

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED

PATCHAM

BH2007/03642

95 Carden Hill Brighton

New three-bedroom house attached to existing house, including new crossover.

Applicant: Mr M. Waheed

Officer: Liz Holt 291709

Approved on 29/05/08 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 & 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) 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.

5) 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 & Hove Local Plan.

6) UNI

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building at no. 95 Carden Hill.

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.

7) UNI

Notwithstanding the drawing titled Proposed Dwelling, submitted on the 20th March 2008 the ridge of the proposed dwelling shall not exceed the height of the ridge related to the existing pair of semi-detached properties.

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

8) UNI

Notwithstanding the drawing titled Proposed Dwelling submitted on the 20th March 2008, the design, style, glazing proportions and method of opening of the proposed windows within the front elevation of the new dwelling shall match the design, style, glazing proportions and method of opening as that of the existing windows within the front elevation of no. 95 Carden Hill.

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

9) UNI

Notwithstanding the drawing titled Proposed Dwelling submitted on the 20th March 2008, prior to the commencement of works, revised accurate rear and side elevational drawings shall be submitted to and approved in writing by the Local Planning Authority, showing the insertion of the false chimney stack and the canopy over the front entrance door. The development shall be carried out in strict accordance with the approved details prior to the first occupation of the dwelling hereby approved.

Reason: As the side and rear elevational drawings currently submitted fail to show the insertion of the proposed false chimney stack whilst the side elevational drawing submitted fails to show the entrance door canopy and to ensure a satisfactory appearance to the development in the interests of the visual amenities of the development and the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

10) UNI

No works shall commence until full details of a landscaping scheme, which includes hard surfacing, means of enclosure, and planting of the development, 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

Report from:

29/05/2008 to: 18/06/2008

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 policy QD15 of the Brighton & Hove Local Plan.

BH2007/04477

Park Court Old London Road Brighton

12 additional parking bays, 4 disabled bays, bicycle storage and associated works.

Applicant: Millmanor Plc

Officer: Liz Holt 291709

Approved on 09/06/08 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 cycle store development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

BH2008/00221

Patcham Nursing Home Eastwick Close Brighton

Two storey rear extension to convert existing twin room into two single rooms and provide office space.

Applicant: Patcham Nursing Home

Officer: Karen Tipper 293335

Refused on 03/06/08 DELEGATED

1) UNI

The proposed development by reason of its design, scale and bulk would create an awkward and incongruous and visually intrusive feature to the detriment of the existing property. It is considered that the proposal is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1 on Roof Alterations and Extensions.

BH2008/00405

189 Carden Avenue Brighton

Demolition of existing vacant public house and construction of 7 flats, basement and ground floor A1 retail, with associated car parking, cycle storage and amenity space.(Resubmission of BH2007/02045.)

Applicant: Mr Manoj Shah

Officer: Gemma Barnes 292265

Refused on 05/06/08 DELEGATED

1) UNI

The proposal, by virtue of its detailed design, roof style, fenestration, materials and poor relationship between the corner 'bay feature' and the remainder of the building does not represent a high quality design in its own right and does not make a positive contribution to the visual amenity of the street scene. The proposal fails to enhance the positive qualities of the key neighbourhood principles of the area or to have regard to the context of its surroundings. As such the proposal would represent a visually inappropriate and unacceptable development on this site, which would harm the character and appearance of the street scene. The proposal is therefore contrary to policies QD1, QD2 and QD5 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by virtue of its mix in unit sizes, represents a poor mix of dwelling sizes which does not reflect the city's housing needs, contrary to policy HO3 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development would fail to provide private usable outside amenity space appropriate to the scale of the development or the character of this suburban, residential area, contrary to policy HO5 of the Brighton & Hove Local Plan.

4) UNI4

By virtue of the information submitted the applicant has failed 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).

BH2008/00424

69 Vale Avenue Brighton

Certificate of lawfulness for the proposed creation of rooms in the roof, a hip to the gable end and new rear dormer.

Applicant: Mr & Mrs Lambert

Officer: Chris Swain 292178

Approved on 10/06/08 DELEGATED

BH2008/00828

60 Woodbourne Avenue Brighton

Rear conservatory.

Applicant: Mr Brian Stevens

Officer: Chris Swain 292178

Approved on 10/06/08 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 windows on the east 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 & Hove Local Plan.

BH2008/01143

58 Carden Hill Hollingbury Brighton

Proposed single storey rear extension and conversion of out-building to habitable use.

Applicant: Mr & Mrs Chinchon

Officer: Chris Swain 292178

Approved on 13/06/08 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 & Hove Local Plan.

3) 02.03A

The furthestmost window from the main building on the west facing elevation shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

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 & Hove Local Plan.

5) 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 & Hove Local Plan.

6) UNI

6. Prior to commencement of construction of the hereby approved development a 1.95m fence as shown on drawing no. 0539/1214B shall be erected on the boundary with no.56 Carden Hill and shall be maintained as such thereafter.

Reason: To safeguard the residential amenity of the occupiers of no.56 Carden Hill in accordance with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/01234

29 Solway Avenue Brighton

Single storey rear extension.

29/05/2008 to: 18/06/2008

Report from:

Applicant: Mr G Vardy
Officer: Chris Swain 292178
Approved on 16/06/08 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 & 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 & 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 & Hove Local Plan.

BH2008/01249

Lloyds Pharmacy The Medical Centre Carden Hill Brighton

Siting of new air conditioning condensers.

Applicant: Mr Darren Cotton
Officer: Sonia Kanwar 292359

Approved on 29/05/08 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

BH2008/01391

140 Mackie Avenue Brighton

Replacement UPVC windows (retrospective).

Applicant: Mr M Patel
Officer: Sonia Kanwar 292359

Approved - no conditions on 18/06/08 DELEGATED

PRESTON PARK

BH2007/02447

Fairways 192 Dyke Road Brighton

Boundary wall to front of property.

Applicant: Fairways Btn Ltd

Officer: Steve Lewis 292321

Refused on 04/06/08 DELEGATED

1) UNI

The application fails to demonstrate that the trees protected under Tree Preservation Order 24 (1989) would be properly preserved and not damaged by the construction of the boundary wall. This is contrary to Policies QD16, QD2 and QD27 of the Brighton & Hove Local Plan.

BH2007/03565

1st Floor Flat 38 Brigden Street Brighton

Replacement white PVCU windows.

Applicant: Miss E Brown

Officer: Nicola France 292211

Approved on 03/06/08 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 windows shall be vertical sliding sashes from the Heritage Rehau range as specified in the application. No works shall take place until full sectional details of the frames and glazing bars have been submitted to and approved by the Local Planning Authority. The glazing bars shall be planted on the face of the glass with corresponding space bars between the glass. The works shall be carried out in strict accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory preservation of the building and to comply with policy QD14 of the Brighton & Hove Local Plan.

BH2007/03570

Ground Floor Flat 36 Brigden Street Brighton

Replacement white PVCU windows.

Applicant: Mr R Hayler

Officer: Nicola France 292211

Approved on 03/06/08 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 windows shall be vertical sliding sashes from the Heritage Rehau range as specified in the application. No works shall take place until full sectional details of the frames and glazing bars have been submitted to and approved by the Local Planning Authority. The glazing bars shall be planted on the face of the glass with corresponding space bars between the glass. The works shall be carried out in strict accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory preservation of the building and to comply with policy QD14 of the Brighton & Hove Local Plan.

BH2007/04351

83 Preston Road Brighton

External alterations and change of use of ground floor restaurant to form a 2 bedroomed flat, and conversion of existing upper maisonette into 2 flats. Extensions to rear of property, ground to second floor levels.

Applicant: Mr R Taylor

Officer: Kate Brocklebank 292175

Approved on 10/06/08 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 other than those expressly authorised by this permission shall be constructed in the southern elevation of the rear extension without Planning Permission obtained from the Local Planning Authority.

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

3) 02.03A

The windows servicing the bathrooms on the South elevation of the three storey rear elevation shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the dwellings hereby approved and to ensure a satisfactory appearance to the development in accordance with policies QD1, QD2, QD14 and of the Brighton & Hove Local Plan.

4) 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 & Hove Local Plan.

5) 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:

29/05/2008 to: 18/06/2008

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.

6) 03.04A

The new windows in the front bay window hereby approved shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

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

7) 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.

8) 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.

9) 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 & Hove Local Plan.

10) 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 RPG9-W5, WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan.

11) UNI

The external stairway to the rear of the property shall be used to provide access to the rear amenity space, maintenance or emergency purposes only and shall not be used as a terrace, balcony or similar amenity area.

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

Report from:

29/05/2008 to: 18/06/2008

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 & Hove Local Plan policies SU15, TR1, TR14, TR19 and QD28 of the Brighton & Hove Local Plan.

BH2008/00500

114 Hythe Road Brighton

Conversion of four storey dwelling house into 2 maisonettes.

Applicant: Lindsey Shakoori

Officer: Ray Hill 292323

Refused on 06/06/08 DELEGATED

1) UNI

The development is contrary to policy HO9 of the Brighton & Hove Local Plan, which seeks to retain small family dwellings and which only permits the conversion into two or more residential units of a dwelling with an original floor area of more than 115 sqm or originally built with four or more bedrooms.

BH2008/00759

13 Coventry Street Brighton

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mrs A Yaron

Officer: Nicola France 292211

Approved on 03/06/08 DELEGATED

BH2008/01145

100 Waldegrave Road Brighton

Conservation style rooflight to front roofslope.

Applicant: Mr J M Suckling

Officer: Sonia Kanwar 292359

Approved on 13/06/08 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 & Hove Local Plan.

REGENCY

BH2007/03420

47 Western Road Brighton

Replacement of existing side glazed windows at the rear with new windows incorporating a cooling system grille.

Applicant: Magdi Bols

Officer: Stephen Ssejjemba 292336

Refused on 10/06/08 DELEGATED

1) UNI

The site lies within the Regency Square Conservation Area. Policy HE6 of Brighton & Hove Local Plan relates to development in conservation areas and states that all development should preserve and enhance the character and appearance of the area. Furthermore, policy QD14 of the local plan requires all development to use material sympathetic to the parent building. The proposed installation of cooling system grille with meshed Louvres within the prominent top halves of the side windows would appear unsightly and incongruous, resulting in significant harm to the character and appearance of the building and the conservation area, contrary to the above policies.

BH2007/04387

24 Castle Street Brighton

Partial demolition of existing building to form internal courtyard.

Applicant: Mr J Turner

Officer: Sue Dubberley 292097

Approved on 13/06/08 DELEGATED

1) 01.04AA

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) 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 & Hove Local Plan.

BH2007/04388

24 Castle Street Brighton

Refurbishment and extensions to existing buildings on the site to provide 6 x B1 office units, 2 x one-bedroom flats and 3 x two-bedroom maisonettes.

Applicant: The Olivia Group Ltd

Officer: Sue Dubberley 292097

Approved on 13/06/08 PLANNING 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) 02.05A

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 & 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) 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.

5) 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 & Hove Local Plan.

6) UNI

Plans, elevations and sections at 1:50 scale, shaded or hatched to show clearly the extent of demolition of the existing fabric of the building and the extent of new work, and a structural survey and method statement and plan setting out how the building's original fabric and structural integrity are to be protected, maintained and stabilised during demolition and construction works, shall be submitted to and approved by the local planning authority before works commence. The demolition and construction works shall be carried out and completed full in accordance with the approved method statement and plan and the front elevation shall be repaired

Report from:

and made good to match exactly its original appearance and condition, with the exception of the front entrance door which shall be replaced with one of a more suitable design.

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

7) UNI

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

- i) the treatment of the eaves,
- ii) the treatment of the entrance threshold and steps, including any tiling,
- iii) the treatment of the transom infill panel and soffit above the Castle Street central entrance including a 1:10 scale section and details of materials,
- iv) the conservation rooflights,
- v) samples and details of materials,
- vi) 1:20 sample elevations and sections and 1:1 scale sectional profiles of the new windows and doors, timber and glazed screens and their cills, reveals, thresholds and steps,
- vii) 1:20 scale sample elevations and sections of the balcony and stair balustrading, and the works shall be carried out in strict accordance with the approved details and maintained as such thereafter.

Reason: To ensure the preservation of the building in accordance with policy HE6 of the Brighton & Hove Local Plan.

8) 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 and to remain genuinely car-free at all times has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

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

9) UNI

The renderwork shall be smooth finished to match exactly the original renderwork.

Reason: To ensure the preservation of the building in accordance with policy HE6 of the Brighton & Hove Local Plan.

10) UNI

The existing large central timber doors on the Castle Street elevation shall be retained fixed open as a feature in the entrance foyer.

Reason: To ensure the preservation of the building in accordance with policy HE6 of the Brighton & Hove Local Plan.

11) UNI

The new and replacement windows on the Castle Street and Regency Mews frontages 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 preservation of the building in accordance with policy HE6 of the Brighton & Hove Local Plan.

Report from:

29/05/2008 to: 18/06/2008

12) 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 preservation of the building in accordance with policy HE6 of the Brighton & Hove Local Plan.

13) UNI

All new flintwork shall match the original flint walls in the type of flints, coursing, density of stones, and the mortar's colour, texture, composition, lime content and method of pointing.

Reason: To ensure the preservation of the building in accordance with policy HE6 of the Brighton & Hove Local Plan.

14) 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 preservation of the building in accordance with policy HE6 of the Brighton & Hove Local Plan.

BH2007/04498

The West Beach Hotel 135 Kings Road Brighton

Non-illuminating individual raised metal letters.

Applicant: Genial Associates Ltd

Officer: Awot Tesfai 292211

Approved on 30/05/08 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);

(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.

BH2008/00521

Pump House 46 Market Street Brighton

Listed Building Consent for 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 30/05/08 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, contrary to Policies HE1 and HE3 of the Brighton & Hove Local Plan.

2) UNI

Insufficient information has been provided with regard to the floodlights and lantern and their respective fixing methods, the new externally illuminated fascia sign, the new applied lettering and externally illuminated swing sign and existing floor boards to the ground floor, to satisfactorily demonstrate that the proposal would ensure the preservation of the listed building in accordance with policy HE1 and HE9 of the Brighton & Hove Local Plan.

BH2008/00524

The Pump House Market Street Brighton

Advertisement consent for proposed signs to replace existing, to include new lettering on fascia sign to east elevation, new lettering to north elevation to existing flank wall and replacement swing sign on existing bracket.

Applicant: Mitchells & Butlers

Officer: Ray Hill 292323

Refused on 30/05/08 DELEGATED

1) UNI

The proposed advertisement awning on the northern side elevation would, by virtue of its 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 contrary to policy HE9 and QD11 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 'Advertisements'.

2) UNI

The proposed advertisement awning, by virtue of its inadequate ground clearance would adversely affect pedestrian safety contrary to policies HE9 and QD11 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 'Advertisements'.

BH2008/00571

Quality Hotel 12 - 14 West Street Brighton

Advertisement consent for four internally illuminated signs.

Applicant: Mr Tony Averall

Officer: Paul Earp 292193

Split Decision on 13/06/08 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);

(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.

1) UNI

Policy QD12 of the Brighton & Hove Local Plan permits advertisements which are sensitively designed and relate well to the building and contribute to the visual amenity of the area. The proposed sign, to be displayed at roof level would be unduly prominent, relates poorly to the building and would detract from the general character and appearance of the area. For these reasons the proposal is contrary to policy QD12.

