Officer: Louise Kent 292198

Approved on 13/05/08 DELEGATED

1) 01.01AA

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

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

2) 05.03

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

Report from: 08/05/2008 to: 28/05/2008

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

MOULSECOOMB & BEVENDEAN

BH2007/04311

Land r/o 4 Plymouth Avenue fronting Auckland Drive Brighton

Demolition of existing car garage on the site and erection of four 'lock-up' garages with access from Auckland Drive.

Applicant: Mr E Deedman

Officer: Chris Elphick 293990

Refused on 19/05/08 DELEGATED

1) UNI

The proposed development of four 'lock-up' garages on this suburban residential site is considered to be inappropriate and would be contrary to national and local policies relating to car parking and land use, which seek to discourage or reduce use and dependence upon the use of private motor vehicles, in particular PPG 13 'Transport' and policy TR1 of the Brighton and Hove Local Plan.

2) UNI2

The proposed development, by reason of its design, external appearance, use and extensive parking/turning area, would have an adverse effect upon the visual amenities and residential character of the area. The proposal is therefore contrary to policies QD1, QD2, QD3 and QD5 of the Brighton and Hove Local Plan.

3) UNI3

The proposed development, by reason of its height, design, the elevated terrace and the use of the garages would be detrimental to the amenities of the occupiers of the adjoining dwellings, by reason of overdominance, loss of privacy and increased noise and activity. The proposal is therefore contrary to policy QD27 of the Brighton and Hove Local Plan.

BH2008/00674

Moulsecoomb County Junior School The Highway Brighton

Single storey extension.

Applicant: Ms Caroline Parker

Officer: Sonia Kanwar 292359

Approved on 08/05/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

Report from: 08/05/2008 to: 28/05/2008

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 and Hove Local Plan.

BH2008/00760

8 Crayford Road Brighton

Single storey extension to rear.

Applicant: Mr L J & Mrs G Bath

Officer: Chris Swain 292178

Refused on 27/05/08 DELEGATED

1) UNI

The length, siting, height and design of the proposal would, by reason of loss of light and outlook, overshadowing and its overbearing impact, adversely impact on the residential amenity currently enjoyed by the adjoining property at No.6 Crayford Road and contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/00927

8 Norwich Close Brighton

Erection of two storey extension and sub division of property to create two self contained properties.

Applicant: Mr Blackmoore

Officer: Louise Kent 292198

Refused on 09/05/08 DELEGATED

1) UNI

The proposed development would result in the loss of a small family dwelling which has an original floor area of less than 115 sq.m and was originally built with less than 4 bedrooms. As such the proposal is contrary to policy HO9 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension, due to its unsympathetic design, width, siting, height, and blank front elevation, would constitute an incongruous and uncharacteristic addition causing a detrimental impact on the character and appearance of the existing building and would be of detriment to the visual amenities currently enjoyed by neighbouring properties. As such the proposal is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

3) UNI3

The applicant has failed to demonstrate how the existing amenity space will be sub-divided between the proposed 2 dwellings so that each dwelling would have private amenity space of a sufficient size. As such the proposal is contrary to policy HO5 of the Brighton & Hove Local Plan.

BH2008/00968

7 Dartmouth Close Brighton

Proposed rear conservatory.

Applicant: Mr & Mrs Gunnell

Officer: Sonia Kanwar 292359

Refused on 08/05/08 DELEGATED

1) 01.01AA

Report from: 08/05/2008 to: 28/05/2008

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

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

2) B03.10

A scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration shall be submitted to and approved by the Local Planning Authority. The use of the premises shall not commence until all specified works have been carried out to the satisfaction of the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining properties.

3) UNI

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

Reason: To ensure that the proposed development addresses the travel demand arising from the intensification of use on the site in accordance with Brighton and Hove Local Plan policies SU15, TR1, TR19 and QD28.

1) UNI

The proposed conservatory, by virtue of its siting, elevated position, design, size and massing, would form a prominent and incongruous addition visible from a number of neighbouring properties, would have an overbearing impact, cause loss of outlook and create a heightened sense of enclosure to No. 5 Dartmouth Close. As such the proposal would adversely impact on the residential amenity of the area and is contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan.

BH2008/01142

5 Canfield Road Brighton

Proposed dormer to rear roof slope and two roof lights to front roof slope.

Applicant: Miss Andrea Gillam

Officer: Chris Swain 292178

Approved on 22/05/08 DELEGATED

QUEEN'S PARK

BH2007/04293

43 Canning Street Brighton

Loft conversion with one front rooflight and one rear rooflight.

Applicant: Mr & Mrs D Bullen

Officer: Louise Kent 292198

Approved on 12/05/08 DELEGATED

1) 01.01AA

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

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

2) 13.05A

Report from: 08/05/2008 to: 28/05/2008

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

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

BH2007/04579

1 Royal Crescent Brighton

Internal alteration, enlarged patio door and new rooflight.

Applicant: R Dupere

Officer: Kate Brocklebank 292175

Approved on 19/05/08 DELEGATED

1) 01.05AA

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) 14.02A

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

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

3) 14.06A

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

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

4) 14.13A

All existing doors are to be retained, except where indicated on the drawings hereby approved. All new doors shall be of timber construction with recessed panels, and details of those on the ground floor to the 'family room' and kitchen from the hallway shall be submitted to and approved by the Local Planning Authority within 3 months of the date of this consent. Any fireproofing to doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

5) UNI

All joinery shall be painted softwood.

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

6) UNI

The rooflight hereby approved shall be painted softwood and shall be retained as such.

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

Report from: 08/05/2008 to: 28/05/2008

BH2008/00233

120 St Georges Road Brighton

Variation of condition 6 of application number BH2002/1297/FP, to extend hours of opening. Removal of condition 7, to allow basement area to be used as a bar area.

Applicant: Mr Pascal Madjoudj

Officer: Karen Tipper 293335

Refused on 27/05/08 DELEGATED

1) UNI

The cumulative impact of the increase in opening hours and service of alcohol to non-seated patrons by reason of the close proximity of residential properties would result in a significant increase in the level of noise and disturbance to these adjacent residential properties to the detriment of their amenity, contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The applicant has failed to demonstrate that the proposed change to the facilities provided by the establishment does not lie within 400m of an existing large restaurant/café (A3) or pub/bar (A4) establishment. The Local Planning Authority considers that the proposal would be likely to result in an unacceptable increase in noise and disturbance to adjoining residential properties and an increase in crime and disorder by reason of the change to the internal operation of the site, extended hours and patrons leaving the premises. As such, the proposal is contrary to policies SR12, SU10, SU9 and QD27 of the Brighton & Hove Local Plan.

BH2008/00482

1 Hereford Court Hereford Street Brighton

Installation of new PVCU emergency exit door and construction of concrete ramp with railings.

Applicant: Mr Scott Lunn

Officer: Chris Swain 292178

Approved on 13/05/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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 and Hove Local Plan.

3) UNI

The railings hereby approved shall be painted/powdercoated in accordance with a colour scheme to be submitted to and approved in writing by the Local Planning Authority. The railings shall be painted/powdercoated in accordance with the approved details within 14 days of installation and shall be retained so coloured thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD2 and QD4 of the Brighton & Hove Local Plan.

Report from: 08/05/2008 to: 28/05/2008

BH2008/00747

Brighton College Eastern Road Brighton

Alterations to existing planning permission BH2004/00471/FP, to include change in roof covering, addition of roof windows, canopy over main entrance, replacement doors and windows and change of first floor cladding of art block.

Applicant: Brighton College

Officer: Karen Tipper 293335

Refused on 28/05/08 DELEGATED

1) UNI

The proposed fire escape to the rear of the application site by reason of its size and design would create a bulky and visually intrusive development to the detriment of the existing building and the street scene and fails to preserve or enhance this part of the College conservation area. As such the development is considered to be contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2008/00804

Flat 1 15 College Road Brighton

Certificate of Lawfulness for existing use as a self contained studio flat.

Applicant: Mrs Brenda Bidwell

Officer: Karen Tipper 293335

Approved on 08/05/08 DELEGATED

BH2008/00806

Flat 2 15 College Road Brighton

Certificate of Lawfulness for existing use as a self contained studio flat.

Applicant: Mrs Brenda Bidwell

Officer: Karen Tipper 293335

Approved on 08/05/08 DELEGATED

BH2008/00807

Flat 3 15 College Road Brighton

Certificate of Lawfulness for existing use as a self contained studio flat.

Applicant: Mrs Brenda Bidwell

Officer: Karen Tipper 293335

Approved on 08/05/08 DELEGATED

BH2008/00808

Flat 4 15 College Road Brighton

Certificate of Lawfulness for existing use as a self contained studio flat.

