

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED BY THE HEAD OF PLANNING &
PUBLIC PROTECTION UNDER DELEGATED POWERS OR IN
IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION

PATCHAM

BH2010/03233

Mill House Overhill Drive Brighton

Erection of single detached bungalow.

Applicant: Mrs Janet Hall

Officer: Anthony Foster 294495

Approved on 27/01/11 PLANNING COMMITTEE

1) UNI

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 1012 1.01, 2.01, and 2.02 received 12 October 2010 and drawing nos. 1012 2.03 Rev A, 2.04 Rev A, 2.05 Rev A, 2.06 Rev A received 7 January 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

3) UNI

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

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

4) UNI

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

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

5) UNI

The new dwellings shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

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

6) UNI

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage Report / Interim Report showing that the development will achieve Code level 4 for all residential units have been submitted to the Local Planning Authority; and

- (b) a Design Stage / Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

7) UNI

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

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

8) UNI

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

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

9) UNI

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

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

10) UNI

The development shall not be occupied until details of cycle parking have been submitted to and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development to comply with policies TR1 and TR14 of the Brighton & Hove Local Plan.

11) UNI

Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed road[s], surface water drainage, outfall disposal and crossover to be provided, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details prior to occupation of the dwelling hereby approved.

Reason: In the interests of highway safety and for the benefit and convenience of the public at large and for protection of trees and to comply with policies TR7 and

QD16 of the Brighton & Hove Local Plan.

12) UNI

The development shall not be occupied until parking areas have been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the Local Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway to comply with policies TR7 and TR19 of the Brighton & Hove Local Plan.

13) UNI

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

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

14) UNI

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

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

15) UNI

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme to BS5837 (2005) which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

16) UNI

No development shall commence until an Arboricultural Method Statement is submitted to and approved in writing by the Local Planning Authority. The Statement shall include details relating to the levels of the site within the Root Protection Areas and details regarding service runs. The development shall be carried out in strict accordance with the approved Statement.

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

17) UNI

Unless otherwise agreed in writing by the Local Planning Authority, a scheme detailing the measures to improve ecological biodiversity on the site shall be

submitted to and approved in writing by the Local Planning Authority. These details shall include the number and type of bat boxes, and bird boxes. The development shall be carried out in strict accordance with the approved details and thereafter maintained.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy QD17 of the Brighton & Hove Local Plan.

18) UNI

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

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

BH2010/03412

3 Overhill Drive Brighton

Extension of pitched roof over existing ground floor flat roof to front with additional window.

Applicant: Mr Warren Ransom

Officer: Helen Hobbs 293335

Refused on 02/02/11 DELEGATED

1) UNI

The proposed roof extension results in an unsympathetic addition that would form an incongruous and overly prominent feature, which would be detrimental to the character and appearance of the bungalow and the surrounding street scene. The proposal is therefore contrary to policy QD2 and QD14 of the Brighton & Hove Local Plan, and the Supplementary Planning Guidance No.1 on Roof Alterations and Extensions.

BH2010/03615

148 Ladies Mile Road Brighton

Creation of additional floor at first floor level including revised fenestration.

Applicant: Mr & Mrs J Hull Flower

Officer: Helen Hobbs 293335

Approved on 21/01/11 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) BH02.09

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

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

4) BH03.02

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

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. II/02 received on 19th November 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03622

Units 1 & 2 Brighton Retail Park Carden Avenue Brighton

Demolition of part of unit 1, external alterations including changes to shop front of unit 1 and to the rear of unit 2. Alterations to service yard and layout of carpark.

Applicant: Marks & Spencer Plc

Officer: Aidan Thatcher 292265

Approved on 24/01/11 DELEGATED

1) UNI

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. IL11255/001, 003, 09.028.00(P) 100A, 101, 200A, 201A, 202A, 203A, ATR-002 P 02, ATR-003 P 02 received on 22/11/10 and drawing nos. 503, 505I 01, 508I 02 and 510I received on 29.11.10.

Reason: For the avoidance of doubt and in the interests of proper planning.

3) UNI

Within one month of the date of this permission, details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall also be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing and adjoining buildings.