BH2008/00699

9 Preston Street Brighton

Change of use on upper floors from storage to residential with two proposed studio apartments. Also alterations to existing shop and erection of dormer at rear in south facing roof slope.

Applicant: First Charterhouse Developments LLP

Officer: Ray Hill 292323

Refused on 03/06/08 DELEGATED

1) UNI

The proposed development would provide an unsatisfactory standard of accommodation for the futures occupiers of the proposed flats due to cramped accommodation contrary to policies QD27 and HO9 of the Brighton & Hove Local Plan.

2) UNI2

The Applicant has failed to demonstrate that the operation of the air-conditioning units would not adversely affect the amenities of the future occupiers of the proposed flats and those of the occupiers of neighbouring residential property by virtue of noise and disturbance contrary to policy SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed car free development fails to make adequate provision to ensure that the development would remain car free in the long term or to meet the travel demands arising from the proposed residential accommodation, contrary to policies TR1, TR19, QD28 and HO7 of the Brighton & Hove Local Plan.

4) UNI4

Policy TR14 of the Brighton & Hove Local Plan requires safe cycling facilities for all new development. No information has been submitted showing details of cycle storage and the application is therefore contrary to policy TR14.

5) UNI5

Report from:

29/05/2008 to: 18/06/2008

The proposal fails to make satisfactory provision for the storage of waste and recyclables and is therefore considered to be contrary to policies HO9 and SU2 of the Brighton & Hove Local Plan.

6) UNI6

The Applicant has failed to demonstrate that the proposal would incorporate adequate measures to reduce the use of raw materials, water and energy and as such, would be likely to result in the excessive use of these limited resources contrary to policy SU2 of the Brighton & Hove Local Plan.

BH2008/00743

16 Victoria Street Brighton

Conservation style rooflight to front elevation.

Applicant: C Spencer

Officer: Jonathan Puplett 292525

Approved on 03/06/08 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 rooflight hereby approved shall be of traditional steel or cast metal 'conservation style' construction fitted flush with the adjoining roof surface and shall not project above the plane of the roof. Further details of the rooflight shall be submitted to and approved by the Local Planning Authority prior to the commencement of works.

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

BH2008/00857

7 Sillwood Road Brighton

Installation of new gas fired condensing boiler in basement with flue pipes exiting at front of building adjacent to front door.

Applicant: Mr Kenneth Prosser

Officer: Jonathan Puplett 292525

Approved on 17/06/08 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

BH2008/00863

24 East Street Regents Arcade Brighton

Proposed 2 no. fascia signs, 1 no. projecting sign, 1 no. banner sign, light box and vinyl graphics.

Applicant: Ms Katherine Pye

Officer: Clare Simpson 292454

Split Decision on 16/06/08 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);

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

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

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

7) 10.07A

The illumination of the advertisement shall be non-intermittent.

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

1) UNI

The display of a high-level banner sign advertising the individual property is inappropriate. The sign would be overly prominent by virtue its location on the first floor level and would contribute in giving the property a cluttered appearance. The

Report from:

29/05/2008 to: 18/06/2008

installation of internally illuminated light box on south elevation constitutes a bulky and unsightly addition to the property. The combination of the size of this sign, and the method of illumination would make this advisement particularly prominent. These signs are detrimental to the appearance of the property, and detrimental the character and appearance of the Old Town Conservation Area. The proposal is therefore contrary to policy QD12, and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document on Advertisements.

BH2008/00943

171 - 181 Kings Road Arches Brighton

Three halo illuminated signs above doorways.

Applicant: Zelgrain Ltd

Officer: Jason Hawkes 292153

Refused on 03/06/08 DELEGATED

1) UNI

Policy QD12 (Advertisements and signs) of the Brighton & Hove Local Plan states that sensitively designed and located advertisements, which contribute to the visual amenity of the area, will be permitted. Policy HE9 (Advertisements and signs within conservation areas and on, or in the vicinity of a listed building) states that internally illuminated fascia signs will not be permitted and that advertisements should not have an adverse effect on the appearance of the building or the conservation area. Supplementary Planning Document 7:

2) UNI2

Advertisements also states that signs to businesses in the Kings Road Arches should respect the uniformity or cohesiveness of the wider group of arches or colonnade within which they lie and should be confined to within the arch itself and should not obscure architectural features or details. Having regard to the position of the sign to proposed elevation B set within the high level fascia and to the black background of the signs, the proposed signs would appear as inappropriate additions and would detract from the appearance of the building, Kings Road Arches and the overall visual amenity of the conservation area.

3) UNI3

Additionally, no information is given regarding the depth of the signs and an inappropriate bulky sign would further detract from the appearance of the building. The proposal is therefore contrary to the above policies and supplementary document.

BH2008/00956

BHS Unit Msu 1 Churchill Square Brighton

Internally illuminated signs fronting Western Road and Churchill Square shopping mall & upper car park (retrospective).

Applicant: Mr Neil Thomas

Officer: Jason Hawkes 292153

Approved on 18/06/08 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:

29/05/2008 to: 18/06/2008

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.

BH2008/00971

17 to 19 Duke Street Brighton

Replacement of existing roof with Mansard Roof Extension to create additional storey.

Applicant: Mr David Dayan

Officer: Jonathan Puplett 292525

Refused on 10/06/08 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Policy HE6 states that

Report from:

29/05/2008 to: 18/06/2008

proposals within a conservation area should preserve or enhance the character and appearance of the area and should exhibit a consistently high standard of design. Further advice contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposed roof form is considered to be an excessively bulky inappropriate design, and the details of the design are inappropriate and unsympathetic to the parent building. Furthermore, insufficient information has been shown in the submitted drawings regarding design elements such as corbelling and lead detailing. The alterations proposed would harm the appearance of the property which is considered of aesthetic merit and is located within a conservation area. The proposal is therefore contrary to the above policy and guidance.

BH2008/01019

29 Western Road Brighton

Temporary consent for the display of externally illuminated mesh banner sign.

Applicant: Mr Matthew Khalil

Officer: Guy Everest 293334

Refused on 02/06/08 DELEGATED

1) UNI

The proposed advertisement by virtue of its excessive size, method of illumination, and location on a prominent corner site would appear an overbearing and unsightly addition to the building and surrounding Regency Square conservation area. The proposal would therefore harm the visual amenities of the area and be detrimental to its character and appearance, contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan, and Supplementary Planning Document 07 (Advertisements).

2) UNI2

The proposal advertisement by virtue of its size, material and location has potential to act as a wind-sail in high winds. The applicant has failed to demonstrate that the proposed advertisement can be erected and maintained in place without detriment to public safety. The proposal is therefore contrary to policies QD12 and TR7 of the Brighton & Hove Local Plan.

BH2008/01151

135 Western Road Brighton

Installation of micro generating solar photovoltaic roof panels.

Applicant: Mr Jake Kempston

Officer: Clare Simpson 292454

Approved on 13/06/08 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

BH2008/01230

Thistle Hotel Kings Road Brighton

Display of illuminated and non- illuminated replacement signage.

Applicant: Thistle Hotel Ltd

Officer: Ray Hill 292323

Report from:

29/05/2008 to: 18/06/2008

Split Decision on 16/06/08 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);

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

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

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

7) 10.07A

The illumination of the advertisement shall be non-intermittent.

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

1) UNI

The proposed sign, by reason of its size, siting and internal illumination would detract from the appearance of the building on which it is to be displayed and would

Report from:

29/05/2008 to: 18/06/2008

be unduly prominent in the street scene to the detriment of the character and visual amenity of the Old Town Conservation Area contrary to policy HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 Advertisements.

BH2008/01324

7 Ship Street Brighton

Investigative works and asbestos removal from fabric of building.

Applicant: Mr Stephen Rodwell

Officer: Jonathan Puplett 292525

Approved on 11/06/08 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.

ST. PETER'S & NORTH LAINE

BH2007/03632

69-70 Queens Head Queens Road Brighton

Partial change of use of 1st and 2nd floors from solely A4 (incorporating staff accommodation) to mixed use A3, A4 and sui generis. Also proposed new 3rd floor mansard roof with A4 use.

Applicant: Mr Paulanto Ltd

Officer: Ray Hill 292323

Refused on 05/06/08 DELEGATED

1) UNI

The proposed roof extension, by virtue of its size, unsympathetic design and prominent siting, would result in a visually intrusive development which would be of harm to the historic skyline and roofscape, and would be of detriment to the character and appearance of the host building and to the West Hill Conservation Area contrary to Policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note No.1 'Roof Alterations and Extensions'.

2) UNI2

The design of the proposed entrance and the design, size, materials and siting of the proposed refuse and recyclables storage facilities on the north facing elevation, would be detrimental to the character and appearance of the host building and the West Hill Conservation Area contrary to Policies QD1 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The proposal, in particular the roof extension, would be detrimental to the setting of the Grade II* listed Brighton Station contrary to Policy HE3 of the Brighton & Hove Local Plan.

4) UNI4

The Applicant has failed to satisfactorily demonstrate that refuse storage and waste recycling facilities could be provided within the site contrary to Policies SU2 and QD27 of the Brighton & Hove Local Plan.

BH2007/04203

126 Ditchling Rise Brighton

Conversion of roof space (including insertion of 2 front and 2 rear rooflights) and formation of one bedroom self contained flat within roof space.

Applicant: Geneva Investments

Officer: Liz Holt 291709

Approved on 29/05/08 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 & Hove Local Plan.

3) 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 & Hove Local Plan.

4) UNI

A scheme to offset the travel demand arising from the development shall be submitted to, and approved in writing by, the Local Planning Authority. The detail of this scheme shall be implemented as approved prior to the development hereby approved being brought into use. Reason: To ensure that the proposed development addresses the travel demand arising from the intensification of use on the site in accordance with Brighton & Hove Local Plan policies TR1, TR19 and QD28 of the Brighton & Hove Local Plan.

BH2007/04254

2 Roundhill Road Brighton

Conversion of roof space including formation of two new dormers and front roof lights and alterations to existing workshop to form office space with external alterations.

Applicant: Hardwick Hartley Partnership

Officer: Steve Lewis 292321

Approved on 10/06/08 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:

29/05/2008 to: 18/06/2008

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 & 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 & 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) 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.

6) 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 & Hove Local Plan.

7) 08.01

No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until there have been submitted to and approved in writing by the Local Planning Authority:

(a) A desk top study documenting all the previous and existing land uses of the site and adjacent land;

(b) A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and

(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.

The development hereby permitted shall not be occupied or brought into use until verification has been submitted to the Local Planning Authority by the agreed competent person that any remediation scheme has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

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

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

8) 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 & Hove Local Plan.

9) 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 & Hove Local Plan.

10) 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 & Hove Local Plan.

11) UNI

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

Report from:

29/05/2008 to: 18/06/2008

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

12) UNI

The B1 office premises shall not be open or in use except between the hours of 08.30 and 18.00 Monday to Saturday and not at all on Sundays or Bank Holidays.

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

13) UNI

Prior to the commencement of the development upon the site further details of the bi-folding loading doors upon the front elevation of the property drawn at 1:20 scale shall be submitted and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and thereafter retained to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory completion and finish to the development, to preserve the character of the Round Hill conservation area and to accord with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

14) UNI

Prior to the commencement of development upon the site a Lifetime Homes Statement; consisting of where it is practicable to incorporate lifetime homes standards into the maisonette, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

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.

BH2008/00535

27-33 Ditchling Road Brighton

Demolition of existing building. Proposed change of use to mixed use development comprising (D2) Gym, (A1) Retail and (C3) 28 apartments.

Applicant: Mr M Geary

Officer: Gemma Barnes 292265

Approved on 06/06/08 PLANNING 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 & 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 & 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) 05.01AA

Prior to the commencement of development, details of the measures to ensure that the development achieves a "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.

6) 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 & 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 & Hove Local Plan.

8) 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 & Hove Local Plan.

9) 25.01A

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas, roads and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

Reason: To prevent pollution of the water environment and in accordance with policy SU3 of the Brighton & Hove Local Plan.

10) 25.02A

No material shall be deposited at the site other than clean, uncontaminated naturally occurring excavated material, brick and concrete rubble only.

Reason: To prevent pollution of the water environment and in accordance with policy SU3 of the Brighton & 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. In the interests of neighbouring amenity and to accord with policies SU10 and QD27 of the Brighton & Hove Local.

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

12) UNI

Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and improved in writing by, the Local Planning Authority.

Reason: To enable the Local Planning Authority to control foul sewerage and surface water drainage in accordance with policies SU3, SU4 and SU5 of the Brighton & Hove Local Plan.

13) UNI

Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed highway works, surface water drainage, outfall disposal and street lighting to be provided, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details and retained as such thereafter.

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

14) 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 solar panels and sedum roof 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 & Hove Local Plan.

15) UNI

The development hereby permitted shall not be occupied until the roof terrace hereby approved, is laid out and made available for use as a communal area for occupiers of all of the flats hereby approved. The external area shall be retained for use as a communal garden at all times.

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

16) UNI

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

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

17) UNI

No development shall be commenced until full details of existing and proposed ground levels within the site and on land adjoining the site by means of spot heights and cross-sections; proposed siting, finished floor levels and ridge heights of the proposed building and neighbouring development have been submitted to and approved in writing by the Local Planning Authority. All levels shall be in metric units and related to Ordnance Survey Datum. The development shall thereafter be built in accordance with the agreed details.

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

18) UNI

Prior to commencement of development large scale drawings (1:10 or 1:20) of each type of window and door to be inserted into the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development in accordance with policies QD1, QD2 and HE5 of the Brighton & Hove Local Plan.

19) UNI

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

Reason: To protect the groundwater quality in the area and to comply with policy SU3 of the Brighton & Hove Local Plan.

20) UNI

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To protect the groundwater quality in the area and to comply with policy SU3 of the Brighton & Hove Local Plan.

BH2008/00838

95 Gloucester Road Brighton

Demolition of existing exterior door & adjoining shop bay window. Replacement timber framed bi-folding doors, widen existing exterior step. New retractable awning above new entrance. Metal fence surround to large bin next to entrance.

Applicant: Mr James Parrott

Officer: Nicola France 292211

Refused on 10/06/08 DELEGATED

1) UNI

The proposed alterations to the existing shopfront, by reason of their design and detailing, are considered inappropriate to the character and appearance of the building and out of character with the surrounding North Laine Conservation Area. As such, the proposed development is contrary to policies HE6 and QD10 of the Brighton & Hove Local Plan and the Supplementary Planning Document 02 'Shop Front Design'.

2) UNI2

The awning proposed, by reason of its size, design, projection and relationship with the adjoining paved area, is considered to be an inappropriate and excessive addition to the building, constituting a bulky feature detracting from the character of the property and the surrounding North Laine conservation area. As such the works are contrary to policies HE6, QD10 and QD11 of the Brighton & Hove Local Plan and the Supplementary Planning Document 02 'Shop Front Design'.

BH2008/00850

Top Floor Flat 82 Buckingham Road Brighton

Loft conversion and internal alterations with two new dormers to rear and roof light to front.

Applicant: Mr Matt Gunn

Officer: Chris Swain 292178

Approved on 10/06/08 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 & Hove Local Plan.