Applicant: Mrs Brenda Bidwell

Officer: Karen Tipper 293335

Approved on 08/05/08 DELEGATED

BH2008/00810

Flat 5 15 College Road Brighton

Certificate of Lawfulness for existing use as a self contained studio flat.

Applicant: Mrs Brenda Bidwell

Officer: Karen Tipper 293335

Approved on 08/05/08 DELEGATED

Report from: 08/05/2008 to: 28/05/2008

BH2008/00811

Flat 6 15 College Road Brighton

Certificate of Lawfulness for existing use as a self contained studio flat.

Applicant: Mrs Brenda Bidwell

Officer: Karen Tipper 293335

Approved on 08/05/08 DELEGATED

BH2008/00812

Flat 7 15 College Road Brighton

Certificate of Lawfulness for existing use as a self contained studio flat.

Applicant: Mrs Brenda Bidwell

Officer: Karen Tipper 293335

Approved on 08/05/08 DELEGATED

BH2008/00813

Flat 8 15 College Road Brighton

Certificate of Lawfulness for existing use as a self contained studio flat.

Applicant: Mrs Brenda Bidwell

Officer: Karen Tipper 293335

Approved on 08/05/08 DELEGATED

BH2008/00814

Flat 9 15 College Road Brighton

Certificate of Lawfulness for existing use as a self contained studio flat.

Applicant: Mrs Brenda Bidwell

Officer: Karen Tipper 293335

Approved on 08/05/08 DELEGATED

BH2008/00815

Flat 10 15 College Road Brighton

Certificate of Lawfulness for existing use as a self contained studio flat.

Applicant: Mrs Brenda Bidwell

Officer: Karen Tipper 293335

Approved on 08/05/08 DELEGATED

BH2008/00816

Flat 11 15 College Road Brighton

Certificate of Lawfulness for existing use as a self contained studio flat.

Applicant: Mrs Brenda Bidwell

Officer: Karen Tipper 293335

Approved on 08/05/08 DELEGATED

BH2008/00818

Ground Floor Flat 142 Queens Park Road Brighton

Replacement UPVC double glazing windows, replacement double glazing door.

Applicant: Mr Hugh Lavelle

Officer: Chris Swain 292178

Approved on 27/05/08 DELEGATED

1) 01.01AA

Report from: 08/05/2008 to: 28/05/2008

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

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

2) UNI

The works hereby permitted shall not commence until documentary evidence, in the form of a proposed timescale and signed contracts by all interested parties, for the replacement window works to 142A Queen's Park Road approved under planning permission BH2008/01462 and the works to the Ground Floor Flat at 142 Queen's Park Road hereby approved have been submitted to and approved by the Local Planning Authority. The works shall be carried out to the Ground Floor Flat at 142 Queen's Park Road, within the approved timescale unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development, the preservation of the character and appearance of the wider area, to ensure that works to individual flats are not undertaken on an ad hoc basis and to comply with policy QD14 of the Brighton and Hove Local Plan.

BH2008/00937

270 Queens Park Road Brighton

Two storey extension to side and rear.

Applicant: Mr Richard Smart

Officer: Sonia Kanwar 292359

Approved on 13/05/08 DELEGATED

1) 01.01AA

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

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

2) 02.02A

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

3) 03.02A

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 and Hove Local Plan.

BH2008/01039

115 St James's Street Brighton

Change of use from use class A1 (retail) to mixed A1/A3 coffee shop.

Applicant: Starbucks Coffee Co. (UK) Ltd

Officer: Chris Elphick 293990

Report from: 08/05/2008 to: 28/05/2008

Refused on 21/05/08 DELEGATED

1) UNI

The proposed use of the site as a coffee shop, albeit as a claimed mixed use with an element of retail (Class A1) within the more conventional Restaurant and Café (Class A3) use, would, together with neighbouring existing units, result in a concentration of non-retail uses in this part of the St James's Street District Shopping Centre and a significant break in the prime retail frontage in excess of 15 metres. The proposal would therefore undermine the primary shopping function and the vitality and viability of the Centre, contrary to Planning Policy Statement 6 'Town Centres' and to policy SR5 of the adopted Brighton and Hove Local Plan 2005.

2) UNI2

The Local Planning Authority does not consider, having regard to the number of such uses already established in this centre, that the proposal would significantly benefit its shopping function by adding to its diversity and vitality, encouraging combined trips or attracting pedestrian activity and the application does not therefore meet criteria c. of policy SR5 of the Brighton and Hove Local Plan.

BH2008/01462

142A Queens Park Road Brighton

Replacement uPVC windows and uPVC back door to basement flat.

Applicant: Miss Katherine Barnes

Officer: Kathryn Boggiano 292138

Approved on 27/05/08 DELEGATED

1) 01.01AA

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

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

2) UNI

The works hereby permitted shall not commence until documentary evidence, in the form of a proposed timescale and signed contracts by all interested parties, for the replacement window works to the Ground Floor Flat at No.142 Queen's Park Road approved under planning permission BH2008/00818 and the works to No.142A Queen's Park Road hereby approved have been submitted to and approved by the Local Planning Authority. The works shall be carried out to the No.142A Queen's Park Road, within the approved timescale unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development, the preservation of the character and appearance of the wider area, to ensure that works to individual flats are not undertaken on an ad hoc basis and to comply with policy QD14 of the Brighton and Hove Local Plan.

ROTTINGDEAN COASTAL

BH2007/02719

Blenheim House Steyning Road Rottingdean

Summerhouse extension in roof and central atrium (variation of part of approved BH2006/02510).

Applicant: Mr Barrett

Report from: 08/05/2008 to: 28/05/2008

Officer: Louise Kent 292198

Approved on 12/05/08 DELEGATED

1) 01.01AA

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

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

2) 03.01A

No development shall take place until samples of the materials (including colour of render, paintwork or 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 and Hove Local Plan.

BH2007/04573

8 Wivelsfield Road Saltdean Brighton

Raise roof to form loft conversion with two front dormers and two rear dormers, rear ground floor extension and formation of lower ground floor rooms at rear.

Applicant: Mr & Mrs D Burnett

Officer: Louise Kent 292198

Refused on 28/05/08 DELEGATED

1) UNI

The proposal, by reason of the increased ridge height, bulk, design, and external appearance, represents an unsympathetic alteration to the existing bungalow and would be visually incongruous and unduly prominent in the street scene and the uniform group of bungalows, and as such is contrary to policies QD1, QD2 and QD14 of the Brighton and Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

2) UNI2

The four dormer windows, by reason of their number, design, size and position, would form an unsympathetic addition to the extended raised roof, and the existing building. They would be visually intrusive in the street scene and as such are contrary to policy QD14 and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

3) UNI3

The proposed rear extension, by reason of its design, height, depth, and position, is not well sited and detailed in relation to the adjacent dwelling, 6 Wivelsfield Road. It would have an overbearing impact and cause loss of light to the adjoining property and as such would be contrary to policy QD14 of the Brighton & Hove Local Plan.

4) UNI4

The applicant has failed to provide adequate details of construction waste minimisation measures, contrary to policies SU2 and SU13 of the Brighton & Hove Local Plan, and Supplementary Planning Document 03, Construction and Demolition Waste.

Report from: 08/05/2008 to: 28/05/2008

BH2008/00109

8 Lewes Mews Arundel Place Brighton

Additional windows to side elevation (amendment to previously approved application BH2007/01828).

Applicant: Mr & Mrs Harris

Officer: Liz Holt 291709

Approved on 12/05/08 DELEGATED

1) 01.01AA

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

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

2) UNI

The additional windows hereby approved shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

BH2008/00352

Flat 1 1 Arundel Terrace Brighton

Internal and external alterations including repositioning of front door and gas meters, and repairing front courtyard area.

Applicant: Rodger Barton

Officer: Nicola France 292211

Approved on 19/05/08 DELEGATED

1) 01.05AA

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) 14.02A

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

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

3) 14.06A

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

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

4) 14.12A

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 work commencing.

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

Report from: 08/05/2008 to: 28/05/2008

5) UNI

The internal doors hereby approved as shown on drawing numbered 0108/01 shall consist of timber frames and retained as such thereafter.

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

6) UNI

Unless agreed in writing with the Local Planning Authority, the brick to be used for the front courtyard shall consist of Rudgwick: Air Paviers 50mm, and retained as such thereafter.

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

7) UNI

The entrance door hereby approved as shown drawing numbered 1207/01 shall be of timber construction and retained as such thereafter.

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

BH2008/00383

Ovingdean Village Hall Ovingdean Road Brighton

Demolition of two wooden sheds, to be replaced with two new sheds, one metal (proposed) and one wood (Retrospective).