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

BH2010/03636

Ruslin 3 Warmdene Way Brighton

Hip to gable roof conversion with rear dormer extension and rooflights to front.

Applicant: Mr Peter Dawes

Officer: Jonathan Puplett 292525

Approved on 01/02/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. EXG.001.A and EXG.002.A received on the 7th of December 2010, and drawing nos. PL.001.B and PL.002.B received on the 27th of January 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03670

48 Warmdene Road Brighton

Erection of single storey rear extension with pitched roof and 3no rooflights.

Applicant: Mr & Mrs Shillam

Officer: Louise Kent 292198

Approved on 21/01/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 01 & 02 received on 24 November 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03704

189 Carden Avenue Brighton

Application for Approval of Details Reserved by Condition 20 of application BH2010/01757.

Applicant: Sainsburys Supermarkets Ltd

Officer: Aidan Thatcher 292265

Approved on 24/01/11 DELEGATED

BH2010/03721

38 Beechwood Avenue Brighton

Erection of single storey side extension/entrance porch. Loft conversion incorporating front and rear dormers.

Applicant: Ms Julie Angel

Officer: Helen Hobbs 293335

Refused on 26/01/11 DELEGATED

1) UNI

The proposed hip to gable extension in conjunction with two front dormers would unbalance the pair of semi detached properties, and results in a complicated and bulky appearance, which would be detrimental to the character and appearance of the bungalow and the surrounding street scene. The proposal is therefore contrary to policy QD2 and QD14 of the Brighton & Hove Local Plan, and the Supplementary Planning Guidance No.1 on Roof Alterations and Extensions.

2) UNI2

The proposed rear dormer window, by virtue of its excessive size and design, including large areas of cladding, is considered to be overly bulky, oversized, poorly designed and poorly related to the existing building and therefore of detriment to the character and appearance of the existing property and the wider area. The proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2010/03722

36 Beechwood Avenue Brighton

Erection of hip to gable roof extension with extension of existing rear dormer, rooflight to front, window to new gable flank and raising of ridge height by 300mm.

Applicant: Mr Trevor Healey & Mrs Beryl McMillan

Officer: Helen Hobbs 293335

Refused on 26/01/11 DELEGATED

1) UNI

The proposed hip to gable extension in conjunction with the existing front and rear dormer results in a complicated and bulky appearance, which would be detrimental to the character and appearance of the bungalow and the surrounding street scene. The proposal is therefore contrary to policy QD2 and QD14 of the Brighton & Hove Local Plan, and the Supplementary Planning Guidance No.1 on Roof Alterations and Extensions.

2) UNI2

The proposed extension to the rear dormer window, by virtue of its overall excessive size and design, including large areas of cladding, is considered to be overly bulky, oversized, poorly designed and poorly related to the existing building and therefore of detriment to the character and appearance of the existing property and the wider area. The proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2010/03738

Ferndale Lodge Ladies Mile Road Brighton

Erection of single storey conservatory extension to rear.

Applicant: Miss Angela Burns

Officer: Louise Kent 292198

Approved on 31/01/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings entitled "Existing survey" and "Conservatory" received on 30 November 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03953

30 Brangwyn Drive Brighton

Erection of two storey extension to rear. Loft conversion incorporating rooflights to rear and side elevations and installation of additional window to side elevation.

Applicant: Mr & Mrs Griffiths

Officer: Liz Arnold 291709

Approved on 31/01/11 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) BH03.03

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

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

4) UNI

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

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 02 received on the 21st December 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

PRESTON PARK

BH2010/02067

196 Dyke Road Brighton

Application for Approval of Details Reserved by Condition 12 of application BH2008/01327.

Applicant: SDP

Officer: Jonathan Puplett 292525

Refused on 21/01/11 DELEGATED

BH2010/02070

196 Dyke Road Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2008/01327.

Applicant: SDP

Officer: Jonathan Puplett 292525

Refused on 21/01/11 DELEGATED

BH2010/02311

Top Floor Flat 30 Stanford Avenue Brighton

Application to extend time limit for implementation of previous approval BH2005/01730/FP for the conversion of loft space to create room in the roof.