BH2008/00933

WH Smith Station Concourse Brighton Railway Station Brighton

Proposed fit-out of former ticket office into retail premises (Resubmission of BH2007/03014)

Applicant: WH Smith Retail

Officer: Gemma Barnes 292265

Approved on 17/06/08 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) 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) UNI

Prior to commencement of development 1:20 sample elevations and sections, and 1:1 joinery sectional profiles of all new joinery work including all types of new windows and doors including their architraves, skirting boards, dado rails and picture rails shall be submitted to and approved in writing by the Local Planning Authority. All new internal and external joinery window and door joinery including their architraves, and skirting boards and dado rails shall be of painted softwood and no MDF shall be used. The works shall be implemented in strict accordance with the approved details and retained thereafter.

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

5) UNI

No vending machines associated with the development hereby approved shall be placed outside of the unit on the forecourt, access way or the concourse without the prior written consent of the Local Planning Authority.

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

6) UNI

Vinyl or other plastic based paints shall not be used and only breathable paints shall be used.

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

7) UNI

Report from:

29/05/2008 to: 18/06/2008

All the windows and doorframes shall be painted white to match the existing white windows and door frames around the station concourse and the external faces of the new external timber doors shall be painted to match the other existing timber doors around the station concourse. The external walls shall be painted to match the existing finishes in colour and texture.

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

8) UNI

The original walls and ceilings shall not be skimmed over or lined with plasterboard except where otherwise agreed in writing with the Local Planning Authority before work commences.

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

9) UNI

All existing original fabric and architectural features including floors, lathe and plasterwork, doors, architraves, skirting's, dados, picture rails, panel work, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained, and repaired and made good exactly like for like. Only defective lathe and plaster shall be removed and this must be replaced like for like in lime plaster.

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

10) UNI

Prior to commencement of development details of the levelling up and making good of the floors shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details and retained thereafter.

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

11) UNI

Prior to commencement of development details of the door furniture shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details and retained thereafter.

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

12) UNI

Prior to commencement of development the method of fire protection of the walls, floors, ceilings and doors, including 1:5 sections through walls and ceilings, and smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes that may be required to meet fire regulations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details and retained thereafter.

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

13) UNI

Prior to commencement of development full details, including 1:5 scale sample plans/elevations and 1:1 sectional profiles of any new decorative plasterwork, including cornices screen shall be submitted to and approved in writing by the Local

Planning Authority. The works shall be implemented in strict accordance with the approved details and retained thereafter.

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

14) UNI

Prior to commencement of development 1:20 sections and 1:1 scale sections of the main entrance metal framed sliding doors and screen shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details and retained thereafter.

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

BH2008/01079

40 Kensington Gardens & 84 North Road Brighton

Two new sliding sash windows and two replacement windows to south and west elevations. (Resubmission of BH2007/03466.)

Applicant: Mr Ray Cox

Officer: Sonia Kanwar 292359

Approved on 13/06/08 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) 13.03A

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 & Hove Local Plan.

BH2008/01124

Station Concourse Brighton Railway Station Queens Road Brighton

Listed building consent for erection of temporary unit whilst redevelopment works are carried out to existing shop unit (WH Smith). (Resubmission of BH2007/02549.)

Applicant: W H Smith Retail

Officer: Gemma Barnes 292265

Approved on 10/06/08 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.

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 & 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 & Hove Local Plan.

BH2008/01269

Ground Floor Flat 69 Vere Road Brighton

Replacement uPVC window at rear.

Applicant: Ms Iona Wilson

Officer: Louise Kent 292198

Approved on 17/06/08 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

WITHDEAN

BH2007/03736

43 & 45 Surrenden Road Brighton

Demolition of boundary walls along both sides of the garage access road between no.s 43 and 45 Surrenden road.

Applicant: Thornton Properties

Officer: Guy Everest 293334

Refused on 05/06/08 DELEGATED

1) UNI

The existing front boundary wall and pillars to 43 & 45 Surrenden Road make a positive contribution to the character and appearance of the Preston Park Conservation Area. In the absence of an acceptable replacement the proposed demolition would harm the character and appearance of the Preston Park conservation area. The proposal is therefore contrary to the aims of policy HE8 of the Brighton & Hove Local Plan.

BH2007/04086

Site at rear of 188 Surrenden Road Brighton

Demolition of existing garage. Construction of part single, part two storey house with integral garage.

Applicant: Ms L Mackenzie

Officer: Clare Simpson 292454

Refused on 02/06/08 PLANNING COMMITTEE

1) UNI

The proposal incorporates an unsuitable vehicle access by reason of being too narrow, unmade and having no provision for passing space which would provide a poor standard of access and potential conflict between pedestrians and vehicles movements. The site arrangement is therefore considered inappropriate for a new

property. The proposal is therefore contrary to policies TR7, and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposal represents a back-land development accessed from a pedestrian route from Surrenden Road. The length and form of this access route, running between two separate dwellings, with separate functions is considered to be unacceptable and potentially hazardous for users. The increased level of activity generated from an additional unit would be detrimental to the residential amenities of neighbouring dwellings. The development is therefore contrary to policies QD2, QD3 and QD27 of the Brighton & Hove Local Plan

BH2007/04322

Flat 1 49 Highcroft Villas Brighton

Convert existing garage to form second bedroom with single storey extension to rear.

Applicant: Mr C G Day

Officer: Awot Tesfai 292211

Approved on 10/06/08 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 & Hove Local Plan.

BH2008/00082

40 Varndean Gardens Brighton

Single storey rear extension, first floor front extension, replacement porch, and associated external alterations.

Applicant: Mr & Mrs Nigel Robinson

Officer: Jonathan Puplett 292525

Approved on 02/06/08 PLANNING 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) 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 & 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.

4) UNI

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

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

5) UNI

No development shall take place until further details of the proposed solar thermal panel to the rear roofslope of the dwelling have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development, to protect the amenity of occupiers of surrounding properties, and to comply with policies QD1, QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/00334

Park View Public House 71 Preston Drove Brighton

Retention of canopy to front basement yard area and retention of jumbrella within front garden area.

Applicant: Mitchells & Butlers

Officer: Jason Hawkes 292153

Refused on 09/06/08 DELEGATED

1) UNI

Policy HE6 of the Brighton & Hove Local Plan states that proposals within or affecting the setting of a conservation area should preserve or enhance the character or appearance of the area. Policies QD1, QD2 & QD14 of the Brighton & Hove Local Plan state that proposals must make a positive contribution to the visual quality of the environment and emphasise and enhance the appearance of the host building and local neighbourhood. Having regard to the excessive size, inappropriate design, materials and position of the canopy, the proposed canopy to the basement appears as an incongruous and unsympathetic structure which is detrimental to the character and appearance of the host building and surrounding conservation area. Consequently, the scheme is contrary to the above policies.

2) UNI2

Report from:

29/05/2008 to: 18/06/2008

Policies SU9 and SU10 of the Brighton & Hove Local Plan require new proposals to minimise the impact of noise on the occupiers of neighbouring properties and to incorporate measures to minimise nuisance. Policies QD14 and QD27 also state that planning permission will not be granted for any development which results in a material nuisance and loss of amenity to adjacent residents. Insufficient information concerning noise mitigation measures have been received to demonstrate that use of the canopy and 'jumbrella' will not result in a significant loss of amenity to the occupiers of adjacent properties in terms of noise disturbance. The proposal is therefore contrary to the above policies.

BH2008/00379

Withdean Stadium Tongdean Lane Brighton

Proposed continuation of the use of the stadium until 30 June 2011 and retention of existing temporary facilities. Variation of condition 2, 3 and 4 pursuant to previous application no. BH2005/00464/FP. Construction of an additional temporary staff building and extension to Study Support building.

Applicant: Brighton & Hove Albion Football Club Ltd

Officer: Nicola Hurley 292114

Approved after Section 106 signed on 18/06/08 PLANNING COMMITTEE

1) UNI

The temporary West Stand, South Stand, North East Stand and East Stand seating terraces, temporary two storey hospitality building and other Portacabins (excluding the athletics pavilion), turnstiles, new staff facilities and study support building shall be removed from the site on or before 30 June 2011 and the land reinstated to its former condition by 30 September 2011.

Reason: The structures hereby permitted are not considered suitable as a permanent form of development and permission is granted for a temporary period only and in accordance with policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI

Use of the site for Brighton & Hove Albion Football Club first team home matches shall cease on or before 30 June 2011.

Reason: As the application seeks consent for a temporary period only.

3) UNI

At the expiration of the period ending on 30 June 2011 or at the date when the applicant permanently ceases playing matches at the Stadium, whichever is the earlier, the surface of the new car park at the north-west corner of the Stadium shall be broken up and removed and the land restored to its former condition as a grassed area, with grass seeding to be carried out in the first seeding season following either of these dates and all works to be to the approval of the Local Planning Authority.

Reason: To secure the reinstatement of this grassed area of land in the interests of the visual amenities of the locality and in accordance with policy QD15 of the Brighton & Hove Local Plan.

4) UNI

No development on the new staff facilities and the study support building 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

Report from:

29/05/2008 to: 18/06/2008

the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

BH2008/00483

31 Maldon Road Brighton

Extension to provide two no. flats at second floor level to replace flat roof.

Applicant: Mr & Mrs J Hillman

Officer: Guy Everest 293334

Refused on 17/06/08 DELEGATED

1) UNI

The development by virtue of its design, detailing and materials would appear an excessively bulky and overly dominant addition out of keeping with the prevailing character and appearance of the street, detrimental to the visual amenities of the area. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposal represents an unneighbourly form of development that would result in loss of light, overshadowing and create an increased sense of enclosure for occupiers of adjoining properties. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

Policy TR1 of the Brighton & Hove Local Plan requires that development proposals should provide for the demand for travel they create and maximise the use of public transport, walking and cycling. The development makes inadequate provision for the increase in demand for travel and will result in additional demand for on-street parking in an area where availability is extremely limited.

4) UNI4

Policy SU2 of the Brighton & Hove Local Plan requires proposals demonstrate a high standard of efficiency in the use of energy, water and materials. Insufficient information has been submitted to demonstrate how sustainability measures for efficiency in the use of energy, water and materials have been incorporated into the design of the development.

BH2008/00663

The Withdean Sportsman Public House Tongdean Lane Brighton

New bin store to house 6 x 660 litre bins with surrounding 1800mm close boarded fencing.

Applicant: Mr Keith Bird

Officer: Jason Hawkes 292153

Approved on 11/06/08 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

BH2008/00900

219B Preston Road Brighton

Construction of 2 new live/work units, additional new build office space. Change of use of two existing units from office to residential.

Applicant: Mr James Oliver

Officer: Ray Hill 292323

Refused on 03/06/08 DELEGATED

1) UNI

The development would result in the loss of office floorspace (Use Class B1) contrary to policy EM5 of the Brighton & Hove Local Plan.

2) UNI2

The proposal, by virtue of its size, height, unsympathetic design and prominent siting, would result in an incongruous and visually intrusive form of development which would be of harm to the historic skyline and roofscape and would be detrimental to the character and visual amenity of the Preston Village Conservation Area contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note No.1 "Roof Alterations and Extensions".

3) UNI3

The development, by reason size, siting and design, would be detrimental to the amenities of adjoining and nearby residential occupiers resulting in over-dominance, loss of outlook, loss of light and loss of privacy and would thereby conflict with Policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development would provide an unsatisfactory standard of residential accommodation for the future occupiers of Units 1 & 2 due to poor outlook and lack of private amenity space contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

5) UNI5

The proposed development by reason of its siting and design would prejudice the development potential of adjoining land contrary to policies QD2 and QD3 of the Brighton & Hove Local Plan.

BH2008/00926

13 Harrington Road Brighton

Proposed first floor extension over existing ground floor roof to form 2 bedrooms.

Applicant: Mr & Mrs Minor

Officer: Wayne Nee 292132

Refused on 13/06/08 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed first floor rear extension, by virtue of its size, bulk, projection, positioning, and proximity to the neighbouring boundary, forms an inappropriate addition to the building. It would be a dominant and overbearing structure that would result in an increase sense of enclosure and a significant loss of daylight, sunlight and outlook for the residents of the property at no. 15 Harrington Road. The proposal therefore leads to a loss of

amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/01023

The Sportsman Withdean Sports Complex Tongdean Lane Brighton

2 illuminated signs to the Sportsman Public House, 2 directional signs, 1 post mounted sign in car park, 1 double sided illuminated totem sign and 1 directional sign to east of car park.

Applicant: Miss Helen Read

Officer: Jason Hawkes 292153

Split Decision on 17/06/08 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);

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

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(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.

1) UNI

Policy QD12 (Advertisements and signs) of the Brighton & Hove Local Plan states that sensitively designed and located signs which contribute to the visual amenity of the area will be permitted, signs which are detrimental to visual amenity will not be allowed. The proposed Sign F is positioned in a prominent location fronting Tongdean Lane outside the main sports complex. Due to the height and position of the sign and the sylvan character of the area, it will stand out as an inappropriate and incongruous feature detrimental to visual amenity. The sign is therefore contrary to the above policy.

BH2008/01031

107 Surrenden Road Brighton

Single storey side extension.

Applicant: Mr William Wheen

Officer: Stephen Ssejjemba 292336

Approved on 30/05/08 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 & 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.

BH2008/01043

Oakwood 259 Preston Road Brighton

Replacement uPVC windows on all elevations and installation of door at basement level on east elevation.

Applicant: Stock Developments Ltd

Officer: Wayne Nee 292132

Refused on 03/06/08 DELEGATED

1) UNI

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

BH2008/01219

14 Friar Crescent Brighton

Single storey rear extension.

Applicant: Mr Tony Sparrowhawk

Officer: Jonathan Puplett 292525

Approved on 11/06/08 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 & Hove Local Plan.

EAST BRIGHTON

BH2007/04052

33 Great College Street Brighton

Enclosure of existing courtyard space at ground level with sky light and first floor balcony above.

Applicant: Paul Rogers

Officer: Nicola France 292211

Approved on 10/06/08 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

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29/05/2008 to: 18/06/2008

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

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

3) 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 & Hove Local Plan.

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

BH2007/04213

31 College Gardens Brighton

Solar/photo-voltaic roof panels on southern roof elevation.

Applicant: Joe Attwood

Officer: Nicola France 292211

Refused on 03/06/08 DELEGATED

1) UNI

The proposal by reason of its size, design and materials, constitutes an excessive and incongruous feature that would cause detriment to the character and appearance of the building and the East Cliff Conservation Area and as such is contrary to policies QD2, QD14, HE6 and SU16 of the Brighton & Hove Local Plan.

BH2008/00256

2 Whitehawk Close Brighton

Proposed single storey rear bedroom extension.

Applicant: Mr A & Mrs M Sheen

Officer: Helen Hobbs 293335

Approved on 05/06/08 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 & Hove Local Plan.

3) UNI

Report from:

29/05/2008 to: 18/06/2008

Notwithstanding the approved plans the extension hereby approved shall be constructed of the following dimensions; 1.5m depth, 4.7m width and 3.8m maximum height.

Reason: For clarification and in order to protect the character and appearance of the dwelling and neighbouring amenity in accordance with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/00362

145 & 147 Eastern Road Brighton

Change of use of first floor of 145 Eastern Road and ground and first floors of 147 Eastern Road from college staff living accommodation to teaching premises (D1) with associated internal alterations.

Applicant: Brighton College

Officer: Karen Tipper 293335

Refused on 10/06/08 DELEGATED

1) UNI

The proposal would result in the loss of two self contained residential units. Based on the information submitted it would appear that none of the units are classified as unfit for human habitation, all units benefit from adequate access, the change of use is not required to preserve the building and the proposal would not result in any provision of affordable housing. The applicant has failed to demonstrate any exceptional circumstances for permitting the loss of the residential units and as such the proposal is contrary to policy HO8 of the Brighton & Hove Local Plan.