Applicant: Trustees Ovingdean Village Hall

Officer: Nicola France 292211

Approved on 19/05/08 DELEGATED

1) 01.01AA

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

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

BH2008/00608

The Grange Library The Green Rottingdean

Proposed DDA external improvements to ground floor to include: painting of stone edging to front entrance step on pavement in contrasting colour; installation of two short lengths of handrail either side of front entrance door; and fixing of external hardwood fillet to rear fire exit threshold.

Applicant: Brighton And Hove City Council

Officer: Karen Tipper 293335

Approved on 15/05/08 DELEGATED

1) 01.01AA

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

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

2) UNI

Prior to commencement of works detailed drawings of the hand rails and proposed material shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details and thereafter retained as such.

Report from: 08/05/2008 to: 28/05/2008

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and QD14 of the Brighton & Hove Local Plan.

BH2008/00656

1 Marine Close Saltdean Brighton

Conversion from bungalow to 2 storey house including first floor extension, new roof with balconies and lower ground garage extensions (Resubmission).

Applicant: Mr N Rose

Officer: Karen Tipper 293335

Approved on 08/05/08 DELEGATED

1) 01.01AA

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

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

2) 02.01A

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no extension, enlargement or other alteration of the building(s) 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 or to the character of the area, and for this reason would wish to control any future development to comply with QD14 and QD27 of the Brighton and Hove Local Plan.

3) 02.02A

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

4) 03.01A

No development shall take place until samples of the materials (including colour of render, paintwork or 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 and Hove Local Plan.

5) UNI

Notwithstanding the approved drawings, no development shall take place until a revised plan showing the proposed dwelling and its relationship to the adjoining properties within Marine Close and Saltdean Drive has been submitted to and approved in writing by the Local Planning Authority. The revised plan shall detail the increase in ridge height in relation to the ridge height of the adjoining properties.

Report from: 08/05/2008 to: 28/05/2008

Reason: In order to ensure that the roof height of the proposed extension will not exceed the ridge height of the adjoining property, in particular number 2 Marine Close, and to comply with policy QD2 and QD14 of the Brighton and Hove Local Plan.

BH2008/00750

43 Chichester Drive West Rottingdean

First floor extension over existing garage including moving of garage forward.
Replacement of existing flat roof to rear with pitched roof.

Applicant: Mr Stuart Passingham

Officer: Sonia Kanwar 292359

Refused on 21/05/08 DELEGATED

1) UNI

The proposed first floor extension, by virtue of its design, siting, size and massing would form an incongruous and unsympathetic feature resulting in an overextended appearance of the building which would be detrimental to the character and appearance of the existing building and the visual amenities enjoyed to the rear by neighbouring properties. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton and Hove Local Plan.

BH2008/00775

Land Adj 1 Abbotsbury Close Saltdean

Proposed two storey dwelling.

Applicant: Mr J Edwards

Officer: Gemma Barnes 292265

Approved on 22/05/08 DELEGATED

1) 01.01AA

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

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

2) 02.01A

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no extension, enlargement or other alteration of the building(s) 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 or to the character of the area, and for this reason would wish to control any future development to comply with QD14 and QD27 of the Brighton and Hove Local Plan.

3) 02.02A

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

Reason: To safeguard the symmetry and visual appearance of the terrace and to comply with policies QD2 and QD14 of the Brighton and Hove Local Plan.

Report from: 08/05/2008 to: 28/05/2008

4) 02.05A

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 all times.

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

5) 04.02A

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

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

6) 05.01A

No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority which details measures to ensure that the development hereby approved will achieve an EcoHomes rating of 'Very Good' or higher or a Code for Sustainable Homes rating of 'Level 3' or higher or an equivalent level of performance if an alternative independently assessed means of sustainability assessment is used. The agreed scheme shall be implemented in strict accordance with the approved details prior to the occupation of the development.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and in accordance with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan.

7) 05.03

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

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

8) 06.01A

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

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

9) 06.03A

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 at all times.

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

Report from: 08/05/2008 to: 28/05/2008

10) UNI

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

Reason: To ensure that the proposed development addresses the travel demand arising from the intensification of use on the site in accordance with Brighton and Hove Local Plan policies SU15, TR1, TR19 and QD28 of the Brighton and Hove Local Plan.

11) UNI

The external finishes of the dwelling hereby approved shall match exactly those of no.1 Abbotsbury Close unless otherwise agreed in writing by the Local Planning Authority.

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

BH2008/00962

74 Chichester Drive West Saltdean

Erection of new extension, including extension to roof space and front and rear dormer windows.

Applicant: Mr P Brewerton

Officer: Karen Tipper 293335

Approved on 08/05/08 DELEGATED

1) 01.01AA

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

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

2) 02.01A

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no extension, enlargement or other alteration of the building(s) 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 or to the character of the area, and for this reason would wish to control any future development to comply with QD14 and QD27 of the Brighton and Hove Local Plan.

3) 02.02A

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

4) 03.02A

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

Report from: 08/05/2008 to: 28/05/2008

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 and Hove Local Plan.

BH2008/01008

19 Beacon Hill Brighton

Certificate of lawfulness for a proposed hipped to gable conversion including rear dormer and roof lights to front. Rear conservatory to be removed.

Applicant: Mr & Mrs Pead

Officer: Sonia Kanwar 292359

Approved on 20/05/08 DELEGATED

BH2008/01009

92 Tumulus Road Saltdean

Certificate of Lawfulness for a proposed room in roof with west facing dormer (re-submission).

Applicant: Mr Paul Lomas

Officer: Nicola France 292211

Approved on 28/05/08 DELEGATED

BH2008/01062

20 St Aubyns Mead Rottingdean

Enlarged conservatory to rear.

Applicant: Mrs Skinner

Officer: Sonia Kanwar 292359

Approved on 20/05/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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 and Hove Local Plan.

3) UNI

The windows in the eastern and western elevations of the conservatory 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.

BH2008/01100

1 Meadow Vale Ovingdean Road Brighton

Raise height of roof to convert existing chalet bungalow into a two-storey dwelling house. (Resubmission of refused application BH2007/00563.)

Applicant: Mrs C Tilden-Smith

Report from: 08/05/2008 to: 28/05/2008

Officer: Karen Tipper 293335

Refused on 15/05/08 DELEGATED

1) UNI

The proposed development by reason of its design, height and bulk, is considered to create an overly dominant enlargement to the detriment of this otherwise modest dwelling and the character of the surrounding area. By reason of its height, design and bulk the proposed development would relate poorly to the neighbouring property and the wider terrace. The development is therefore considered to be contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance note 1 on Roof Alterations and Extensions (SPGBH1).

BH2008/01157

35 Oaklands Avenue Saltdean

Relocation of garage from approved application BH2004/03075/FP. Resubmission.

Applicant: Mr & Mrs Baldrey

Officer: Karen Tipper 293335

Approved on 16/05/08 DELEGATED

1) 01.01AA

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

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

2) UNI

The external finishes of the development hereby approved shall match in material, style, colour, bonding and texture those of the new dwelling approved under planning permission BH2004/03075/FP and be retained as such thereafter.

Reason: To ensure the 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.

BH2008/01218

30 Heathfield Avenue Brighton

Single storey side extension.

Applicant: Mrs J Williams

Officer: Karen Tipper 293335

Refused on 20/05/08 DELEGATED

1) UNI

The proposed development by virtue of its siting, size and projection forward of the established building line on Hempstead Road and increase in height of boundary fence, would result in an overly large and incongruous feature to the detriment of the open character and appearance of the existing property and street scene, contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2008/01228

19 Withyham Avenue Saltdean

Demolition of existing balcony, construction of rear lower ground floor and rear ground floor extensions to form ancillary accommodation to the main dwelling along with front hip to gable roof extension.

Applicant: Mrs Sally Turner

Report from: 08/05/2008 to: 28/05/2008

Officer: Karen Tipper 293335

Refused on 27/05/08 DELEGATED

1) UNI

The proposed front hip to gable extension, by reason of its design, size and bulk would create an incongruous and overly prominent development to the detriment of the appearance of the existing property and street scene contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1 on Roof Alterations and Extensions (SPGBH1).

2) UNI2

The application proposes an internal kitchen and bathroom within the self-contained accommodation at lower ground floor level which would be reliant on artificial lighting and mechanical ventilation to an unacceptable level which would be contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Guidance note 16 on Renewable Energy and Energy Efficiency in New Developments.

BH2008/01250

138 Longhill Road Brighton

Erection of a single storey conservatory.

Applicant: Mr & Mrs Larsen-Disney

Officer: Nicola France 292211

Approved on 28/05/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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 and Hove Local Plan.

WOODINGDEAN

BH2008/01194

48 Warren Way Brighton

Erect a PVCU conservatory to rear of property.

Applicant: Mr G Abrahams

Officer: Karen Tipper 293335

Approved on 21/05/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

Report from: 08/05/2008 to: 28/05/2008

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 and Hove Local Plan.