Applicant: Mr Thomas Andrew

Officer: Chris Swain 292178

Approved on 17/01/11 DELEGATED

1) BH01.01

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

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

2) BH12.03

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

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

3) BH12.05A

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. BAR/05/009B from the original application BH2005/01730/FP received on 1 August 2005.

BH2010/02508

196 Dyke Road Brighton

Application for Approval of Details Reserved by Conditions 2, 3 and 6 of application BH2008/01327.

Applicant: SDP

Officer: Jonathan Puplett 292525

Refused on 21/01/11 DELEGATED

BH2010/03445

71A Ditchling Rise Brighton

Erection of single storey side/rear conservatory.

Applicant: Mr J Williams

Officer: Helen Hobbs 293335

Approved on 21/01/11 DELEGATED

1) BH01.01

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

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

2) UNI

The west facing side elevation shall not be glazed otherwise than with obscured glass and/or opaque composite panels and thereafter permanently retained as such.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1069 and 1069/01/01 received on 3rd November 2010 and 1069/01/02A received on 19th January 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03572

196 Dyke Road Brighton

Application for Approval of Details Reserved by Condition 9 of application BH2008/01327.

Applicant: SDP

Officer: Jonathan Puplett 292525

Refused on 26/01/11 DELEGATED

BH2010/03574

Wheels 11A Preston Park Avenue Brighton

Erection of two storey front extension with open parking on ground floor, single storey rear extension, conversion of garage to habitable room, roof extension and associated works.

Applicant: Mr P Brynin

Officer: Liz Arnold 291709

Refused on 18/01/11 DELEGATED

1) UNI

The proposed extensions will substantially increase the size and massing of the existing house and the raising of the roof ridge on the southern side of the property would result in the elimination of a subordinate feature, which currently aids in the break up of the existing scale of the property. The proposed extensions, as a result of their design and size and the other proposed alterations to the property, would result in a building which would be visually obtrusive and out of scale in its location and which would detract from the original design of the property. The proposal is considered to be of detriment to the visual amenities of the host property, the Preston Park Avenue street scene and the wider area, including the surrounding Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed two storey extension, by virtue of its design and positioning at the front of the property is considered to relate poorly to the gable roof form of the original building and is considered to fail to enhance the character or appearance

of the host property and the wider area, including the surrounding Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The proposed rear extension, by virtue of its design will be of detriment to the visual amenities of the host property and the surrounding Preston Park Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2010/03616

5 York Villas Brighton

Erection of single storey side extension and second floor side extension.

Applicant: Mr Jonathan Taylor

Officer: Chris Swain 292178

Refused on 24/01/11 DELEGATED

1) UNI

The proposed second storey addition, by reason of its height, design and positioning would relate poorly to the existing building, detracting from the appearance and character of the property and harming the visual amenity of the street scene, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed single storey side extension, by reason of its height, width, design and positioning would relate poorly to the existing property, resulting in an excessively bulky addition that would form an overly dominant and incongruous element within the street scene and detract from the appearance and character of the property and the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2010/03754

19A Shaftesbury Place Brighton

Demolition of courtyard garage complex and erection of three town houses.

Applicant: Mr Peter Bradford

Officer: Aidan Thatcher 292265

Refused on 26/01/11 DELEGATED

1) UNI

The proposed development by reason of its height, bulk and massing is an overdevelopment of the site that would relate poorly to development in the surrounding area including the adjoining Preston Park Conservation Area and would appear overly dominant and incongruous in the street scene. As such the proposal is contrary to policies QD1, QD2, QD3 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by reason of its bulk, siting, height and massing, would have a detrimental impact on the amenities of the neighbouring residents by virtue of overlooking, loss of privacy and the creation of an overbearing impact and as such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development would increase the risk to users of the public highway from the increased demand for car parking on the highway in this area which has limited availability for on street parking and as such would be contrary to policies TR1 and TR7 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development would result in a harmful impact on the amenities of the future occupiers by virtue of noise and disturbance from the existing timber

workshop which adjoins the site to the west. As such the development would be contrary to policy QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

5) UNI5

The applicant has failed to demonstrate that the internal layout of the proposed residential units would fully comply with Lifetime Homes Standards and as such the development is contrary to policy HO13 of the Brighton & Hove Local Plan and Planning Advisory Note 03 'Accessible Housing and Lifetime Homes'.