BH2008/01074

151 Eastern Road Brighton

Replace existing conservatory and increase number of children from 41 to 43 at day nursery. Resubmission.

Applicant: Dr Steven Cox

Officer: Kate Brocklebank 292175

Approved on 13/06/08 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 glazing on the western elevation of the conservatory 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 SU9, SU10, QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The total number of children using the nursery shall not exceed 43.

Reason: In order to safeguard the amenities of neighbours and ensure the accommodation is adequate for the children, in accordance with policies SU9, SU10, HO26 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The premises shall not be open or in use except between the hours of 08:00 and 18:00 Mondays to Fridays with no use permitted on Saturdays, Sundays or Bank Holidays.

Reason: In order to safeguard the amenities of neighbours in accordance with policies SU9, SU10, HO26 and QD27 of the Brighton & Hove Local Plan.

5) UNI

Outdoor play sessions shall be restricted to within the hours of 09:00 to 17:00 Mondays to Fridays with no use permitted on Saturdays, Sundays or Bank holidays.

Reason: In order to safeguard the amenities of neighbours in accordance with policies SU9, SU10, HO26 and QD27 of the Brighton & Hove Local Plan.

6) UNI

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

Reason: In order to safeguard the amenities of neighbours in accordance with policies SU9, SU10, HO26 and QD27 of the Brighton & Hove Local Plan.

7) UNI

The number of children permitted in the rear garden at any one time shall not exceed 12, unless an acceptable written Management Plan for outdoor play as prescribed by City Early Years Childcare (CEYC) has been submitted to and approved in writing by the Local Planning Authority. The actions within the Management Plan shall be implemented fully in accordance with the approved details and timescales.

Reason: In order to safeguard the amenities of neighbours in accordance with policies SU9, SU10, HO26 and QD27 of the Brighton & Hove Local Plan.

HANOVER & ELM GROVE

BH2008/00356

Montreal Arms 62 Albion Hill Brighton

Erection of smokers shelter to rear - retrospective.

Applicant: Pendrys Pubs Limited

Officer: Liz Holt 291709

Approved on 10/06/08 DELEGATED

1) UNI

The smoking shelter shall not be in use between the hours of 22.00pm and 10.00am the following day.

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

2) UNI

Notwithstanding the information submitted as part of the application, details of signage to be displayed in the outside area, informing patrons that they are in a residential area and that noise should be kept to a minimum and a time scale for their installation, shall be submitted to and approved in writing by the Local Planning Authority. The agreed signage shall be implemented in strict accordance with the approved details and installed within the agreed timescale.

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

BH2008/00531

183 Elm Grove Brighton

Proposed first floor side extension and associated alterations.

Applicant: Lurseck Properties Ltd

Officer: Louise Kent 292198

Approved on 02/06/08 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 & 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.

BH2008/01042

Wellington House Wellington Street Brighton

Installation of new pedestrian ramps, landing and steps including new balustrades and handrails and erection of new garden walls.

Applicant: Brighton & Hove City Council

Officer: Sonia Kanwar 292359

Approved on 11/06/08 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 & Hove Local Plan.

3) UNI

Report from:

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Notwithstanding the submitted plans the handrails hereby approved shall be yellow gloss finish nylon and shall be retained so thereafter.

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.

BH2008/01253

39 Shanklin Road Brighton

Replacement uPVC windows to front and rear elevations.

Applicant: Mr Scott Lawrence

Officer: Chris Swain 292178

Approved on 29/05/08 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

BH2008/01322

Tamplin Terrace & Phoenix Rise Brighton

Public art intervention: installation of 12 weather vanes, a wall mounted 2D sculpture of a Phoenix, pavement mosaic and decoration of basketball court.

Applicant: Hyde Housing Association Ltd

Officer: Steve Lewis 292321

Approved on 17/06/08 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

Detailed drawings of the proposed 2D sculpture and individual weathervanes, drawn at 1:20 scale, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development upon the site. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory completion to the development, in the interest of the visual amenity of the area, to enhance and preserve the setting of the Valley Gardens conservation area and to accord with policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

HOLLINGBURY & STANMER

BH2007/03696

Land adj 1 Rushlake Close Brighton

Construction of a two bedroom detached house with new access to Rushlake Close (Resubmission and revision of Refused application BH2007/00087).

Applicant: Mr J M Panteli

Officer: Gemma Barnes 292265

Approved on 17/06/08 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 & 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 & 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 & 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

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and Brighton & Hove Structure Plan 1991-2011 and 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 & Hove Local Plan.

8) 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 & Hove Local Plan policies SU15, TR1, TR19 and QD28 of the Brighton & Hove Local Plan.

9) UNI

Prior to commencement of development, the grassed former road verge land to the side of No. 37 Rushlake Road shall be incorporated into the site through the relocation of the existing boundary fence and made available for the use as garden space for the occupiers of No. 37 Rushlake Road, in accordance with the proposed Block Plan submitted with the application under drawing reference AB06-072/002. This land shall be retained thereafter as garden space for the occupiers of No. 37 Rushlake Road.

Reason: To ensure that the proposal retains adequate garden area for the use of the occupiers of the parent dwelling, No 37 Rushlake Road, in accordance with Brighton & Hove Local Plan policies QD27 and HO5.

10) UNI

Prior to commencement of development on the site, details shall be submitted to, and approved in writing by, the Local Planning Authority identifying the existing trees on the site, explaining how they will be moved within the site and identifying the final position of these trees. The movement of trees within the site shall proceed in accordance with these details. Any trees which perish within 5 years of this movement shall be replaced with trees of equivalent species and size.

Reason: The application proposes moving trees within the site, but fails to provide any detail of this. The details required by the condition are therefore required to demonstrate that the trees can be moved, and will be moved to suitable positions, in accordance with Brighton & Hove Local Plan policies QD15 and QD16.

11) UNI

Prior to commencement of development details of boundary treatment to the site shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall proceed in accordance with the details as approved, and the boundary treatment shall be retained thereafter.

Reason: To ensure that appropriate boundary treatment is provided in the interests of the visual amenity of the street scene and the living conditions of future occupiers and neighbouring properties in accordance with Brighton & Hove Local Plan policies QD1, QD2 and QD27.

12) UNI

Notwithstanding the detail shown on the plans hereby approved, no development shall be commenced until full OS Datum related details of existing and proposed ground levels within the site and on land adjoining the site by means of spot heights and cross-sections, and proposed finished floor level and ridge heights of the building hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved level details.

Reason: To safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, and due inconsistencies within the plans hereby approved, and to comply with policies QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

13) UNI

Prior to commencement of development, details of the proposed vehicle crossover shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall proceed in accordance with the details as approved and retained as such thereafter.

Reason: In the interests of highway safety for vehicles and pedestrians, in accordance with Brighton & Hove Local Plan policy TR7.

14) UNI

No development shall take place until a written statement, consisting of a Waste Minimisation Statement, confirming how excavation 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.

BH2007/04189

5 Tintern Close Brighton

Outline application for the erection of one detached dwelling within the gardens of 5 Tintern Close (all matters reserved).

Applicant: Mr & Mrs Shrubbs

Officer: Kate Brocklebank 292175

Refused on 05/06/08 DELEGATED

1) UNI

The indicative layout relates poorly to the prevailing character of the existing surrounding development which is characterized predominantly by semi detached and terraced properties as such the applicant has failed to demonstrate that account has been taken of the local characteristics and development pattern contrary to QD2 of the Brighton & Hove Local Plan.

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2) UN12

Cumulatively, the applicant has failed to demonstrate that the indicative siting and access arrangements will not cause demonstrable harm to the residential amenities of number 5 Tintern Close by way of overlooking and both number 5 and 6 Tintern Close by way of noise and disturbance from the use of the access and parking area on site respectively. The application is therefore considered to be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2008/00408

2 Twyford Road Brighton

Part demolition of existing house and creation of new semi-detached house.

Applicant: Mr Ian Ginn

Officer: Gemma Barnes 292265

Approved on 10/06/08 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 & 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 & Hove Local Plan.

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 & 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 & Hove Local Plan.

9) 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 & Hove Local Plan.

10) UNI

The external finishes of the dwelling hereby approved shall match exactly those of no.2 Twyford Road 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 & Hove Local Plan.

Report from:

29/05/2008 to: 18/06/2008

BH2008/01345

Cockcroft Building University of Brighton Lewes Road Brighton

New glazed enclosure to double volume of area of entrance in foyer at front.

Applicant: Mr Alan Pople

Officer: Steve Lewis 292321

Approved on 16/06/08 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 & Hove Local Plan.

3) UNI

The development and disposal of construction and demolition waste shall be carried out in strict accordance with the Waste Minimisation Statement submitted on 16/05/2008 unless otherwise agreed in writing by the Local Planning Authority.

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

MOULSECOOMB & BEVENDEAN

BH2008/00960

38 Buller Road Brighton

Replacement of windows and doors in white uPVC.

Applicant: Mr James Ellis

Officer: Nicola France 292211

Approved on 03/06/08 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

BH2008/01049

Rear of 58-74 Baden Road Brighton

Erection of 9 two-storey houses with rooms in roof space.

Applicant: Mr John Bacon

Officer: Kate Brocklebank 292175

Approved on 12/06/08 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 & 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 & Hove Local Plan.

4) 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 a Code for Sustainable Homes rating of "Level 4" 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.

5) 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 RPG - W5.

6) 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 & 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 & Hove Local Plan.

8) UNI

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

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

9) 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 & Hove Local Plan policies SU15, TR1, TR14, TR19 and QD28 of the Brighton & Hove Local Plan.

10) UNI

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 to accord with policy QD15 of the Brighton & Hove Local Plan.

11) UNI

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.

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

12) UNI

The fence along the north west boundary of the site as shown on plan number 2155/01 shall be erected prior to the commencement of any other works on the site.

Reason: In the interests of preserving those trees beyond the north west boundary of the development site within the rear gardens of numbers 58 - 74 Baden Road and to ensure existing landscape features are retained in the interests of the visual amenity of the area, to accord with policies QD15 and QD16 of the Brighton & Hove Local Plan.

BH2008/01050

Land Rear of 8 Crayford Road Brighton

Proposed construction of two 2 bedroom flats on two storeys with habitable roof space attached to number 39 Carlyle Avenue.

Applicant: Joshua Charles Developments Ltd

Officer: Gemma Barnes 292265

Approved on 05/06/08 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 & 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) 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

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29/05/2008 to: 18/06/2008

and Brighton & Hove Structure Plan 1991-2011 and SU2 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) 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 & Hove Local Plan.

7) 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 & Hove Local Plan policies SU15, TR1, TR19 and QD28 of the Brighton & Hove Local Plan.

8) UNI

The external finishes of the property hereby approved shall match exactly those of nos. 35-39 Carlyle Avenue 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 & Hove Local Plan.

9) UNI

The fenestration by virtue of style, material and opening mechanism within the property hereby approved shall match exactly the fenestration of nos. 35-39 Carlyle Avenue 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 & Hove Local Plan.

QUEEN'S PARK

BH2007/01604

Unit 4D Freshfield Industrial Estate Stevenson Road Brighton

Change of use from sui generis car showroom and servicing to sui generis car and light van hire and leasing.

Applicant: Hargreaves Properties Ltd

Officer: Gemma Barnes 292265

Refused on 17/06/08 DELEGATED

1) UNI

The proposed sui generis car and van hire and leasing use would result in the loss of an identified employment site which is allocated for industrial and business uses and managed starter units, to the detriment of the coherent nature of the wider designated industrial estate and to opportunities for industrial uses and particularly small businesses seeking available managed starter units. The proposal is therefore contrary to Brighton & Hove Local Plan policy EM1 and policy E5 of the East Sussex and Brighton & Hove Structure Plan.

BH2007/04603

29, 30 and 31 Devonshire Place Brighton

Demolition of existing building and construction of a four storey building plus basement to provide a two bedroom flat within basement, office space at ground and first floors with 2 one bedroomed flats at first, second and third floors. Block up kitchen window in south wall of 29 Devonshire Place and installation of rooflight.

Applicant: Mr Tony Wells

Officer: Kathryn Boggiano 292138

Refused on 09/06/08 DELEGATED

1) UNI

The basement flat would receive limited natural light to windows on both the front and rear elevations. The flat would have a very poor standard of outlook to the front and rear. In addition the rear patio area would receive limited light and aspect and the quality of outdoor amenity space is therefore considered to be very poor quality. As such, the basement unit would create an unacceptable residential environment for its future residents and would reduce the scheme's efficiency in the use of energy resources. As such the proposal is contrary to policies SU2, QD27 and HO5 of the Brighton & Hove Local Plan.

BH2008/00567

14 Wyndham Street Brighton

Removal of internal wall in basement.

Applicant: Miss Andrea Kinnear

Officer: Sonia Kanwar 292359

Approved on 04/06/08 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.

BH2008/00687

23 Grand Parade Brighton

Redecorate the front and rear of the building, replace existing rear basement window with new single glazed timber sash window and replace rear door with new painted solid timber panelled door.

Applicant: Mr Daryl Willcox

Officer: Sonia Kanwar 292359

Approved on 03/06/08 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) 14.03A

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

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

3) UNI

The front elevation shown on the approved plans shall be painted in a smooth masonry paint only 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.

BH2008/00690

23 Grand Parade Brighton

Redecorate the front and rear of the building, replace existing rear basement window with new single glazed timber sash window and replace rear door with new painted solid timber panelled door.

Applicant: Mr Daryl Willcox

Officer: Sonia Kanwar 292359

Approved on 03/06/08 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) 14.03A

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

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

3) UNI

The front elevation shown on the approved plans shall be painted in a smooth masonry paint only 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.

BH2008/00777

G F Shop 52 George Street Brighton

Change of use from Art Gallery (D1) to A2 - Estate Agents Office.

Applicant: Peter Maxwell Lacey

Officer: Steve Lewis 292321

Approved on 04/06/08 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 premises shall not be open or in use except between the hours of 08.00 and 18.00 Monday to Saturday and not at anytime on Sundays.

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

3) UNI

Prior to the commencement of an A2 use or unless otherwise agreed in writing by the Local Planning Authority a scheme for the storage of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full as approved prior to commencement of the A2 use 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.

4) 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 be commenced 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 accord with policies QD27 and SU10 of the Brighton & Hove Local Plan.

BH2008/00978

Brighton Pier Madeira Drive Brighton

The installation of illuminated sign over ATM.

Applicant: Bankmachine Ltd

Officer: Helen Hobbs 293335

Approved on 06/06/08 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);

(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.

BH2008/01236

44 St Lukes Road Brighton

Single storey rear extension.

Applicant: Mr J Bahnan

Officer: Sonia Kanwar 292359

Approved on 29/05/08 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

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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 & 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 & Hove Local Plan.

BH2008/01256

24 Queens Park Rise Brighton

Installation of 2 No. conservation velux windows to the front main roof.

Applicant: Mr Alex Pilsworth

Officer: Steve Lewis 292321

Approved on 12/06/08 DELEGATED

1) UNI

The development is in accordance with the provisions of Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) Order 1995.

BH2008/01348

Brighton Pier Madeira Drive Brighton

Installation of automated teller machine (ATM) (Part retrospective).