BRUNSWICK AND ADELAIDE

BH2007/02707

63 Holland Road Hove

Demolition of existing building and erection of a part four, part five storey building containing restaurant/cafe and/or retail/office use at ground floor level with 7 two bedroom flats.

Applicant: Michael Norman Antiques

Officer: Nicola Hurley 292114

Approved after Section 106 signed on 20/05/08 PLANNING APPLICATIONS SUB-COMMITTEE

1) 01.01AA

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

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

2) 02.04A

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

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

3) 02.06A

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

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

4) 04.02A

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

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

5) 05.01A

No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority which details measures to ensure that the development hereby approved will achieve an EcoHomes rating of 'Very Good' or higher or a Code for Sustainable Homes rating of 'Level 3' or higher or an equivalent level of performance if an alternative independently assessed means of sustainability assessment is used. The agreed scheme shall be implemented in strict accordance with the approved details prior to the occupation of the development.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and in accordance with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan.

Report from: 08/05/2008 to: 28/05/2008

6) 05.02A

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

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

7) 05.04

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, in accordance with policy SU2 of the Brighton & Hove Local Plan.

8) 06.03A

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 at all times.

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

9) 13.01A

No development shall take place until samples of the materials (including colour of render, paintwork or 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 and Hove Local Plan.

10) 13.07A

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

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

11) UNI

The windows serving the communal staircase at the rear shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

12) UNI

Report from: 08/05/2008 to: 28/05/2008

No development shall take place until a scheme demonstrating how solar panels will be incorporated into the scheme has been submitted to and approved in writing by the Local Planning Authority. The information will include technical details and profiles of the panels on the roof. The approved scheme shall be implemented prior to the premises opening 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 policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan.

13) UNI

No development shall take place until details of the sedum roof have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the premises opening 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 policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan.

14) UNI

No development shall take place until full details of the balustrading to the balcony areas, including samples, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

15) UNI

The commercial units shall not be open or in use except between the hours of 09.00 and 00.00.

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

16) UNI

No development shall take place until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration is submitted to and agreed in writing by the Local Planning Authority. The use of the premises shall not commence until all specified works have been carried out in accordance with the agreed details and thereafter be retained to the satisfaction of the Local Planning Authority.

Reason: To protect residential amenity and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

17) UNI

No development shall take place until a scheme for the fitting of odour control equipment to the building has been submitted to and agreed in writing by the Local Planning Authority. The use of the premises shall not commence until all odour control equipment works have been carried out in accordance with the approved details and thereafter be retained to the satisfaction of the Local Planning Authority.

Reason: To protect residential amenity and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

18) UNI

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

Report from: 08/05/2008 to: 28/05/2008

of the local planning authority in advance of implementation). Unless otherwise agreed in writing by the local planning authority such verification shall comprise:

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

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

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

19) UNI

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

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

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

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

20) UNI

No development shall take place until details of the external lighting of the site has been submitted to and approved in writing by the Local Planning Authority. The lighting installation shall comply with the recommendations of the Institution of Lighting Engineers (ILE) "Guidance Notes for the Reduction of Light Pollution" (dated 2005) for zone E or similar guidance recognised by the council. A certificate of compliance signed by a competent person shall be submitted with the details. The approved installation shall be maintained and operated in accordance with the approved details and thereafter be retained to the satisfaction of the Local Planning Authority.

Reason: To protect residential amenity and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

21) UNI

No development shall take place until a scheme for sound insulation of odour control equipment referred to in the condition set out above shall be submitted to and agreed in writing by the Local Planning Authority. The use of the premises shall not commence until all sound insulation works have been carried out in accordance with the agreed details and thereafter be retained to the satisfaction of the Local Planning Authority.

Report from: 08/05/2008 to: 28/05/2008

Reason: To protect residential amenity and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

22) 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 neighbouring occupiers and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

23) UNI

No vehicular movements for the loading or unloading of vehicles to the commercial units at ground floor level shall take place between the hours of 20.00 to 08.00 on Monday to Saturday and not at any time on Sundays and Bank Holidays.

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

24) UNI

No development shall take place until full details of the boundary treatments, including sections and samples, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

25) UNI

No development shall take place until full details of the window and door frames, including sections and samples have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

26) UNI

The disabled parking space indicated on drawing no. 2424/R02 shall not be used otherwise than for the parking of private vehicles belonging to the occupants of and visitors to the development hereby approved and shall be retained as such at all times.
Reason: To ensure that adequate parking provision is retained and to comply with policy TR19 of the Brighton & Hove Local Plan.

27) UNI

Notwithstanding the planning, design and access statement accompanying the application, the commercial premises in the southern section of the ground floor of the building shall be for a retail unit or office unit falling within Class A1 or A2 of the Town and Country Planning (Use Classes) Order 1987 or any subsequent similar re-enactment.

Reason: To protect the vitality and viability of the Regional Shopping Centre and to comply with policy SR4 of the Brighton & Hove Local Plan.

28) UNI

Access to the flat roof shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area except for the area shown as a roof terrace on the approved plans.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.

Report from: 08/05/2008 to: 28/05/2008

BH2007/04520

Flat 5 30 Brunswick Terrace Hove

Internal and external alterations.

Applicant: Location Property Investments Ltd

Officer: Stephen Ssejjemba 292336

Refused on 09/05/08 DELEGATED

1) UNI

The property is a Grade I Listed Building and the site lies within Brunswick Town Conservation Area. Policy HE1 of Brighton and Hove Local Plan requires proposals involving amongst others, the alteration and extension of a listed building to only be permitted where the proposal would not have any adverse effect on the architectural and historic character or appearance of the building and respects the scale, design, materials and finishes of the existing building (s), and preserves its historic fabric. The proposed development is unacceptable by reason of the proposed installation of steep stairs together with the split level created by the mezzanine and timber balustrade within the original roofspace including room behind the lounge. It would thereby have a big impact on the volume, proportions and overall character of the historic space of this Grade I Listed Building and appear as an unsympathetic out of character addition, resulting in significant harm to the original integrity of the parent property, contrary to the above policy.

2) UNI

There is a discrepancy between the submitted plans and the actual works carried out on the site whereby, the actual works include borrowed lights together with the high level windows at the proposed infill of which, the borrowed lights are unacceptable as they would result in significant harm to the character and original integrity of the space within the host building which is Grade I Listed, thus contrary to policy HE1 of Brighton and Hove Local Plan.

BH2008/00756

35 Brunswick Road Hove

Removal of existing back boilers and gas fires within the block, and installation of gas combination boilers, of which flues exit the building via the rear elevation.

Applicant: Mr Tom Green

Officer: Ray Hill 292323

Approved on 22/05/08 DELEGATED

1) 01.05AA

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.

BH2008/00875

Flat 7 54-56 Brunswick Place Hove

Internal alterations, including removal and relocation of walls, alterations to fireplaces and installation of door.

Applicant: Dr David Helm

Officer: Wayne Nee 292132

Approved on 23/05/08 DELEGATED

Report from: 08/05/2008 to: 28/05/2008

1) 01.05AA

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

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

2) UNI

All new works, including architraves and skirting boards etc. shall match exactly the originals in materials, sizes, proportions and designs.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

No development shall take place until details of the proposed door has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2008/00876

Ground 1st & 2nd Floor Flats 42 Brunswick Road Hove

Removal of existing back boilers and gas fires within the block and the installation of gas combination boilers of which flues exit the building via the rear elevations.

Applicant: Mr Tom Green

Officer: Ray Hill 292323

Approved on 28/05/08 DELEGATED

1) 01.01AA

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

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

BH2008/00878

35 Brunswick Road Hove

Installation of external gas flues.

Applicant: Mr Tom Green

Officer: Ray Hill 292323

Approved on 21/05/08 DELEGATED

1) 01.01AA

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

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

BH2008/00879

Ground First and 2nd Floor Flats 42 Brunswick Road Hove

Removal of existing back boilers and gas fires within the block and the installation of gas combination boilers of which flues exit the

Report from: 08/05/2008 to: 28/05/2008

building via the rear elevations.

Applicant: Mr Tom Green

Officer: Ray Hill 292323

Approved on 28/05/08 DELEGATED

1) 01.05AA

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.

BH2008/00923

First Floor Flat 40 Brunswick Road Hove

Installation of new gas combination boilers following removal of existing back boilers and gas fires.

Applicant: Mr Tom Green

Officer: Stephen Ssejjemba 292336

Approved on 28/05/08 DELEGATED

1) 01.01AA

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

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

BH2008/00924

First Floor Flat 40 Brunswick Road Hove

Installation of new gas combination boilers following removal of existing back boilers and gas fires.