BH2010/03758

52 Waldegrave Road Brighton

Erection of single storey rear extension to replace existing conservatory, installation of rooflights to existing flat roof extension and associated external alterations.

Applicant: Mrs Angela Escott

Officer: Helen Hobbs 293335

Refused on 01/02/11 DELEGATED

1) UNI

The extension, by reason of its size, height and siting, results in a detrimental overbearing impact, loss of outlook and sense of enclosure towards No. 50 Waldegrave Road, detracting from the residential amenity currently enjoyed by this property, contrary to policies QD 14 and QD 27 of the Brighton & Hove Local Plan.

REGENCY

BH2010/01062

67 Middle Street Brighton

Application for approval of details reserved by conditions 2, 3, 4, 5, 6 and 7 of application BH2009/01294

Applicant: Brighton & Hove Hillel

Officer: Charlotte Hughes 292321

Approved on 21/01/11 DELEGATED

BH2010/03235

46 Victoria Street Brighton

Application for Approval of Details Reserved by Condition 1 of application BH2009/01442.

Applicant: Mr Craig Johnson

Officer: Wayne Nee 292132

Approved on 13/01/11 DELEGATED

BH2010/03280

Ground Floor 9 Dyke Road Brighton

Change of use on ground floor from retail (A1) to office (B1).

Applicant: Mr Peter Smith

Officer: Christopher Wright 292097

Approved on 02/02/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. NHGF/2010/01 received on 18 October 2010 and

drawing no. NGF201002 showing existing retail use and proposed office use, received on 22 October 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03320

West Pier Kings Road Brighton

Application for variation of condition 1 of application BH2005/05727, (Confirmed use of area around pier on lower esplanade for street market. Amendments to previous conditions relating to days and hours of trading and number of stalls), to read: 'The street market hereby approved shall only take place on that part of the beach shown on the approved drawings on Saturdays, Sundays and Bank Holidays (except for Christmas Day) between 1 March and 31 December and on weekdays (Mondays to Fridays inclusive) between 1 May and 30 September. The use shall cease on 31 December 2013 or at the start of i360 construction (whichever is sooner), after which the land shall be restored and shall return to its former use.'

Applicant: Brighton West Pier Trust

Officer: Christopher Wright 292097

Approved on 01/02/11 DELEGATED

1) UNI

The street market shall only take place on that part of beach indicated and in accordance with the stall layout shown on the approved block plan, on Saturdays, Sundays and Bank Holidays (except for Christmas Day) between 1 March and 31 December and on weekdays (Mondays to Fridays inclusive) between 1 May and 30 September. The use shall cease on 31 December 2013 or within a reasonable time, to be set by the Local Planning Authority, prior to the commencement of works to construct the i360 observation tower (applications BH2006/02369 and BH2006/02372 refer) whereby the land shall be restored and shall return to its former use as deemed appropriate.

Reason: To enable to Local Planning Authority to continue to monitor the impact of the market use, to safeguard the amenities of the area and the character and appearance of this part of the Regency Square Conservation Area and in order not to prejudice the construction of the i360 observation tower in accordance with policies SR11, HE1, HE3, HE5 and HE6 of the Brighton & Hove Local Plan.

2) UNI

No stall shall be set up on trading days before 08.00 hours and all stalls shall be removed by 20.00 hours. Trading shall only take place between the hours of 09.00 hours and 19.00 hours.

Reason: To safeguard the amenities of the area and the character and appearance of this part of the Regency Square Conservation Area and in accordance with policies SR11 and HE6 of the Brighton & Hove Local Plan.

3) UNI

No amplified music shall be played on the site.

Reason: To safeguard the amenities of the area and the character and appearance of this part of the Regency Square Conservation Area and in accordance with policies SR11 and HE6 of the Brighton & Hove Local Plan.