Applicant: Bankmachine Ltd

Officer: Helen Hobbs 293335

Approved on 09/06/08 DELEGATED

1) 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 & Hove Local Plan.

ROTTINGDEAN COASTAL

BH2007/03984

Bristol Mansions 19-20 Sussex Square Brighton

Internal redecoration and repairs to hallways.

Applicant: Irontrain Investments Ltd

Officer: Louise Kent 292198

Approved on 10/06/08 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 & Hove Local Plan.

3) 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 & Hove Local Plan.

4) UNI

No works shall take place until a sample tile and section of dado rail has been submitted to and approved by the Local Planning Authority in writing. The works shall be carried out in strict accordance with the approved details and maintained as such thereafter.

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

BH2007/04231

132 Longhill Road Brighton

Demolition of existing bungalow and erection of new bungalow and chalet bungalow with parking for 4 vehicles.

Applicant: Mr & Mrs Albrow

Officer: Gemma Barnes 292265

Refused on 05/06/08 DELEGATED

1) UNI

Cumulatively the proposal, by virtue of siting, relationship between each of the proposed dwellings, inadequate amenity space and impact on neighbouring amenity represents an unsuitable, overdevelopment of the site. As such the proposal is contrary to policies QD1, QD2, QD3, QD27, HO4 and HO5 of the Brighton & Hove Local Plan.

2) UNI2

The proposal by virtue of the siting of Houses 1 & 2 and their relationship to one another would result in an unacceptable level of overlooking and loss of privacy for future occupiers of House 2, in that the rear amenity space for House 2 would be completely overlooked by House 1. Furthermore, the applicant has failed to demonstrate that the proposed dwellings would have a satisfactory relationship to the 'approved' dwellings at 128 Longhill Road. Finally the first floor bedroom window in the side elevation of House 1 would provide direct views onto the roof terrace of No.124 Longhill Road. Cumulatively the applicant has failed to demonstrate that the proposed dwellings would not lead to a loss of amenity for future occupiers as well as occupiers of neighbouring properties. Consequently the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

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The proposed external amenity space for House 2 would be completely overlooked by House 1 and by the 2no. approved dwellings on the adjacent plot (128 Longhill Road). Taking account of the close proximity of the aforementioned properties to House 2 and the significant changes in ground level it is considered that an unacceptable level of overlooking would occur. The resultant provision of amenity space would be out of keeping with this suburban locality where predominantly neighbouring properties benefit from generous plots with gardens that are not located in such close proximity to neighbouring dwellings. Consequently the applicant has failed to demonstrate that there is sufficient private usable outside amenity space for each unit of accommodation appropriate to the scale and character of development in this area. As such the development is contrary to policy HO5 of the Brighton & Hove Local Plan.

4) UNI4

The internal layout of House 2 does not appear to include a bathroom/shower room. Consequently it has not been adequately demonstrated that the development will not lead to a loss of amenity for future occupiers of House 2, contrary to policy QD27 of the Brighton & Hove Local Plan.

5) UNI5

The proposal by virtue of insufficient vehicular access would result in a risk to users of the public highway. Furthermore the proposed number of parking spaces, 6 in total, exceeds the maximum standards for dwellings outside of a controlled parking zone. As such the proposal is contrary to policies TR1, TR7, TR19 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 4: Parking Standards.

BH2007/04558

1&2 Northgate Cottages The Green Rottingdean Brighton

Subdivision of the Studio from 1 & 2 Northgate Cottages to form a self contained live work unit.

Applicant: Kim Strasman

Officer: Kate Brocklebank 292175

Refused on 11/06/08 DELEGATED

1) UNI

The proposed subdivision of the plot, reduction of the historic garden and the inclusion of a timber fence and its alignment is considered to detract from the setting of the listed building and the surrounding conservation area by altering the historic development pattern contrary to policy HE3 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The scheme is considered to provide an unsatisfactory quality of living accommodation within the roofspace by way of lack of outlook contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed internal layout of the live/work unit is considered to be unacceptable in respect of the amenity impact on future occupiers by virtue of the relationship between the residential elements of the scheme and designated work areas contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The openings on the north east elevation of the studio at first storey level are considered to give rise to the perception of overlooking owing to the large scale and

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29/05/2008 to: 18/06/2008

close proximity to the existing dwelling therefore adversely affecting the residential amenities of 1 and 2 Northgate Cottages contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2007/04578

Longhill High School Falmer Road Rottingdean Brighton

Extension on west elevation of sports store and extension on south elevation of The Deans Leisure Centre.

Applicant: Longhill High School

Officer: Chris Swain 292178

Refused on 03/06/08 PLANNING COMMITTEE

1) UNI

The proposed development would by reason of its use and location in close proximity to surrounding residential properties have an adverse impact on amenity through noise and disturbance. The proposal is therefore contrary to the objectives of policies HO19, SU10, SU9, QD14 and QD27 of the Brighton & Hove Local Plan.

BH2007/04582

7 Challoners Close Rottingdean Brighton

Raised deck and access steps, insertion of doors and windows to elevations and timber privacy screen (Part Retrospective).

Applicant: Mr & Mrs J Street

Officer: Chris Swain 292178

Approved on 13/06/08 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 & Hove Local Plan.

BH2008/00168

Basement Flat 10a Arundel Terrace Brighton

Reinstate certain aspects of the buildings fabric that were affected by recent emergency flood works.

Applicant: Ms D Mayhew

Officer: Louise Kent 292198

Approved on 10/06/08 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 & Hove Local Plan.

3) 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 & Hove Local Plan.

4) UNI

Prior to commencement of works, a sample of the air bricks/vents shall be submitted to and approved in writing by the Local Planning Authority.

Reason: As insufficient details have been submitted and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2008/00466

4 Lenham Road East Rottingdean

Certificate of Lawfulness for proposed roof conversion to include extensions to roof.

Applicant: Mr & Mrs Maynard

Officer: Liz Holt 291709

Refused on 16/06/08 DELEGATED

BH2008/00704

Unit 5 Bush Mews 5 Arundel Road Brighton

Alterations to the front elevation and four new dormer windows.

Applicant: AJV Investments

Officer: Liz Holt 291709

Approved on 09/06/08 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 & 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.

BH2008/00762

The Cottage Lustrells Road Rottingdean

Proposed front dormer + extension to existing side dormer.

Applicant: Mr Keith Pryke

Officer: Nicola France 292211

Refused on 09/06/08 DELEGATED

1) UNI

The proposed front dormer window, by virtue of its size, siting on the roofslope and relationship to existing windows, the door and the existing front dormer, creates an incongruous and unbalanced feature to the front, detracting from the character and appearance of the property, and the surrounding street scene. As such, the proposal is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2008/00800

2 Ovingdean Close Brighton

Proposed rear extension and conversion to chalet bungalow.

Applicant: Mr Barry Wells

Officer: Nicola France 292211

Refused on 18/06/08 DELEGATED

1) UNI

The proposed development, by reason of increase in height, excessive bulk and scale would result in an excessively bulky and top heavy appearance to the existing building, which would be detrimental to the appearance of the existing building and would result in the building appearing incongruous and overly dominant within the street scene. As such the proposal is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and Brighton & Hove and Supplementary Planning Guidance Note 1: Roof Alterations and Extensions (SPGBH1).

BH2008/00881

3 Tudor Close Dean Court Road Rottingdean

Proposed new opening with new door between kitchen and dining room.

Applicant: Mrs Veronica Carter

Officer: Chris Swain 292178

Approved on 06/06/08 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 new opening between the kitchen and the living room shall have a door frame and door in dark oak to match the original doors in the building.

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 of the Brighton & Hove Local Plan.

3) UNI

Before work commences a 1:10 scale elevational drawing of both sides of the door and its frame and a 1:1 scale sectional drawing of the joinery details of the door and its frame shall be submitted to and approved by the Local Planning Authority before work commences 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 of the Brighton & Hove Local Plan.

BH2008/01262

5 The Leas 34-35 Sussex Square Brighton

Internal alterations (part retrospective/part proposed).

Applicant: Eaton Homes

Officer: Sonia Kanwar 292359

Approved on 11/06/08 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.

WOODINGDEAN

BH2007/01074

Marden Close Langley Crescent Woodingdean Brighton

Provision of 10 car parking bays to raised central grass area.

Applicant: Mr Gordan Stanford

Officer: Steve Lewis 292321

Approved on 18/06/08 PLANNING 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) 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

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, bollarding, planting of the development, indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

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

4) UNI

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 to accord with policy QD15 of the Brighton & Hove Local Plan.

BH2008/00761

154 The Ridgway Brighton

Alterations and extension to form an additional storey to create first floor accommodation for dental practice.

Applicant: Dr Sima Sadr

Officer: Gemma Barnes 292265

Refused on 06/06/08 DELEGATED

1) UNI

The applicant has failed to demonstrate that the proposed height and scale of the building is acceptable in relation to surrounding properties in this location. Furthermore the proposed fenestration style, method of opening and size of openings would be of out keeping and unsympathetic to the existing fenestration within the building. Consequently it has not been demonstrated that the proposed development will make a positive contribution to the visual amenity of the street scene contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposal would result in unacceptable harm to neighbouring amenity by way of overshadowing, loss of light, loss of outlook, overlooking and loss of privacy. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

Report from:

29/05/2008 to: 18/06/2008

3) UNI3

Based on the information submitted the applicant has failed to demonstrate that the minimization and reuse of construction industry waste has been sought in an effective manner, contrary to policies SU13 of the Brighton & Hove Local Plan and WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and Supplementary Planning Document Construction and Demolition Waste (SPD03).

BH2008/01032

Land rear of 95 & 97 The Ridgway Brighton

Two new two storey dwellings and ancillary landscaping works.

Applicant: Mr Darren Knight

Officer: Gemma Barnes 292265

Refused on 17/06/08 DELEGATED

1) UNI

The proposal is an overdevelopment of the site which is not considered to emphasise or enhance the positive qualities of the character and appearance of the neighbourhood by reason of its siting, backland location, development form and visual relationship to the dwellings in Kipling Avenue. Overall the proposal would compromise the visual amenity of the street scene in which it would be read (Kipling Avenue) and would be harmful to the character and appearance of the locality. As such the proposal is contrary to policies QD1, QD2, QD3 and QD5 of the Brighton & Hove Local Plan.

2) UNI2

The proposal, by virtue of the close proximity and relationship of the southernmost dwelling to 110 Kipling Avenue would fail to provide an acceptable outlook for future occupiers of the development. Furthermore, the lack of adequate vehicular access to the site would negatively impact upon the functional operation and enjoyment of the proposed dwellings due to the distance of over 45m from the nearest public vehicular highway. Cumulatively the applicant has failed to demonstrate that the proposed dwellings would provide an acceptable standard of amenity for future occupiers contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposal fails to demonstrate a high standard of sustainable development in the areas of efficiency in the use of water, energy and materials. No information has been submitted to demonstrate that the proposal would achieve an Ecohomes rating of 'Very Good' or higher or a Code for Sustainable Homes rating of Level 3 or higher. As such the proposal is contrary to policy SU2 of the Brighton & Hove Local Plan.

4) UNI4

The proposal fails to provide make provision for refuse or recycling storage or to demonstrate adequate measures for collection of refuse or recycling contrary to policy SU2 of the Brighton & Hove Local Plan.

5) UNI5

The proposal fails to provide for cycle storage contrary to policy TR14 of the Brighton & Hove Local Plan.

BH2008/01083

30 Balsdean Road Brighton

Single storey rear extension.

Applicant: Mr & Mrs Rahman
Officer: Nicola France 292211

Refused on 13/06/08 DELEGATED

1) UNI

The proposed rear extension, by virtue of its bulk, siting, design and massing, creates an overbearing and incongruous feature to the rear of the property, detracting from the character and appearance of the existing building and visual amenity enjoyed by neighbouring properties. As such, the proposal is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed raised decking area would result in significant overlooking and loss of privacy to adjacent properties, particularly No. 28 Balsdean Road, and would unduly impact on their living conditions and use and enjoyment of their private amenity space. As such, the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/01193

410 Falmer Road Brighton

Existing flat roof garage to be converted into bedroom with ensuite. Flat roof to be raised, addition of door and window to front elevation.

Applicant: Mr M Takhayori
Officer: Sonia Kanwar 292359

Approved on 11/06/08 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 & Hove Local Plan.

3) UNI

The extension hereby approved shall be occupied solely for purposes incidental to the occupation and enjoyment of 410 Falmer Road as a dwelling and shall not be used as a separate planning unit.

Reason: The establishment of an additional independent planning unit in this form would give rise to an over-intensive use of the site and would lead to harm to the amenity of neighbouring occupiers contrary to policies QD3 and QD27 of the Brighton & Hove Local Plan.

BH2008/01298

22 Cowley Drive Brighton

Certificate of Lawfulness for proposed extension of roof conversion including straightening hip to gable end and extending existing dormer.

Applicant: Mr Ed Titheridge

Officer: Sonia Kanwar 292359
Refused on 02/06/08 DELEGATED

BRUNSWICK AND ADELAIDE

BH2007/04004

Flat 2 Brunswick Court 12-14 Brunswick Place Hove

Replace existing window with door.

Applicant: Alastair Bartlett

Officer: Awot Tesfai 292211

Approved on 17/06/08 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

Notwithstanding the details submitted in drawing no.AB7-60 P002 submitted on 24th October 2007, the doors hereby granted consent shall be recessed timber four panelled doors, of matching design, details of which shall be submitted to and agreed in writing by the Local Planning Authority prior to installation.

Reason: To secure the adequate preservaton of a Grade II Listed Building in accordance with policy HE1 of the Brighton & Hove Local Plan.

BH2007/04541

31 Brunswick Place Hove

Erection of two-storey extension to rear elevation (at second and third floor levels) and internal alterations in association with the creation of 2 self contained bedsits (Renewal of permission BH2001/01840/LB).

Applicant: Alpha Properties (BTN) Ltd

Officer: Jason Hawkes 292153

Refused on 29/05/08 DELEGATED

1) UNI

Policy HE1 of the Brighton & Hove Local Plan states that proposals will only be permitted that do not have any adverse effect on the architectural and historic character or appearance of the interior and exterior of the building. Supplementary Planning Guidance Note 13: Listed Buildings also states that any works to a listed building should ensure that the special architectural character of the building is preserved. The proposed extension, by virtue of its scale and bulk, would appear as an overbearing element on the building and conceal much of the principle rear façade of the building to the detriment to its character. The scheme is therefore contrary to the above policy and guidance.

2) UNI2

Policy HE3 of the Brighton & Hove Plan states that development will not be permitted where it would have an adverse impact on the setting of a listed building. The Local Planning Authority considers that the proposed extension would create a sense of confinement to various principal and ground floor rooms within this and the adjoining property to the north to the detriment of the character of the listed

Report from:

29/05/2008 to: 18/06/2008

buildings. The scheme is therefore contrary to policy HE1 and the supplementary planning guidance, as referred to in reason 1, and to policy HE3.

3) UNI3

The loss of the window between first and second floors would seriously harm the sense of space and light within the staircase and the traditional domestic character of the listed building contrary to policies HE1 of the Brighton & Hove Local Plan as referred to in reason 1.

4) UNI4

The proposed elevation drawings are an inaccurate representation of the application site and adjoining properties and a proper assessment of the application cannot be made on the basis of the submitted information.

BH2007/04559

31 Brunswick Place Hove

Erection of two storey extension to rear elevation (At second and third floor levels) to form two self contained bedsits (renewal of permission BH2001/01839/FP).