Applicant: Mr Tom Green

Officer: Stephen Ssejjemba 292336

Approved on 28/05/08 DELEGATED

1) 01.05AA

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.

CENTRAL HOVE

BH2008/00210

Dresden House 34 -38 Medina Villas 14- 20 Albany Villas Hove

Change of use from vacant residential care home to form 32 self-contained residential units together with alterations to the existing building.

Applicant: Albany Cross Ltd

Officer: Nicola Hurley 292114

Approved on 13/05/08 PLANNING APPLICATIONS SUB-COMMITTEE

1) 01.01AA

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

Report from: 08/05/2008 to: 28/05/2008

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

2) 02.02A

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

3) 04.02A

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

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

4) 06.01A

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

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

5) 06.02A

The development hereby permitted shall not be commenced until details of secure cycle parking facilities 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 the private car and to comply with policy TR14 of the Brighton and Hove Local Plan.

6) 13.02A

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 and Hove Local Plan.

7) 13.03A

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 and Hove Local Plan.

8) 13.04A

The railings shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such.

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

9) 13.05A

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

Report from: 08/05/2008 to: 28/05/2008

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

10) 13.06A

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no extension, enlargement or other alteration of the building(s) 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 or to the character of the area, and for this reason would wish to control any future development proposals to comply with policy HE6 of the Brighton and Hove Local Plan.

11) 13.07A

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

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

12) UNI

No cables, wires, aerials, pipework (except rainwater downpipes as shown on approved plans), meter boxes or flues shall be fixed to any elevation facing a highway. In addition, notwithstanding the submitted Design & Access Statement all rainwater goods shall be painted the same colour as the render.

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

13) UNI

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

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

14) UNI

No development shall take place until 1:20 sections and profiles and samples have been submitted to and agreed in writing by the Local Planning Authority in respect of balconies and roof terraces. The scheme shall be implemented fully in accordance with the agreed details and thereafter retained.

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.

15) UNI

No development shall take place until 1:20 sections and profiles have been submitted to and agreed in writing by the Local Planning Authority in respect of the re-instatement of the ground floor bay windows at nos. 36 & 37 Medina Villas and entrance porch at no. 35 Medina Villas. The scheme shall be implemented fully in accordance with the agreed details and thereafter retained.

Report from: 08/05/2008 to: 28/05/2008

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.

16) UNI

Notwithstanding the approved plan TA274/22 Rev F, no development shall take place until revised details of the second floor windows serving unit 8, 18 Albany Villas replicating the window pattern in flats 9 and 11 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details and thereafter retained.

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.

17) UNI

No development shall take place until 1:20 sections, elevations and profiles of the new steps and paths to 14 & 16 Albany Villas have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details and thereafter retained.

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.

18) UNI

Notwithstanding the approved plan TA274/22 Rev F, the existing entrance door to no. 18 Albany Villas shall be retained.

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.

19) UNI

No development shall take place until 1:20 sections, profiles and samples of the proposed gates along Medina Villas and the boundary treatment along Albany Villas have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details and thereafter retained.

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.

20) UNI

The replacement bay windows at first floor level to nos. 34 & 35 Medina Villas should match the original details.

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.

21) UNI

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

Report from: 08/05/2008 to: 28/05/2008

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

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

Notwithstanding the approved plans, no development shall take place until full details of the linked walkway accessing the rear gardens of units 7 and 8 , 38 Medina Villas have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and thereafter retained.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

22) UNI

No development shall take place until a scheme demonstrating how solar panels and photovoltaic panels will be incorporated into the scheme has been submitted to and approved in writing by the Local Planning Authority. The information will include technical details and profiles of the panels on the roof. The approved scheme shall be implemented prior to occupation of the dwellings 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 policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan.

23) UNI

No development shall take place until a scheme demonstrating how rain water recycling facilities will be incorporated into the scheme has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the dwellings and shall be retained for use as such thereafter.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and in accordance with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan.

24) UNI

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

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, 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.

BH2008/00683

41 Albany Villas Hove

Conversion of window to French doors with Juliet balcony (part retrospective).

Applicant: Mr Matthew Glover

Report from: 08/05/2008 to: 28/05/2008

Officer: Stephen Ssejjemba 292336

Approved on 23/05/08 DELEGATED

1) UNI

Unless otherwise agreed in writing by the Local Planning Authority before expiration of 90 days from the date of this decision a scheme shall be submitted to and approved in writing by Local Planning Authority indicating the provision of a timber trellis to match the height of the adjacent trellis to the north boundary wall of the application site as indicated in the photograph in the accompanying Design & Access Statement. The agreed screening shall be erected within 1 month of such written approval and shall be retained thereafter at all times.

Reason: To safeguard the privacy of the occupiers of No. Flat 1 No.43 Albany Villas and to comply with policies QD14 and QD27 of the Brighton and Hove Local Plan.

BH2008/01045

21 Victoria Terrace Hove

Alterations to shopfront to provide independent access to existing flat.

Applicant: Hardwick Hartley Partnership

Officer: Ray Hill 292323

Approved on 20/05/08 DELEGATED

1) 01.01AA

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

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

BH2008/01096

85 - 87 Blatchington Road Hove

Formation of first floor cafe (A3), including a rear lift shaft extension; second and third floor flats, second floor office (B1); and existing ground floor and basement retail (A1) unit.

Applicant: Mr Stephen Vokins

Officer: Guy Everest 293334

Approved on 20/05/08 DELEGATED

1) 01.01AA

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

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

2) 02.05A

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 all times.

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

3) 03.02A

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

Report from: 08/05/2008 to: 28/05/2008

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 and Hove Local Plan.

4) 04.02A

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

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

5) 05.03

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

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

6) 05.04

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, in accordance with policy SU2 of the Brighton & Hove Local Plan.

7) 06.03A

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 at all times.

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

8) UNI

No development shall take place until details of a scheme to ensure that the residential units will remain genuinely car-free at all times has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and HO7 of the Brighton & Hove Local Plan.

9) UNI

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

Report from: 08/05/2008 to: 28/05/2008

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

10) UNI

A scheme for the fitting of odour control equipment to the building shall be submitted to and approved in writing by the Local Planning Authority. The use of the hereby approved first floor café shall not commence until all odour control equipment works have been carried out in accordance with the agreed details, and shall thereafter be maintained to the satisfaction of the Local Planning Authority.

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

11) UNI

A scheme for the sound insulation of odour control equipment, as required by condition 4, shall be submitted to and approved in writing by the Local Planning Authority. The use of the hereby approved first floor café shall not commence until all sound insulation works have been carried out in accordance with the agreed details, and shall thereafter be maintained to the satisfaction of the Local Planning Authority.

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

12) UNI

A scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration shall be submitted to and approved by the Local Planning Authority. The use of the premises shall not commence until all specified works have been carried out to the satisfaction of the Local Planning Authority.

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

13) 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 occupiers of adjoining properties and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.

14) UNI

A scheme for the soundproofing of the building shall be submitted to and approved in writing by the Local Planning Authority. The soundproofing works shall be carried out in accordance with the agreed details prior to occupation of the first floor café; second floor office suite; and residential units at second and third floor levels.

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.

15) UNI

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

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

16) UNI

The first floor café shall not be open or in use except between the hours of 08:00 and 20:00 Monday to Friday; and 08:00 and 17:00 Saturday and Sunday (including bank holidays).

Report from: 08/05/2008 to: 28/05/2008

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

BH2008/01174

Flat 2 47 Tisbury Road Hove

Erection of summer house in rear garden, single storey rear extension including alterations to rear elevation at ground floor to form door opening.

Applicant: Elisabetta Ciocca

Officer: Stephen Ssejjemba 292336

Approved on 23/05/08 DELEGATED

1) 01.01AA

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

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

2) 13.02A

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 and Hove Local Plan.

GOLDSMID

BH2008/00269

Comet Unit 4 Goldstone Retail Park Old Shoreham Road Hove

Proposed alterations to front, side and rear elevations.

Applicant: Scottish Windows Investment Partnership

Officer: Ray Hill 292323

Approved on 23/05/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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 and Hove Local Plan.

BH2008/00620

56A Livingstone Road Hove

Amendment to approved scheme BH2008/01249; alteration to rooflight layout and formation of new roof terraces.

Applicant: Mr Jasper Middleton

Officer: Sue Dubberley 292097

Approved on 28/05/08 DELEGATED

1) 01.01AA

Report from: 08/05/2008 to: 28/05/2008

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

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

2) 03.02A

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 and Hove Local Plan.

BH2008/00665

16 Hove Park Villas Hove

Demolition of existing rear garage and utility space. Erection of a single storey side extension, new garden wall and vehicle crossover to provide off street parking at front of property.