Applicant: Alpha Properties (BNT) Ltd

Officer: Jason Hawkes 292153

Refused on 29/05/08 DELEGATED

1) UNI

Policy QD27 of the Brighton & Hove Local Plan seeks to protect the residential amenity of neighbouring properties. The proposed extension would, by virtue of its height, projection and proximity to windows of existing habitable rooms, leads to overmassing and loss of light and outlook. Additionally, the proposed extension to form two bedsits results in a poor layout for the residential units with insufficient sized living areas and inadequate outlook and light. Overall, the scheme is judged to provide an inappropriate and poor standard of accommodation and a cramped and confined internal environment that would provide inadequate living conditions for future occupiers as well resulting in a detrimental impact on existing residential units adjacent the site. The proposal is therefore contrary to the above policy.

2) UNI2

Policies QD1, QD2, and QD3 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy HO4 states that residential development will be permitted at higher density where it can be demonstrated that the proposal exhibits a high standard of design. Policy HE1 of the Brighton & Hove Local Plan states that proposals will only be permitted that do not have any adverse effect on the architectural and historic character or appearance of the interior and exterior of the building. Supplementary Planning Guidance Note 13: Listed Buildings also states that any works to a listed building should ensure that the special architectural character of the building is preserved. Policy HE6 states that development within or affecting the setting of a conservation area should preserve the character and appearance of the conservation area. The proposed extension, by virtue of its scale and bulk, would appear as an overbearing element on the building and conceal much of the principle rear façade of the building to the detriment to the architectural character of the listed building and the surrounding conservation area. The scheme is therefore contrary to the above policies and guidance.

3) UNI3

Policy HE3 of the Brighton & Hove Plan states that development will not be permitted where it would have an adverse impact on the setting of a listed building. The Local Planning Authority considers that the proposed extension would create a sense of confinement to various principal and ground floor rooms within this and the adjoining property to the north to the detriment of the character of the adjacent listed buildings. The scheme is therefore contrary to policy HE3, policy HE1 and the supplementary planning guidance, as referred to in reason 2.

4) UNI4

Policy HO13 states that planning permission will be granted for new residential development that are built to a lifetime homes standard whereby they can be adapted to meet the needs of people with disabilities. Insufficient information has been submitted with the application to show how these standards have been incorporated into the scheme. The proposal is therefore contrary to the above policy.

5) UNI5

Policy HO5 requires the provision of private useable amenity space in new residential development. No private usable amenity space is provided for the two new flats. The proposal is therefore contrary to the above policy.

6) UNI6

Policy TR1 of the Brighton & Hove Local Plan requires that development proposals should provide for the demand for travel they create and maximise the use of public transport, walking and cycling. In the absence of adequate information to demonstrate otherwise the proposal makes no provision for the increase in traffic likely to be generated and will exacerbate on-street parking availability. The proposal is therefore contrary to the policy.

7) UNI7

Policy SU2 of the Brighton & Hove Local Plan requires all proposals to demonstrate a high standard of efficiency in the use of energy, water and materials. Furthermore policy SU13 and Supplementary Planning Document 03 on Construction and Demolition Waste seek to reduce construction waste and require, as best practice, a Waste Minimisation Statement demonstrating how elements of sustainable waste management have been incorporated into the scheme. No information has been submitted with the application to demonstrate how these requirements have been met.

8) UNI8

The proposed elevation drawings are an inaccurate representation of the application site and adjoining properties and a proper assessment of the application cannot be made on the basis of the submitted information.

BH2007/04604

23 Brunswick Street West Hove

Alterations to front (Western) elevation and replacement of existing rear first floor section (attached to 52 Brunswick Square) with roof terrace.

Applicant: Mary Lehwald

Officer: Guy Everest 293334

Approved on 05/06/08 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

No development shall commence until full details of the proposed works, including 1:20 sample front elevations, 1:1 joinery profiles and material samples, 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 and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

The hereby approved roof terrace shall not be brought into use until the obscurely glazed balustrading has been installed as indicated on approved drawing no. 93306.03 C and shall thereafter be retained.

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

4) UNI

The northern boundary wall to the roof terrace shall be retained in accordance with approved drawing no. 93306.03 C and shall be maintained as such thereafter.

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

BH2007/04605

23 Brunswick Street West Hove

Alterations to front (Western) elevation and replacement of existing rear first floor section (attached to 52 Brunswick Square) with roof terrace.

Applicant: Mary Lehwald

Officer: Guy Everest 293334

Approved on 17/06/08 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

No development shall commence until full details of the proposed works, including 1:20 sample front elevations, 1:1 joinery profiles and material samples, 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 and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2008/00239

9 Brunswick Square Hove

Structural improvements to floors and partitions at 1st and 2nd floor level.

Applicant: Mr J and Mrs L Ornell

Officer: Jason Hawkes 292153

Approved on 06/06/08 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 & 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 & 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 & Hove Local Plan.

5) UNI

Unless otherwise agreed and approved in writing by the Local Planning Authority, on the first floor, existing floor levels to the landing and entrances to the drawing and music rooms shall be maintained.

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 otherwise agreed and approved in writing by the Local Planning Authority: on the second floor, the levelling of the timber floors and lifting of the wall panelling is to be restricted to those areas indicated on drawing B0882.17B; and the door frames are to remain undisturbed and the doors trimmed in accordance with details to be submitted and approved in writing by the Local Planning Authority.

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

7) UNI

Notwithstanding the approved details, no development shall take place until revised details of the strengthening of floors at first and second floors, including a revised location of Fitch Plates, have been submitted to and agreed in writing by the Local Planning Authority. The floor strengthening works shall be carried out in strict accordance with the agreed details.

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

8) UNI

Report from:

29/05/2008 to: 18/06/2008

Unless otherwise agreed and approved in writing by the Local Planning Authority, the secondary doorways to the main bedroom at second floor level shall be infilled to match the partitions' existing lines and finishes and no consequential structural reinforcement to these partitions shall be carried out. The works shall be carried out in strict accordance with the approved details.

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

9) UNI

Notwithstanding the description of the proposed works, revised details of the extent and method of any additional structural works to internal wall partitions together with the justification for this work shall be submitted, agreed and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

10) UNI

Samples of any replacement stone and timber flooring shall be submitted and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

11) UNI

No development shall take place until a scheme with details of the replacement fireplace shall be submitted and approved in writing by the Local Planning Authority. The replacement fireplace shall be carried out in strict accordance with the approved details.

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

BH2008/00446

Flat 2 36 Brunswick Square Hove

External alterations comprising new external access door at 1st floor level and provision of replacement fully tiled 'warm' flat roof.

Applicant: Mr Ian Walton

Officer: Sue Dubberley 292097

Approved on 04/06/08 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

No development shall take place until the further details of the new doors 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: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

Report from:

29/05/2008 to: 18/06/2008

BH2008/00653

23b Brunswick Terrace Hove

Internal alterations involving the removal of stud wall to lounge and relocation of doorway.

Applicant: Miss Clare Bartlett

Officer: Sue Dubberley 292097

Approved on 13/06/08 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

BH2008/00668

7A Selborne Road Hove

Demolition of rear lower ground bay window with a replacement single storey extension with flat roof to form terrace for ground floor flat above.

Applicant: Mr & Mrs Roberts

Officer: Wayne Nee 292132

Refused on 03/06/08 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed single storey rear extension and terrace above, by virtue of its height, projection, positioning, and proximity to the neighbouring boundary, forms an inappropriate and unsympathetic addition to the building and represents an addition which would result in a significant loss of privacy, daylight and sunlight, increased noise and disturbance to the residents in the flats of no. 9 Selborne Road. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/01018

12 Church Road Hove

Change of use from A2 (financial services) to D1 (dental clinic).

Applicant: Dr Bruno Silva

Officer: Jonathan Puplett 292525

Approved on 13/06/08 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 hereby granted shall not operate except between the hours of 08.00 and 19.00 Monday to Friday and 09.00 and 13.00 on Saturday.

Reason: To protect the amenity of neighbouring residents and occupiers in compliance with Policies QD27 and SU10 of the Brighton & Hove Local Plan.

Report from:

29/05/2008 to: 18/06/2008

3) UNI

No development shall take place until a comprehensive acoustic report prepared by a competent acoustic engineer has been submitted to and approved in writing by the Local Planning Authority. The statement shall include details of a scheme for sound insulation, demonstrating that the use of the proposed six dental surgery rooms will not cause noise nuisance to the neighbouring properties. Works shall be carried out in accordance with the approved details and maintained as such thereafter.

Reason: To protect the amenity of neighbouring residents and occupiers in compliance with Policies QD27 and SU10 of the Brighton & Hove Local Plan.

4) UNI

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

Reason: To protect the amenity of neighbouring residents and occupiers in compliance with Policies QD27 and SU10 of the Brighton & Hove Local Plan.

5) UNI

The permission hereby granted does not consent any external alterations to the building such as the recessed doorway shown in drawing no. LI-05.

Reason: For the avoidance of doubt, to ensure a satisfactory appearance to the property in compliance with Policies HE6 and QD10 of the Brighton & Hove Local Plan.

6) UNI

The hereby approved use shall not commence until details of a display within the existing shop front window have been submitted to and approved in writing by the Local Planning Authority. The window display shall be maintained in accordance with the agreed details thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the premises and to comply with policy SR5 of the Brighton & Hove Local Plan.

BH2008/01184

14 Golden Lane Brighton

Conversion of garage to utility room (Retrospective).

Applicant: Mr Tom Hardiment

Officer: Jonathan Puplett 292525

Approved - no conditions on 18/06/08 DELEGATED

BH2008/01252

Flat 4 15 Selborne Road Hove

Loft Conversion including rear dormer and side rooflight.

Applicant: Miss Olivia Reddy

Officer: Jonathan Puplett 292525

Approved on 03/06/08 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:

29/05/2008 to: 18/06/2008

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 & Hove Local Plan.

CENTRAL HOVE

BH2007/03416

Land to rear of 29 St Aubyns Hove

Demolition of existing garages and construction of two 3 storey town houses.

Applicant: Delphi Oracle

Officer: Sue Dubberley 292097

Approved on 03/06/08 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 & 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) 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:

29/05/2008 to: 18/06/2008

5) 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 & Hove Local Plan.

6) 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 & Hove Local Plan.

7) UNI

No development shall take place until details of the rear and front boundary treatments have been submitted to and approved by the local planning authority in writing. The scheme shall be implemented fully with the approved details prior to first occupation.

Reason: To ensure satisfactory appearance to the development and to comply with policies QD, QD27 and HE6 of the Brighton & Hove Local Plan.

8) UNI

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

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

BH2007/03970

58 Stirling Place Hove

Conversion of single dwelling house to form two maisonettes including rooflights & parking to the rear.

Applicant: Mr A Milonas

Officer: Jason Hawkes 292153

Approved on 03/06/08 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.

Report from:

29/05/2008 to: 18/06/2008

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

3) 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 & 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 & Hove Local Plan.

5) 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.

6) 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 & Hove Local Plan.

7) UNI

No development shall take place until revised floor plans and details have been received indicating how the scheme complies with Lifetime Homes standards. The details and plans shall be submitted to the Local Planning Authority for approval and the works shall be carried out in accordance with the approved details and thereafter retained.

Reason: To ensure the scheme is built to a lifetime homes standard and to comply with policy HO13 of the Brighton & Hove Local Plan.

8) UNI

No development shall take place until details of proposed railings for the rear lightwell have been submitted for approval by the Local Planning Authority. The works shall be carried out in strict accordance with the approved plans and retained as such thereafter.

Reason: In order to protect the amenity of the residents of the ground floor flat and in accordance with policy QD27 of the Brighton & Hove Local Plan.

9) UNI

Prior to the occupation of the flats, details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development and to remain genuinely car-free at all times has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

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

10) UNI

Prior to the occupation of the flats, the car parking space shall be constructed in accordance with the approved plans and thereafter retained.

Reason: To ensure adequate parking provision is provided for the flats and to comply with policies TR1 and TR19 of the Brighton & Hove local Plan.

BH2007/04403

Land to the rear of 42 Albany Villas Hove

Erection of a single dwelling.

Applicant: Mr J Tilden-Smith

Officer: Nicola Hurley 292114

Approved on 03/06/08 DELEGATED

1) 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 & Hove Local Plan.

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 & 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 & 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) 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 & Hove Local Plan.

6) 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 & Hove Local Plan.

7) 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 & Hove Local Plan.

8) 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 & Hove Local Plan.

9) UNI

The development hereby approved shall be implemented in strict accordance with the measures outlined in the Eco-Homes Pre-Assessment submitted on the 3 March 2008.

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.

10) UNI

The development hereby approved shall be implemented in strict accordance with the Waste Minimisation Statement submitted on the 21 May 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, WLP11 of the

Report from:

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.

11) UNI

The materials used in the construction of the external surfaces of the development hereby permitted, unless otherwise agreed in writing by the Local Planning Authority, shall comprise of Weber Building Solutions, 000 White; and a Quartz zinc roof. The development shall be carried out in accordance with the approved details.

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

12) UNI

The existing railings on the northern boundary shall be retained and the new railings proposed on the front boundary shall match in height and detailing to the existing railings positioned on the northern boundary. *Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.*

13) UNI

The development shall be built in accordance with the sustainability measures, including solar panels and rainwater harvesting submitted on the 9 May 2008. The solar panels and rainwater harvesting tanks shall be retained as such thereafter.

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.

14) UNI

The balustrading to the balcony areas hereby permitted, unless otherwise agreed in writing by the Local Planning Authority, shall match the sample received on the 13 November 2007.

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

15) UNI

The windows used in the construction of the proposed house shall be Velfac windows frames, coloured grey as indicated in the approved drawings and built in accordance with the details received on the 3 April 2008.

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.

16) UNI

Within six months of the completion of the development, unless otherwise agreed in writing, post construction evidence that shows all measures included in the EcoHomes Pre-Assessment submitted on the 3 March 2008 have been implemented and that the development has achieved a rating of 'very good' or 'excellent' shall be submitted to and agreed in writing by the Local Planning Authority.

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

BH2008/00112

18 Blatchington Road Hove

Change of use from office (A2) to retail sales (A1).

Applicant: Mr Paul Soden

Officer: Ray Hill 292323

Approved on 30/05/08 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

BH2008/00189

26 Connaught Terrace Hove

Single storey conservatory.

Applicant: Mr Andrew Wilkey

Officer: Jason Hawkes 292153

Refused on 09/06/08 DELEGATED

1) UNI

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

2) UNI2

Policy SU13 and Supplementary Planning Document 03 on Construction and Demolition Waste seek to reduce construction waste and require a Waste Minimisation Statement demonstrating how elements of sustainable waste management have been incorporated into the scheme in order to reduce the amount of waste being sent to landfill. No information has been submitted with the application to demonstrate how these requirements have been met. The proposal is therefore contrary to the above policy and supplementary planning document.

BH2008/00695

78 - 82 Blatchington Road Hove

Proposed change of use from vacant offices (Class B1) to assembly and leisure (Class D2).

Applicant: Gymophobics (Brighton & Hove) Ltd

Officer: Guy Everest 293334

Approved on 09/06/08 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

Report from:

29/05/2008 to: 18/06/2008

Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 as amended, or any subsequent similar re-enactment, the use hereby granted permission shall be for an indoor exercise facility in the manner outlined within the approved Design and Access Statement, i.e. for exercise circuit training with light-weight exercise machines, and for no other purpose, including any other use within Class D2 (Assembly and leisure) of the Schedule to the Order.

Reason: In order for the Local Planning Authority to control the use of the premises as use for any other purpose in Use Class D2 may be harmful to neighbouring amenity, and in compliance with policies SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority the use of the premises hereby permitted shall not commence until a scheme for the sound insulation of the premises has been submitted to and approved in writing by the Local Planning Authority. The sound insulation shall be implemented in accordance with the agreed details and shall be maintained as such thereafter.

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

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority the use of the premises hereby permitted shall not commence until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration shall be submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details and shall be maintained as such thereafter.

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

5) UNI

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

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

6) UNI

The premises shall not be open or in use except between the hours of 08.00 and 20.00 Monday to Saturday; and 09:00 to 14:00 hours on Sundays and Bank Holidays.

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

BH2008/01034

7 Stirling Place Hove

Certificate of Proposed Lawful use for construction of single storey rear extension following demolition of existing extension.

Applicant: Mr & Mrs Duffy

Officer: Jason Hawkes 292153

Approved on 30/05/08 DELEGATED

BH2008/01140

Flat 4 The Ambassadors Wilbury Road Hove

Replacement UPVC windows.

Applicant: Mr Alan Crowder

Officer: Jonathan Puplett 292525

Approved on 10/06/08 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

GOLDSMID

BH2005/05323

Hove Station Goldstone Villas Hove

Renew the station signage to vitreous enamel signage and repaint station in the Southern brand.

Applicant: Ian Beale

Officer: Guy Everest 293334

Approved on 17/06/08 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.

BH2007/02090

61 Palmeira Avenue Hove

Demolition of existing house and erection of 5 storey block of 8 flats (2 x 1 bed, 3 x 2 bed, 2 x 3 bed, 1 x 4 bed).

Applicant: A D Forman

Officer: Paul Earp 292193

Refused on 13/06/08 DELEGATED

1) UNI

The proposed development, by reason of its form, bulk, height, scale, positioning in the site and poor design, would be out of keeping with surrounding development and represents an incongruous feature and overdevelopment of the site that fails to respect the context of its setting. The proposal is therefore contrary to policies QD1, QD2, QD3, QD5, HO3 and HO4 of the Brighton & Hove Local Plan.

2) UNI2

The submitted Sustainability Checklist is not considered sufficiently detailed. The applicant has failed, therefore, to demonstrate how the development will fully meet sustainability objectives in terms of efficiency in use of energy and materials as required by policy SU2 of the Brighton Local Plan and Supplementary Planning Guidance Note 21: Brighton & Hove Sustainability Checklist.

BH2007/04011

Kings Gate The Drive Hove

Increase in height of roof by 0.5M (amendment to approval BH2003/02989, construction of additional storey to create 6 flats).

Applicant: Mr Anstone Properties

Officer: Paul Earp 292193

Approved on 29/05/08 PLANNING 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

BH2007/04066

18 The Upper Drive Hove

Demolition of existing house and construction of a residential development comprising of 4 two bedroom units and 4 three bed units over 4 floors including a lower ground floor, with associated car parking, cycle and refuse storage.

Applicant: Walton Estates (Mr Walton)

Officer: Ray Hill 292323

Refused on 03/06/08 DELEGATED

1) UNI

The proposed development by reason of its size, bulk, design and site coverage would be out of keeping with surrounding development and represent an incongruous feature and overdevelopment of the site that fails to respect the context of its setting. The proposal is therefore contrary to policies QD1, QD2, QD3, QD5, HO3 and HO4 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development would, by reason of its height, layout, orientation and scale, lead to overshadowing, a significant overbearing effect and increased sense of enclosure to neighbouring residential properties to the detriment of the living conditions of the occupiers. The proposal would therefore be contrary to policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development by reason of its height, scale, layout, orientation, number of dwellings and internal floor layouts of the flats, lead to a significant level of overlooking and consequential loss of privacy to the occupiers of existing adjoining properties to the detriment of neighbouring residential amenity. The proposal would therefore be contrary to policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

BH2007/04457

141-143 Sackville Road Hove

Renovation of existing A1 accommodation on ground floor - conversion of upper floors from A1 to 3 residential flats including formation of roof terraces on North and West elevations.

Applicant: City Property Developments

Officer: Clare Simpson 292454

Approved on 09/06/08 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 & 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 & Hove Local Plan.

5) UNI

For the avoidance of doubt, the areas identified as roof terraces on the approved drawings shall be used as such. Access to other parts of the flat roof shall be for maintenance or emergency purposes only and not 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 policy QD27 of the Brighton & Hove Local Plan.

6) 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 and to remain genuinely car-free at all times has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

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

BH2008/00506

3 Champions Row Wilbury Avenue Hove

Proposed rear single-storey extension and extension of first floor balcony across rear elevations.

Applicant: Mr P Hodges
Officer: Wayne Nee 292132

Refused on 06/06/08 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires extensions and alterations will only be granted if the proposed development is well designed, sited and detailed in relation to the property and the adjoining properties. The policy also states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed first floor terrace above the ground floor extension, by virtue of its use of materials on the balcony side panels, forms an inappropriate and unsympathetic addition to the building which would harm the visual amenity of the area and would result in an overbearing and dominant structure for the adjacent neighbouring properties. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/01048

Pavement adjacent 17 Wilbury Avenue Hove

Proposed motor control kiosk required as part of sewer upgrade works.

Applicant: Southern Water Ltd
Officer: Jason Hawkes 292153

Approved on 10/06/08 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 works shall be carried out strictly in accordance with NJUG10 Guidelines (2007) and BS 5837 (2005) (Trees on Development Sites) as outlined in the supporting statement received on the 19th March 2008.

Reason: In order to protect adjacent trees and in accordance with policy QD16 of the Brighton & Hove Local Plan.

BH2008/01103

98 The Drive Hove

Existing small self-contained flat to be reconnected with the clinic and used as laboratories and an office.

Applicant: Mr Mazin AL Kaffaji

Officer: Clare Simpson 292454

Approved on 12/06/08 DELEGATED

1) UNI

For the avoidance of doubt, the proposed laboratory rooms shall only be used as an ancillary service to the existing clinic and shall not be self contained.

Reason: To ensure preservation of the residential amenity of neighbouring occupiers in accordance with policy QD27 of the Brighton & Hove Local Plan.

BH2008/01271

20 Cromwell Road Hove

Alteration, extension and conversion of existing vacant language school building to form 5 no. self contained residential units. Resubmission.

Applicant: Summer Croft Properties

Officer: Ray Hill 292323

Approved on 13/06/08 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 & 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 & Hove Local Plan.

4) UNI

The outbuilding at the end of the rear garden shall only be used as ancillary accommodation in connection with the residential use of the main building and shall at no time be converted to a self-contained unit.

Reason: In order to protect the amenities of adjoining residential occupiers and to preserve the character of the Willet Estate Conservation Area in accordance with policies QD27 and HE6 of the Brighton & Hove Local Plan.

5) UNI

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

- i) details of the proposed new rooflight;
- ii) a 1:10 scale sample elevational drawing of the front garden wall railings and gates;
- iii) a 1:10 scale elevational drawing of the spiral metal staircase in the front garden area;
- iv) details of the exterior lighting;
- v) a 1:20 scale elevational drawing of the balustrading to the terrace of the rear annexe building;
- vi) details of the proposed landscaping scheme for the front and rear gardens, including hard and soft landscaping including the green roof of the basement front extension, level changes, re-instated footpaths, new footpaths and hard paving areas; and,
- vii) samples of materials.

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

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

6) UNI

The reinstatement of the basement front window bay and rear windows, the new windows and doors and other external alterations and associated works of making good shall be carried out to match exactly the original walls, in materials, colours, finishes, brick bonding and architectural detailing.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

7) UNI

No cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior written consent of the Local Planning Authority.

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

8) UNI

The rooflights on the flat roof of the building shall be low profile and shall not be visible from the ground in long views

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

9) UNI

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

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

Report from:

29/05/2008 to: 18/06/2008

BH2008/01274

20 Cromwell Road Hove

Alteration, extension and conversion of existing vacant language school building to form 5 no. self contained residential units.

Applicant: Summer Croft Properties

Officer: Ray Hill 292323

Approved on 13/06/08 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 existing original fabric and architectural features including floors, lathe and plasterwork, staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained, and repaired and made good exactly like for like, and shall not be covered over, except where otherwise agreed in writing with the Local Planning Authority before work commences. The walls and ceilings shall not be skimmed over and only defective lathe and plaster shall be removed and shall be replaced exactly like for like using timber lathes and lime plaster.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

3) UNI

All non-original doors, architraves, skirtings, dados, cornices and other features shall be removed and replaced and all missing architectural features, including the fireplaces shall be reinstated, to match exactly the originals, unless otherwise agreed in writing by the Local Planning Authority before work commences.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

4) UNI

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

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

5) UNI

The new partitioning in the basement corridor shall not enclose or obscure the balustrading of the basement staircase.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

6) UNI

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

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

7) UNI

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

Reason: To ensure a satisfactory appearance to the development to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

8) UNI

The waste pipes and ducting serving the separate W.C. adjacent to bedroom 2 on the second floor shall be run within the floor and ceiling voids.

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

9) UNI

The reinstatement of the basement front window bay and rear windows, the new windows and doors and other external alterations and associated works of making good shall be carried out to match exactly the original walls, in materials, colours, finishes, brick bonding and architectural detailing.

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

10) UNI

No cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

11) UNI

The rooflights on the flat roof of the building shall be low profile and shall not be visible from the ground in long views.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

12) UNI

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

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

13) UNI

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

i) details of the proposed new rooflights;

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- ii) 1:20 scale sample elevations and sections, and 1:1 joinery sectional profiles of all new joinery work including all types of new windows and doors including their internal panelling, shutters and architraves, lanternlights, staircases and their balustrading and handrails, skirting boards, dado rails and picture rails;
- iii) details of the reinstated stair balustrading and handrails, including 1:20 elevations;
- iv) full details, including 1:5 scale sample plans/ elevations and 1:1 sectional profiles of all new decorative plasterwork, including cornices, ceiling roses, bracketed arches and other features;
- v) the new fireplaces which are proposed to be installed in the building, including where they are to be located, including 1:10 scale drawings and if available photographs;
- vi) the method of fire protection of the walls, floors, ceilings and doors, including 1:5 sections through walls and ceilings, and smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes that may be required to meet fire regulations;

14) UNI

- vii) the method of sound and thermal insulation of the floors and walls, including 1:5 sections through walls and ceilings;
- viii) details of the mechanical extract ventilation for the basement front kitchen and wet room;
- ix) details of the dry lining of the front basement vaults;
- x) details of the new modern stairs in the first floor flat;
- xi) details of the steps, cills and reveals of the windows and doors at 1:5 scale;
- xii) a 1:10 scale sample elevational drawing of the front garden railings and gates;
- xiii) a 1:10 scale elevational drawing of the spiral metal staircase in the front garden area;
- xiv) details of the exterior lighting;
- xv) a 1:20 scale elevational drawing of the balustrading to the terrace of the rear annexe building;
- xvi) details of the proposed landscaping scheme for the front and rear gardens, including hard and soft landscaping including the green roof of the basement front extension, level changes, reinstated paths, new paths and hard paving areas; and,
- xvii) sample materials.

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

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2008/01316

7 Goldstone Road Hove

Loft conversion with rooflights to front and rear.

Applicant: Mr Jim Faulkner

Officer: Stephen Ssejjemba 292336

Approved on 30/05/08 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

HANGLETON & KNOLL

BH2007/04152

34 Hangleton Close Hove

Proposed loft conversion and rear single storey extension.

Applicant: Mrs P Boon

Officer: Awot Tesfai 292211

Refused on 10/06/08 DELEGATED

1) UNI

The proposed dormer would by virtue of its size, bulk and design relate poorly to the appearance of the property, constituting an unsightly feature, detrimental to the appearance of the building. The proposal is therefore contrary to policies QD14 & QD27 of the Brighton & Hove Local Plan, and to the provisions of Supplementary Planning Guidance Note SPGBH1 Roof Extensions and Alterations.

2) UNI2

The proposed single storey rear extension and external terrace would be detrimental to the amenities of the adjoining property at 33 Hangleton Close by reason of overlooking, due to the structures being at a raised level comparative to the garden area, and projecting within close proximity to the party boundary. It would therefore be contrary to policy QD27 of the Brighton & Hove Local Plan which seeks to protect amenity.

BH2008/00579

1 Northease Close Hove

Proposed UPVC lean-to conservatory on side and rear elevation.

Applicant: Mr R Rogers

Officer: Wayne Nee 292132

Approved on 30/05/08 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 & Hove Local Plan.

BH2008/00658

77 Lark Hill Hove

Certificate of lawfulness for proposed formation of a gable end and dormer.

Applicant: K B Rose

Officer: Clare Simpson 292454

Approved on 17/06/08 DELEGATED

BH2008/00841

4 Lynchets Crescent Hove

Single storey rear extension.

Applicant: Mr K Keehan

Officer: Wayne Nee 292132

Approved on 29/05/08 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 & 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 & Hove Local Plan.

BH2008/01197

251 Hangleton Road Hove

Loft conversion including rear dormer with glazed doors and juliet balcony, and side half gable extension. Front, side, and rear rooflights.

Applicant: Brian Boon

Officer: Jonathan Puplett 292525

Refused on 10/06/08 DELEGATED

1) UNI

The guidance contained within Supplementary Planning Guidance Note SPGBH1 (Roof Alterations and Extensions) states that roof extensions such as that proposed, that alter the basic shape of the roof, will be unacceptable. The proposed extension would lead to an imbalance between the semi-detached pair and create a visually heavy roof to one half. The proposed side roof extension by virtue of its design and location on one side of the semi-detached pair of dwellings represents an unsightly addition, contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan, and to guidance contained within SPGBH1 (Roof Alterations and Extensions).

NORTH PORTSLADE

BH2007/00607

Newbarn Farm Foredown Road Portslade Brighton

Change of use from grass field to all weather riding ring created using a bio-degradable mulch service (retrospective).

Applicant: Mr Anthony Uridge

Officer: Guy Everest 293334

Approved - no conditions on 30/05/08 PLANNING COMMITTEE

BH2008/00844

Land at 483 Mile Oak Road Portslade

Outline application for the erection of two dwellings.

Applicant: J N Developments

Officer: Guy Everest 293334

Refused on 10/06/08 DELEGATED

1) UNI

The development would result in significant harm to amenity for occupiers of 481 Mile Oak Road through loss of light and outlook to side (north-west) facing windows at ground and first floor level. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The site lies in close proximity to the A27 and as such there is potential for significant noise disturbance for future occupants of the proposed dwellings. Insufficient information has been submitted with the application to assess the effect of this existing noise source upon the proposed development and appropriate noise attenuation measures to reduce the impact on the proposed dwellings to acceptable levels. The proposal is therefore contrary to the aims of policy SU10 of the Brighton & Hove Local Plan.

3) UNI3

The development, in the absence of information to indicate otherwise, would result in significant damage to the health and vitality of existing trees on the site. The development would therefore fail to make a positive contribution to the visual quality of the environment or retain existing open space, trees and grassed areas in an effective way. The development is contrary to policies QD3 and QD16 of the Brighton & Hove Local Plan, and Supplementary Planning Document 06: Trees and Development Sites.