Applicant: Mr Mark Camillin

Officer: Stephen Ssejjemba 292336

Refused on 15/05/08 DELEGATED

1) UNI

Policy TR7 of Brighton and Hove Local Plan seeks to ensure safe development and states that planning permission will be granted for developments that do not increase the danger to users of adjacent pavements, cycle routes and roads. The proposed vehicular crossover would, by reason of its restricted visibility splays, result in increased risk to users of the public highway, including pedestrians and road users contrary to policy TR7 of the Brighton and Hove Local Plan.

2) UNI2

In order to construct the vehicular crossover, two on street parking bays would need to be removed, this would increase the demand for on street parking within the controlled parking zone, and would be likely to exacerbate the existing on street parking stress which is contrary to policies TR1, TR7 and TR19 of the Brighton & Hove Local Plan.

3) UNI3

Policy QD1, QD2 and QD14 of the Brighton and Hove Local Plan seek to ensure all development demonstrates a high standard of design and makes a positive contribution to the visual quality of the environment including protection of amenity. The proposed boundary treatment to the north and east of application site would, by reason of its excessive reliance on a solid high wall, would be of detriment to the character and appearance of the existing property, resulting in significant harm to the visual amenities of the property and the streetscene, contrary to the above policies.

4) UNI4

The applicant has failed to demonstrate that the roots of the tree to the north of the proposed crossover would not be adversely impacted, and that the tree would not be permanently damaged by the proposal. As such the proposal is contrary to policy QD16 of the Brighton & Hove Local Plan.

BH2008/00742

23 Coniston Court Holland Road Hove

Replacement PVC windows to lounge, bedroom and kitchen at third floor level (Rear flat 23).

Report from: 08/05/2008 to: 28/05/2008

Applicant: Millfield Estates Ltd (Susan Lloyd)

Officer: Paul Earp 292193

Approved on 23/05/08 DELEGATED

1) 01.01AA

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

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

2) UNI

The thickness of the frames of the windows hereby approved shall match those of the windows to be replaced.

Reason: To ensure a satisfactory appearance to the development in the interests of safeguarding the visual amenities of the area and to comply with policies QD2 & QD14 of the Brighton and Hove Local Plan.

BH2008/00919

P&H House Davigdor Road Hove

Smoking shelter at third floor level on roof podium.

Applicant: P&H (1925) Ltd

Officer: Jason Hawkes 292153

Approved on 23/05/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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 and Hove Local Plan.

3) 05.03

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

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

BH2008/01111

Flat 1 47 Lyndhurst Road Hove

Replacement of existing aluminium glazing in timber frames with white UPVC windows.

Applicant: Mr Gary Timms

Officer: Stephen Ssejjemba 292336

Report from: 08/05/2008 to: 28/05/2008

Approved on 23/05/08 DELEGATED

1) 01.01AA

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

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

2) 05.03

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

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

and Supplementary Planning Document 03 Construction and Demolition Waste.

3) UNI

The front replacement units hereby permitted shall match the glazing design of the existing units at the flat below and be retained so thereafter.

Reason: For the avoidance of doubt in the interests of the visual amenities of the surrounding area, in compliance with policy QD14 of the Brighton and Hove Local Plan.

BH2008/01132

46 Highdown Road Hove

Demolition of existing derelict garages and erection of new garages.

Applicant: Mr J Horney

Officer: Jonathan Puplett 292525

Refused on 22/05/08 DELEGATED

1) UNI

The proposal would, by virtue of its height, bulk, site coverage extending in close proximity to the site's boundaries and massing, result in a development considered detrimental to the amenities enjoyed by the neighbouring occupiers by way of overshadowing, an overbearing appearance, and increased sense of enclosure. The proposal is therefore contrary to policies QD1, QD2 and QD27 of the Brighton and Hove Local Plan.

2) UNI2

The proposal would result in the loss of the existing garden / amenity area connected to the ground floor flat, harming the amenity of residents of the dwelling. The proposed development would therefore be contrary to policies QD27 and HO5 of the Brighton and Hove Local Plan.

3) UNI3

The proposed garages and paved drive would result in increased vehicular activity and general coming and goings. This increased noise and disturbance would cause significant harm to the residents of the flats of no. 46 Highdown Road, in particular residents of the ground floor flat. The proposed development would therefore be contrary to policy QD27 of the Brighton and Hove Local Plan.

HANGLETON & KNOLL

Report from: 08/05/2008 to: 28/05/2008

BH2008/00525

96 Poplar Avenue Hove

Roof extension to form a side dormer and front & rear roof lights.

Applicant: Mrs Masters

Officer: Stephen Ssejjemba 292336

Approved on 21/05/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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 and Hove Local Plan.

BH2008/00726

124 Hardwick Road Hove

Proposed enclosure of existing front opening with double glazed UPVC sliding door.

Applicant: Mr Gerald Owen

Officer: Stephen Ssejjemba 292336

Approved on 22/05/08 DELEGATED

1) 01.01AA

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

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

BH2008/00907

11 Northease Drive Hove

Rebuilding of front boundary wall to maximum 2.8 metres height. Construction of single storey side extension/store. Extension of existing vehicular crossover.

Applicant: Mr A Wahid

Officer: Jonathan Puplett 292525

Refused on 08/05/08 DELEGATED

1) UNI

Policy QD14 of the Brighton and Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property in question, adjoining properties and to the surrounding area. The proposed boundary wall is excessive in height and given the prominent location of the property, would represent an overly prominent incongruous feature in the street scene. The wall would harm the character and appearance of the property and the wider street scene, contrary to the above policy.

BH2008/01122

3 Northease Drive Hove

Report from: 08/05/2008 to: 28/05/2008

Proposed single storey rear extension with lean-to roof.

Applicant: Mr Ince

Officer: Wayne Nee 292132

Approved on 20/05/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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 and Hove Local Plan.

NORTH PORTSLADE

BH2007/00641

Land at Hangleton Bottom New Barn Farm Portslade

Formation of hardstanding area with a biodegradable mulch surface to create compound to exercise horses (Retrospective).

Applicant: Mr Anthony Uridge

Officer: Guy Everest 293334

Approved on 21/05/08 DELEGATED

1) UNI

The exercise compound hereby permitted shall be removed and the land restored to its former condition on or before the 31st May 2010 in accordance with a scheme of work to be submitted to and approved in writing by the Local Planning Authority.

Reason: To avoid potential conflict with policy SR26 of the Brighton & Hove Local Plan which allocates Hangleton Bottom as a site for a Materials Recovery Facility with community and recreational facilities.

2) UNI

Within 2 months of the date of this decision a landscaping scheme for planting around the compound shall be submitted to and approved in writing by the Local Planning Authority. The planting, seeding or turfing in the approved details of landscaping shall be carried out in the first planting and seeding seasons in accordance with the approved details and shall thereafter be maintained to the satisfaction of the Local Planning Authority.

Reason: To mitigate the visual impact of the compound any comply with policies NC6 and NC7 of the Brighton & Hove Local Plan.

3) UNI

Within 2 months of the date of this decision a scheme for the painting of the existing caravan shall be submitted to and approved in writing by the Local Planning Authority. Within two months of such written approval the caravan shall be painted in accordance with the approved details and shall thereafter be maintained to the satisfaction of the Local Planning Authority.

Reason: To mitigate the visual impact of the compound any comply with policies NC6 and NC7 of the Brighton & Hove Local Plan.

Report from: 08/05/2008 to: 28/05/2008

BH2007/02497

323-325 Mile Oak Road Portslade Brighton

Construction of 3 storey block to create nine flats following demolition of existing building.

Applicant: Public Situations Ltd

Officer: Nicola Hurley 292114

Approved after Section 106 signed on 19/05/08 DELEGATED

1) 01.01AA

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

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

2) 02.04A

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

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

3) 02.06A

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

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

4) 03.01A

No development shall take place until samples of the materials (including colour of render, paintwork or 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 and Hove Local Plan.

5) 05.01A

No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority which details measures to ensure that the development hereby approved will achieve an EcoHomes rating of 'Very Good' or higher or a Code for Sustainable Homes rating of 'Level 3' or higher or an equivalent level of performance if an alternative independently assessed means of sustainability assessment is used. The agreed scheme shall be implemented in strict accordance with the approved details prior to the occupation of the development.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and in accordance with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan.

6) 05.04

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

Report from: 08/05/2008 to: 28/05/2008

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, in accordance with policy SU2 of the Brighton & Hove Local Plan.

7) 06.02A

The development hereby permitted shall not be commenced until details of secure cycle parking facilities 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 the private car and to comply with policy TR14 of the Brighton and Hove Local Plan.

8) UNI

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

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

9) UNI

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

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton and Hove Structure Plan, WLP11 of the East Sussex and Brighton and Hove Waste Local Plan, policy SU13 of the Brighton and Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

10) UNI

Notwithstanding the approved floor plans, no development shall take place until revised floor plans which demonstrate how the proposal complies with lifetime home standards have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details and thereafter retained.

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 and Hove Local Plan.

11) UNI

No development shall take place until full details of the balustrading to the balcony areas, including samples, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

12) UNI

Report from: 08/05/2008 to: 28/05/2008

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

Reason: To enhance the appearance of the development in the interests of the visual amenities of the area and to comply with policies QD1, QD2 and QD16 of the Brighton and Hove Local Plan.

BH2008/00563

21 Oakdene Crescent Portslade

Demolition of existing house and proposed construction of 2 no.s, 3 bedroom semi detached houses and 1 no.s detached three bedroom house.

Applicant: Mrs Diane Coulton

Officer: Clare Simpson 292454

Refused on 15/05/08 DELEGATED

1) UNI

The proposal to incorporate an additional property at the rear of the site is considered to be an overdevelopment of the site and would be incongruous with the established pattern of development in the area. The proposed dwelling (plot 3) by reason of its siting, height and scale, would relate unsympathetically to the character and appearance of the existing development in the locality and the immediate streetscene and would be of detriment to the character and appearance of the area. As a result the development is contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

The demolition of the existing bungalow and redevelopment to form no.2 two-storey houses is excessive in scale and height. The two-storey houses would appear incongruous within the streetscene and would be inconsistent with, and harmful to, the established character of the streetscene and surrounding area, contrary to Brighton and Hove Local Plan policies QD1, QD2, QD3, and HO4.

3) UNI3

It is considered that the proposed dwellings, by reason of their siting, height and scale, would have an over-bearing impact on surrounding properties and would result in an unacceptable degree of overlooking to these properties, in particular no.19, no 23, and no.25 Oakdene Crescent. As such the proposal would unduly impact on the living conditions of these properties and is contrary to policies QD3 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposal would result in a shared access adjacent to plot 2 and the existing bungalow at no.23 Oakdene Crescent. The applicant has failed to demonstrate that, by reason of vehicular movements, the proposal would not cause noise and disturbance to future residents of the site and to the present occupiers of no.23 Oakdene Crescent and

Report from: 08/05/2008 to: 28/05/2008

would not unduly impact on their living conditions and use and enjoyment of their private amenity space. As such the proposal is contrary to policies QD3, QD27 and HO5 of the Brighton & Hove Local Plan.

5) UN15

The application site borders a Local Nature Reserve. Policy NC3 states that development within, or affecting the setting of the reserve will not be granted where it is likely to have an adverse impact, directly or indirectly on the nature conservation features of the site unless the application provides provision for the protection, enhancement or management of nature conservation features. The applicant has failed to demonstrate that the proposal would not adversely impact on the Local Nature Reserve and as such the proposal is considered to be contrary to policy NC3 of the Brighton and Hove Local Plan.

6) UN16

The applicant has failed to demonstrate that the proposed dwelling at plot 1 would have access to private amenity space of a sufficient size, and as such it is considered that the proposal would be of detriment to the residential amenity of future residents of the scheme and would be contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

BH2008/01071

5 Village Close Portslade

Retrospective decking and shed at rear.

Applicant: Mr and Mrs Rault

Officer: Stephen Ssejjemba 292336

Refused on 21/05/08 DELEGATED

1) UN1

Policies QD1, QD14 and QD27 of the Brighton and Hove Local Plan seek to ensure all new development demonstrates a high standard of design and makes a positive contribution to the visual quality of the environment; and would not result in significant loss of privacy or amenity to neighbouring properties. The proposed decking together with the shed on a hilly ground within the prominence of private useable amenity space of adjacent neighbours in the west and north, would appear excessive, unsightly and out of character with the surrounding area, as well as cause significant loss of privacy to these neighbours, contrary to the above policies.

BH2008/01221

3 Heathfield Drive Portslade

Single storey rear extension.

Applicant: Mr & Mrs Richards

Officer: Stephen Ssejjemba 292336

Approved on 28/05/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

Report from: 08/05/2008 to: 28/05/2008

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 and Hove Local Plan.

3) 05.03

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

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

SOUTH PORTSLADE

BH2008/00758

108 Mill Lane Portslade

Demolition of existing store, and construction of a single storey rear extension.

Applicant: Mr John & Mrs Lisa Stone

Officer: Wayne Nee 292132

Approved on 14/05/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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 and Hove Local Plan.

BH2008/00984

10 Valerie Close Portslade

Certificate of Lawfulness for the proposed development of a single storey rear extension.

Applicant: Dave Boswell

Officer: Wayne Nee 292132

Refused on 12/05/08 DELEGATED

BH2008/01040

68 Old Shoreham Road Portslade

Erection of new timber fencing on boundaries of domestic dwelling. Retrospective.

Applicant: Bricks-2-Mortar

Officer: Ray Hill 292323

Approved - no conditions on 20/05/08 DELEGATED

Report from: 08/05/2008 to: 28/05/2008

BH2008/01224

109 Foredown Drive Portslade

Proposed loft conversion including hip to gable roof extension and dormer on rear elevation.

Applicant: Mr & Mrs M Guthrie

Officer: Wayne Nee 292132

Refused on 28/05/08 DELEGATED

1) UNI

Policy QD14 of the Brighton and Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Further advice is contained within Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1). The proposal to replace the existing hipped roof with a gable end would imbalance the symmetry of the semi-detached pair to the detriment of the appearance of the properties, and would create a visually heavy roof to one half. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton and Hove Local Plan and Supplementary Planning Guidance Roof Alterations and Extensions (SPGBH1).

2) UNI

The advice contained within Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1) seeks to ensure proposed dormers are kept as small as possible, do not contain large areas of cladding and states the overall width of the dormer should be no wider than the windows below. The proposed rear dormer, by reason of its size, bulk and design, is considered to form an unacceptable alteration to the rear roof slope. As such, the proposal is contrary to policy QD14 of the Brighton and Hove Local Plan and SPGBH1.

STANFORD

BH2008/00333

80 Woodland Drive Hove

Front dormer, two storey side extension to the rear of the garage incorporating new dormer and rooflight.

Applicant: Mr B Yates

Officer: Jason Hawkes 292153

Approved on 09/05/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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 and Hove Local Plan.

3) 05.03

Report from: 08/05/2008 to: 28/05/2008

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

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

4) UNI

The rooflight in the approved development shall be of 'conservation style' fitted flush with 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.

5) UNI

The relocated side window for bedroom 4 shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such, unless otherwise agreed with local planning authority in writing.

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

BH2008/00708

2A Shirley Drive Hove

Two storey rear extension including extension to the roof.

Applicant: Mr Alan Margetts & Mr Jan Hunsballe

Officer: Jonathan Puplett 292525

Approved on 23/05/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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 and Hove Local Plan.

3) 05.03

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

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, policy SU13 of the Brighton &

Report from: 08/05/2008 to: 28/05/2008

BH2008/00720

86 Woodland Drive Hove

Certificate of Lawfulness for proposed installation of solar panels on side elevation.

Applicant: Dr C Barrera

Officer: Wayne Nee 292132

Refused on 21/05/08 DELEGATED

1) UNI

The proposed solar panels are located within the Woodland Drive Conservation Area and would materially alter the shape of the roof. The development is therefore not permitted under Schedule 2, Part 1, Class B or C of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

BH2008/00787

The British Engineerium The Drove Way Hove

Installation of 3 face mounted antennas and ancillary equipment (resubmission).

Applicant: O2 (UK) Limited

Officer: Guy Everest 293334

Refused on 20/05/08 DELEGATED

1) UNI

The application site is a grade II* listed building and lies within the Engineerium Conservation Area. Policies QD23, QD24, HE1 and HE6 of the Brighton & Hove Local Plan seek to ensure proposals do not have any adverse effect on the architectural and historic character or appearance of listed buildings and conservation areas. The proposed antennas and associated ducting would appear unattractive and inappropriate additions that would detract from the important profile and form of the chimney and the wider setting of the Engineerium conservation area. The proposal would therefore be detrimental to the architectural and historic character and appearance of the chimney and surrounding conservation area contrary to the aims of the above policy.

BH2008/00789

The British Engineerium The Drove Way Hove

Installation of 3 face mounted antennas and ancillary equipment (resubmission).

Applicant: O2 (UK) Limited

Officer: Guy Everest 293334

Refused on 20/05/08 DELEGATED

1) UNI

The application site is a grade II* listed building. Policies QD24 and HE1 of the Brighton & Hove Local Plan seek to ensure proposals do not have any adverse effect on the architectural and historic character or appearance of listed buildings. The proposed antennas and associated ducting would appear unattractive and inappropriate additions that would detract from the important profile and form of the chimney. The proposal would therefore be detrimental to the architectural and historic character and appearance of the chimney contrary to the aims of the above policy.