4) UNI4

The applicant has failed to undertake an appropriate site investigation to demonstrate that the development would not directly or indirectly affect a species of animal or plant, or its habitat, protected under National or European legislation. The proposal is therefore contrary to policy QD18 of the Brighton & Hove Local Plan.

BH2008/01127

37 Wickhurst Road Portslade

Single storey extension with pitched roof to rear (Retrospective).

Applicant: Mr Steve McGrath

Officer: Wayne Nee 292132

Refused on 03/06/08 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires extensions and alterations will only be granted if the proposed development is well designed, sited and detailed in relation to the property and the adjoining properties. The proposed single storey rear extension, by virtue of its bulk, eaves height and excessive projection from the building, would form an incongruous and unsympathetic feature poorly related to the appearance of the building and to the visual amenity of the surrounding area. The proposal is therefore contrary to the above policy.

2) UNI2

Policies QD14 and QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed extension, by virtue of its height, projection, positioning and proximity to the neighbouring boundary, fails to take into account its relationship with the adjoining semi detached property, and represents an overbearing addition which results in a significant loss of outlook, daylight and a heightened sense of enclosure to no. 39 Wickhurst Road. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

SOUTH PORTSLADE

BH2007/03904

109 Dean Gardens Portslade Brighton

Proposed rear conservatory.

Applicant: Mrs Hearne

Officer: Awot Tesfai 292211

Approved on 29/05/08 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 & Hove Local Plan.

3) UNI

The proposed window on the south east elevation shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

BH2008/00709

Compass House 7 East Street Portslade

Ground and first floor extension and insulation to extract ducts. (part retrospective).

Applicant: Ebony Designs

Officer: Jason Hawkes 292153

Refused on 17/06/08 DELEGATED

1) UNI

Policies QD1, QD2, and QD3 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. The proposed extension by virtue of its excessive scale and materials will form an incongruous and unsympathetic addition, which fails to respect the constraints of the site, the appearance of the host building and its relationship to surrounding residential properties. Additionally, due to inappropriate materials and design, the insulation to the extract ducts is also deemed unacceptable and detracts from the appearance of the building. The scheme is therefore detrimental to the appearance of the existing building and the visual amenity of the area and is contrary to the above policies.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan seek to protect the residential amenity of neighbouring properties. In this location, in close proximity by residential properties, the proposed extension results in significant overshadowing, loss of privacy and a heightened sense of enclosure to adjacent residential properties to the north. The proposal therefore leads to a loss of amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

Insufficient information has been received to demonstrate that the proposal will not result in a significant loss of amenity to the occupiers of adjacent properties in terms of noise and odour disturbance. The proposal is therefore contrary to policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

4) UNI4

Policy SU2 of the Brighton & Hove Local Plan requires all proposals to demonstrate a high standard of efficiency in the use of energy, water and materials. Furthermore policy SU13 and Supplementary Planning Document 03 on Construction and Demolition Waste seek to reduce construction waste and require, as best practice, a Waste Minimisation Statement demonstrating how elements of sustainable waste management have been incorporated into the scheme. Insufficient information has been submitted with the application to demonstrate how these requirements have been met.

BH2008/00916

67 Foredown Drive Portslade

Certificate of Lawfulness for the proposed development of a hip to gable roof extension, including rear dormer with Juliet balcony, 2 no. front roof lights and 1 no. side roof light.

Applicant: Mrs Fran Breeze

Officer: Wayne Nee 292132

Approved on 17/06/08 DELEGATED

STANFORD

BH2007/02982

Furniture Village 154 Old Shoreham Road Hove

Amendment to approved application BH2006/04000 to incorporate first floor glazing in Western elevation of extension.

Applicant: Furniture Village

Officer: Guy Everest 293334

Refused on 03/06/08 DELEGATED

1) UNI

The proposed glazing by virtue of its detailing, proportions and alignment in relation to existing glazing throughout the remainder of the building would appear an unsympathetic addition that would harm the overall appearance of the building and surrounding area. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2007/04028

The British Engineerium The Drove Way Hove

Creation of kitchen area at lower ground floor level.

Applicant: The British Engineerium

Officer: Guy Everest 293334

Approved on 17/06/08 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

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

- i) samples of materials;
- ii) 1:10 elevations and sections, and 1:1 joinery sectional profiles of all new windows and doors, including their architraves;
- iii) details of the steps, cills and reveals of the windows and doors at a 1:5 scale;
- iv) details, including 1:10 scale drawings, of the new metal stairs serving the kitchen in the light-well and replacement stairs serving the former coal store;
- v) details of the kitchen extract unit;
- vi) details of the refuse / recycling storage facilities.

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

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

3) UNI

All new works and works of making good and reinstatement shall match the existing buildings.

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

4) UNI

Report from:

29/05/2008 to: 18/06/2008

No development shall commence until a Method Statement outlining how the excavations and construction work are to be carried out, and how existing structures are to be protected during the works has been submitted to and approved in writing by the Local Planning Authority. The excavation and construction works shall be carried out in accordance with the agreed Method Statement and no part of the original buildings structure shall be demolished or altered except for new window and door openings as indicated on the approved plans.

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

5) UNI

The asphalt surfacing above the hereby approved kitchen shall be dressed with yellow gravel and shall be retained as such thereafter.

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

6) UNI

The external kitchen ducting shall be finished in a colour to match the background brickwork of the adjoining buildings.

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

7) UNI

The brick gully alongside the former coal storage building shall be salvaged and re-laid on top of the hereby approved underground kitchen area to match exactly the existing gully.

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

BH2007/04031

The British Engineerium The Drove Way Hove

Creation of kitchen area at lower ground floor level.

Applicant: The British Engineerium Ltd

Officer: Guy Everest 293334

Approved on 05/06/08 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

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

- i) samples of materials;
- ii) 1:10 elevations and sections, and 1:1 joinery sectional profiles of all new windows and doors, including their architraves;
- iii) details of the steps, cills and reveals of the windows and doors at a 1:5 scale;
- iv) details, including 1:10 scale drawings, of the new metal stairs serving the kitchen in the light-well and replacement stairs serving the former coal store;
- v) details of the kitchen extract unit;
- vi) details of the refuse / recycling storage facilities.

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

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

3) UNI

All new works and works of making good and reinstatement shall match the existing buildings.

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

4) UNI

No development shall commence until a Method Statement outlining how the excavations and construction work are to be carried out, and how existing structures are to be protected during the works has been submitted to and approved in writing by the Local Planning Authority. The excavation and construction works shall be carried out in accordance with the agreed Method Statement and no part of the original buildings structure shall be demolished or altered, except for new window and door openings as indicated on the approved plans.

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

5) UNI

The asphalt surfacing above the hereby approved kitchen shall be dressed with yellow gravel and shall be retained as such thereafter.

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

6) UNI

The external kitchen ducting shall be finished in a colour to match the background brickwork of the adjoining buildings.

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

7) UNI

The brick gully alongside the former coal storage building shall be salvaged and re-laid on top of the hereby approved underground kitchen area to match exactly the existing gully.

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

BH2007/04259

53 Hill Brow Hove

Demolition of existing bungalow with redevelopment of 2 no. 3 storey house.

Applicant: Mr J Turner

Officer: Clare Simpson 292454

Approved on 05/06/08 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 & 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 & Hove Local Plan.

4) 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 & 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 & Hove Local Plan.

6) 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.

7) 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.

8) 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.

9) 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.

10) 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 & Hove Local Plan.

11) UNI

No development shall take place until a landscaping scheme, which includes hard surfacing, means of enclosure, and planting along all the boundaries of the site, shall be 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, QD27 of the Brighton & Hove Local Plan.

12) UNI

Report from:

29/05/2008 to: 18/06/2008

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

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

BH2007/04563

170 Sackville Road Hove

Certificate of lawfulness for the proposed demolition of existing rear WC and utility room, and replace with kitchen extension to rear and side of house. Construction of roof conversion with rear roof light.

Applicant: Miss J K Gravesen

Officer: Wayne Nee 292132

Approved on 17/06/08 DELEGATED

BH2008/00196

7 Elm Close Hove

Erection of 2 new family homes on vacant plot.

Applicant: Mr Tony Thomas

Officer: Clare Simpson 292454

Approved on 10/06/08 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 & 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 & Hove Local Plan.

4) 02.03A

The first floor rear elevation window(s) 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.

5) 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 & Hove Local Plan

6) 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 & Hove Local Plan.

7) 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.

8) 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.

9) 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.*

10) 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 & Hove Local Plan.

11) 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 policy QD27 of the Brighton & Hove Local Plan.

12) UNI

No works shall commence until full details of a landscaping scheme, which includes hard surfacing, means of enclosure, planting along the boundaries of the site, and at least 6 replacement trees, 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 and QD2 of the Brighton & Hove Local Plan.

13) UNI

Notwithstanding the submitted details, no development or other operations shall commence on site until a revised scheme which provides for the retention and protection of the mature trees identified to be retained on site, has been submitted and approved in writing by the Local Planning Authority. This revised scheme shall provide full details with respect to the tree preservation and protection measures in relation to the diversion of the water main. The agreed protection measures shall be in place prior to work commencing and remain in place throughout the duration of the works, until the works have been completed.

Reason: To ensure adequate preservation of these protected and mature trees and to comply with policy QD16 of the Brighton & Hove Local Plan.

BH2008/00942

24 The Drove Way Hove

Certificate of lawfulness for a proposed development of the conversion of existing garage into habitable room, and the construction of games room/study.

Applicant: Mr Kevin Stagg
Officer: Wayne Nee 292132
Approved on 09/06/08 DELEGATED

WESTBOURNE

BH2007/04645

49b Pembroke Crescent Hove

Installation of two velux windows to side of property, behind existing chimney stacks.

Applicant: Simon Flashman
Officer: Awot Tesfai 292211
Approved on 29/05/08 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

BH2008/00462

68 Portland Road Hove

New chimney flue to rear elevation.

Applicant: Mrs Linda Mann
Officer: Wayne Nee 292132
Approved on 29/05/08 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

No development shall take place until a scheme for painting the chimney flue hereby approved a matt colour to match the background walls of the parent building have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and thereafter retained.

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

3) UNI

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

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

BH2008/00713

55 & 59-61 New Church Road Hove

New roof terrace. (Amendment to Approval BH2005/002267).

Applicant: Belmont Homes Ltd

Officer: Paul Earp 292193

Approved on 02/06/08 PLANNING 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) 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 & Hove Local Plan.

BH2008/00723

55 & 59-61 New Church Road Hove

New roof terrace. (Amendment to Approval BH2005/002267).

Applicant: Belmont Homes Ltd

Officer: Paul Earp 292193

Approved on 02/06/08 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 & Hove Local Plan.

BH2008/00754

42 Rutland Road Hove

Change of use from retail (A1) with storage on first floor to full residential on all floors.

Applicant: Mr Jason Brand

Officer: Ray Hill 292323

Refused on 30/05/08 DELEGATED

1) UNI

The proposed development would result in the loss of a retail shop unit (Use Class A1). Policy SR8 of the Brighton & Hove Local Plan permits the change of use from retail subject to, amongst other criteria, it being adequately demonstrated that a retail use is no longer viable. The Applicant has failed to produce any documentary evidence of the shop having been actively marketed on competitive terms, contrary to the policy.

2) UNI

The Applicant has failed to demonstrate that the proposal would incorporate adequate measures to reduce the use of raw materials, water and energy and as such, would be likely to result in excessive use of these limited resources and has failed to make satisfactory provision for the storage of refuse and recyclables contrary to policy SU2 of the Brighton & Hove Local Plan.

BH2008/00941

55 & 59-61 New Church Road Hove

Formation of roof terrace (at 4th floor, West elevation). (Amendment to Approval BH2005/002267).

Applicant: Belmont Homes Ltd

Officer: Paul Earp 292193

Approved on 02/06/08 PLANNING 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) 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 & Hove Local Plan.

WISH

BH2005/05529

Portslade Station Portland Road Brighton

To renew station signage to vitreous enamel signage and repaint the station in the Southern brand.

Applicant: Ian Beale

Officer: Guy Everest 293334

Approved - no conditions on 05/06/08 DELEGATED

BH2008/00106

Stretton Hall 353 Portland Road Hove

Demolition of existing hall (D1) and construction of ground floor parking area, first floor hall (D1 use) and 3 floors of office space (B1 use) above (total 5 storeys).

Applicant: Welshall Limited
Officer: Sue Dubberley 292097
Refused on 05/06/08 PLANNING COMMITTEE

1) UNI

The building proposed for this prominent site by virtue of its height, scale and bulk would appear incongruous and unduly prominent, appear as an over dominant feature in the street scene, and thereby detrimental to the surrounding area and residential amenity. This would be contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan, which seek to ensure that new developments emphasise and enhance the positive qualities of the local neighbourhood.

2) UNI2

The open frontage to the car park is unattractive and presents a bland and uninteresting street frontage. The proposal is therefore contrary to policy QD5 of the Brighton & Hove Local Plan which seek to ensure that all new developments should present an interesting and attractive frontage particularly at street level for pedestrians.

3) UNI3

The applicant has failed to demonstrate that the proposed development would incorporate satisfactory measures to ensure its future sustainability and to achieve a high standard of efficiency in use of energy, water and materials and as such the proposal is contrary to policy SU2 of the Brighton & Hove Local Plan Second Deposit Draft and the Council's SPGBH21 - Brighton & Hove Sustainability Checklist.

BH2008/00561

336 Kingsway Hove

Demolition of existing porch and construction of new porch as part of new works previously approved under planning permission BH2006/03628.

Applicant: Mr Paul Dennis
Officer: Jason Hawkes 292153

Approved on 09/06/08 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

Report from:

29/05/2008 to: 18/06/2008

No development shall take place until samples of the materials to be used in the construction of the porch 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 the porch matches the appearance of the previously approved scheme for extensions and to comply with policy QD1 of the Brighton & Hove Local Plan.

BH2008/00858

1A Stoneham Road Hove

Proposed side extension and new window to east elevation (revised scheme).

Applicant: Mr Daniel Bennett

Officer: Jason Hawkes 292153

Refused on 03/06/08 DELEGATED

1) UNI

The proposed extension and retained parking space would by virtue of their size, location and design relate poorly to the appearance of the property, constituting unsightly features detrimental to the appearance of the building and the surrounding area. The proposal would also remove the majority of open area associated with the property and would thereby represent an overdevelopment of the site. The scheme is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The scheme results in a proposed parking area which is too narrow to accommodate a car due to its width and the inclusion of a boundary wall. The proposal therefore leads to a loss of an off-street car parking space and does not accommodate the demand for travel that it creates. This would be contrary to Policy TR1 and TR7 of the Brighton & Hove Local Plan which seeks to ensure that all developments cater for the demands for travel they create and do not increase the danger to users of the highway and adjacent pavements.

3) UNI3

Policy SU13 and Supplementary Planning Document 03 on Construction and Demolition Waste seek to reduce construction waste and require a Waste Minimisation Statement demonstrating how elements of sustainable waste management have been incorporated into the scheme in order to reduce the amount of waste being sent to landfill. No information has been submitted with the application to demonstrate how these requirements have been met. The scheme is therefore contrary to the above policy and supplementary planning document.

BH2008/01251

34 Derek Avenue Hove

Certificate of lawfulness for proposed roof extension to form a full width rear dormer and two front rooflights.

Applicant: Mr Mathew Simpkin

Officer: Stephen Ssejjemba 292336

Approved on 30/05/08 DELEGATED