BH2008/00931

20 Bishops Road Hove

Proposed rear conservatory.

Report from: 08/05/2008 to: 28/05/2008

Applicant: Mr N Malta
Officer: Jonathan Puplett 292525
Approved on 08/05/08 DELEGATED

1) 01.01AA

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

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

BH2008/01072

14 Woodruff Avenue Hove

New boundary wall and gates to front.

Applicant: Mr & Mrs P Little
Officer: Jonathan Puplett 292525

Approved on 21/05/08 DELEGATED

1) 01.01AA

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

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

BH2008/01192

173 Nevill Road Hove

Proposed loft conversion, including 2 no. rear dormers and roof lights to front and side elevations.

Applicant: Mr J Papanicola
Officer: Wayne Nee 292132

Approved on 23/05/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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 and Hove Local Plan.

BH2008/01196

25 Lullington Avenue Hove

New ground floor extension to rear of property.

Applicant: Mr Peter Rowden
Officer: Stephen Ssejjemba 292336

Approved on 27/05/08 DELEGATED

1) 01.01AA

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

Report from: 08/05/2008 to: 28/05/2008

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

2) 03.02A

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 and Hove Local Plan.

3) 05.03

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

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

BH2008/01205

55 Dyke Road Avenue Hove

First floor extension including a balcony over existing single storey rear projection.

Applicant: Mr & Mrs Blencowe

Officer: Stephen Ssejjemba 292336

Refused on 23/05/08 DELEGATED

1) UNI

Policies QD1, QD2, QD14 and QD27 of the Brighton and Hove Local Plan seek to ensure all new development demonstrates a high standard of design and makes a positive contribution to the visual quality of the environment; and is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed development with excessive depth and height including a plain brick wall to the south, would appear, unsympathetic, unsightly, bulky, intrusive and incongruous feature, resulting in significant harm to the character and appearance of the original property and the wider area. Furthermore, the proposed development would appear to result in an unnecessary overdevelopment of the site. The overall development would thereby fail to comply with the above policies.

BH2008/01216

28 Landseer Road Hove

Certificate of lawfulness for proposed roof extension to form a rear dormer including a Juliet balcony and rooflights.

Applicant: Mr Mick Lowe

Officer: Stephen Ssejjemba 292336

Approved on 27/05/08 DELEGATED

WESTBOURNE

BH2008/00273

Report from: 08/05/2008 to: 28/05/2008

Barford Court Nursing Home 157 Kingsway Hove

Formation of new door opening and installation of fire escape door on south wing on the west elevation.

Applicant: Royal Masonic Benevolent Institution

Officer: Wayne Nee 292132

Approved on 09/05/08 DELEGATED

1) 01.05A

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

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2) UNI

The new door shall match the joinery pattern and detail of the original doors on the building and shall be stained to a matching finish.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

The new opening shall have brick headers over to match the original openings and the marble plinth shall continue around the newly-formed reveals.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2008/00642

83 Pembroke Crescent Hove

Construction of hardstanding to replace existing lawn in front garden. Relaying of existing driveway and other minor alterations.

Applicant: Mr Paul Braddick

Officer: Wayne Nee 292132

Refused on 20/05/08 DELEGATED

1) UNI

Policy HE6 of the Brighton and Hove Local Plan states that proposals likely to have an adverse impact on the character or appearance of a conservation area will not be permitted. The proposal to convert the remaining existing front garden area to hardstanding would harm the appearance of the property and the surrounding street scene. The retention of front gardens of properties in the Pembroke and Princes area is of significant importance to ensure the preservation of the area's character. Further car parking directly in front of the dwelling would detract from the appearance of the property and the surrounding Pembroke and Princes Conservation Area; the proposal is therefore contrary to policy HE6.

Report from: 08/05/2008 to: 28/05/2008

BH2008/00686

Flat 1 5 Westbourne Villas Hove

Amendments to approved application BH2007/01501 for a single storey rear extension, by way of changes to doors and windows to flank elevation.

Applicant: Mr Tobin Grice

Officer: Clare Simpson 292454

Approved on 22/05/08 DELEGATED

1) 01.01AA

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

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

2) 13.02A

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 and Hove Local Plan.

BH2008/00745

86 Rutland Road Hove

Proposed certificate of lawfulness for the construction of a rear dormer and installation of 2 no. front roof lights.

Applicant: Mr Robert Albert Shapcott

Officer: Ray Hill 292323

Approved on 12/05/08 DELEGATED

BH2008/00929

120 Montgomery Street Hove

Proposed roof lights to front and rear elevations.

Applicant: Mr C Bantock

Officer: Wayne Nee 292132

Approved on 13/05/08 DELEGATED

1) 01.01AA

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

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

BH2008/00976

48 Pembroke Crescent Hove

Blocking up of existing window on rear elevation and door on side elevation and installation of new timber French doors on rear elevation and windows in the side elevation. Installation of 2 new conservation rooflights on the roof of existing single storey rear extension.

Applicant: Mr Mike Maguire

Officer: Stephen Ssejjemba 292336

Approved on 15/05/08 DELEGATED

1) 01.01AA

Report from: 08/05/2008 to: 28/05/2008

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

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

2) 02.03A

Unless otherwise agreed in writing with the Local Planning Authority, the windows in the western facing elevation shall not be glazed otherwise than with obscure glass and retained as such thereafter.

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

3) 13.02A

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 and Hove Local Plan.

4) 13.03A

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 and Hove Local Plan.

5) 13.05A

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

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

6) UNI

Before development commences full elevational plans showing the new window serving the W.C hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: As insufficient information has been submitted by the Applicant with regard to the elevational details and to ensure a satisfactory appearance to the development and to comply with HE6 of the Brighton & Hove Local Plan.

7) UNI

The French doors hereby approved shall be painted timber and retained as such thereafter.

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

BH2008/01226

10 Shakespeare Street Hove

Certificate of lawfulness for proposed roof extension and alterations to create rooms in the roof.

Applicant: Mr Darren Bennett

Officer: Ray Hill 292323

Approved on 28/05/08 DELEGATED

WISH

Report from: 08/05/2008 to: 28/05/2008

BH2008/00889

58 Braemore Road Hove

Single storey rear and side extension (re-submission of BH2007/04592).

Applicant: Mr & Mrs G Wayne

Officer: Stephen Ssejjemba 292336

Approved on 27/05/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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 and Hove Local Plan.

3) 05.03

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

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

BH2008/00914

10 Seaford Road Hove

Extension to existing second floor rear dormer.

Applicant: Mr A Threipland

Officer: Stephen Ssejjemba 292336

Refused on 09/05/08 DELEGATED

1) UNI

Policies QD1 and QD14 of the Brighton and Hove Local Plan seek to ensure all new development demonstrates a high standard of design and makes a positive contribution to the visual quality of the environment; and is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed dormer would accentuate in spoiling the original roof integrity of the parent property and appear unsightly, bulky and excessive, resulting in significant harm to the character and appearance of the property and the surrounding area, contrary to the above policies.

2) UNI2

Supplementary Planning Guidance Note 1: Roof Alterations and Extensions (SPGBH1) requires dormer extensions to be kept as small as possible, that their overall width should be no wider than the windows below. The proposed dormer would, by virtue of its size including excessive width in comparison to the windows beneath, appear

Report from: 08/05/2008 to: 28/05/2008

unsympathetic addition to the existing roof slope resulting in significant harm to the character and appearance of the property and the public scene, contrary to policies QD1, QD14 of Brighton and Hove Local Plan and the approved Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

BH2008/00949

2 St Leonards Gardens Hove

Proposed loft conversion, including side and rear dormers and front rooflight (resubmission of refused application BH2007/04671).

Applicant: Mrs D Lees

Officer: Wayne Nee 292132

Approved on 14/05/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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 and Hove Local Plan.

BH2008/01116

17 Roman Road Hove

Single storey side extension to form garage, cloaks and utility room. Single storey rear extension to form kitchen/diner (resubmission and revision of refused application BH2008/00158).

Applicant: Mr and Mrs W Curtis

Officer: Wayne Nee 292132

Approved on 20/05/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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 and Hove Local Plan.

BH2008/01210

174 New Church Road Hove

Certificate of lawfulness for proposed roof extension to form a gable end including a balcony and installation of new rooflights to side and front roof slopes.

Applicant: Mr Tristan Mills

Report from: 08/05/2008 to: 28/05/2008

Officer: Stephen Ssejjemba 292336
Approved on 27/05/08 DELEGATED

Withdrawn Applications

BH2008/00753

123 New Church Road Hove

Proposed vehicular crossover and alterations to front boundary wall.

Applicant: Mr B J W Palacio

Officer: Jonathan Puplett 292525

WITHDRAWN ON 19/05/08

Report from: 08/05/2008 to: 28/05/2008