4) UNI

The market stalls shall be orientated so that all trading takes place from the central aisle as indicated on the drawings hereby approved.

Reason: To prevent congestion on the Lower Esplanade in accordance with policy SR11 of the Brighton & Hove Local Plan.

5) UNI

There shall be no parking of vehicles associated with the market on the Lower Esplanade at any time. In particular, there shall be no loading or unloading of goods associated with the market from vehicles parked on the Lower Esplanade

at any one time.

Reason: To safeguard the amenities of the area and the character and appearance of this part of the Regency Square Conservation Area and in accordance with policies SR11 and HE6 of the Brighton & Hove Local Plan.

BH2010/03425

40 Sillwood Road Brighton

Damp proofing to lower ground floor.

Applicant: Mr Mark Bedser

Officer: Mark Thomas 292336

Approved on 01/02/11 DELEGATED

1) BH01.05

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

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

BH2010/03430

Phoenix House 32 West Street Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2010/01693.

Applicant: RO Frome Ltd

Officer: Guy Everest 293334

Approved on 31/01/11 DELEGATED

BH2010/03484

The Coach House 8 Western Terrace Brighton

Application for Approval of Details Reserved by Condition 2(iii) of application BH2009/01521.

Applicant: Mr Glenn Nevill

Officer: Charlotte Hughes 292321

Refused on 17/01/11 DELEGATED

1) UNI

Written confirmation from the agent has been received to confirm that the new basement is to be omitted from the scheme. As such, there are no details pursuant to this condition which require the approval of the Local Planning Authority.

BH2010/03497

Flat 6 Clarendon Mansions 80 East Street Brighton

Installation of secondary glazing to windows.

Applicant: Tooley & Foster Partnership

Officer: Charlotte Hughes 292321

Approved on 17/01/11 DELEGATED

1) BH01.05

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

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

2) UNI

Notwithstanding the joinery details submitted with the application, no works shall take place until 1:1 scale joinery profiles of the secondary glazing hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2010/03579

17-18 Prince Albert Street Brighton

Application for Approval of Details Reserved by Conditions 11(ii), 11(iii) and 11 (iv) of application BH2009/02260.

Applicant: Food for Friends

Officer: Jason Hawkes 292153

Approved on 25/01/11 DELEGATED

BH2010/03650

28 Upper North Street Brighton

Application for Approval of Details Reserved by Conditions 3, 7 and 9 of application BH2009/01375.

Applicant: Mrs Julie Medin-Perez

Officer: Steven Lewis 290480

Split Decision on 18/01/11 DELEGATED

1) UNI

Approval of the details reserved by conditions 3 & 7 subject to full compliance with the submitted details.

1) UNI

Approval of the discharge of condition 9 for the following reasons:

1. The information submitted fails to fully demonstrate a comprehensive contaminated land survey to ensure a safe development for end users and is contrary to policy SU11 of the Brighton & Hove Local Plan.

BH2010/03659

St Stephens Hall Montpelier Place Brighton

Internal repair works including remedial works to roof and erection of new lathe and plaster ceiling. Installation of external lantern lights. (Part retrospective).

Applicant: BHT

Officer: Clare Simpson 292454

Approved on 13/01/11 DELEGATED

1) UNI

The ceilings shall be reinstated using traditional lime plaster on timber lathes to match the originals.

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

2) UNI

Details of any associated additional repair works to the front parapet of the roof shall be submitted to and approved by the local planning authority in writing before commencement of the additional repair works. The works shall be undertaken in accordance with the agreed details and retained as such thereafter.

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

3) UNI

All new cabling serving the external lighting hereby approved shall be concealed and retained as such thereafter:

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

BH2010/03664

42 East Street Brighton

Display of non-illuminated fascia sign and non-illuminated hanging sign.

Applicant: Monsoon Accessorize Limited

Officer: Christopher Wright 292097

Approved on 20/01/11 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

BH2010/03671

42 East Street Brighton

Installation of non-illuminated fascia and hanging signs and vinyl frosting to first floor windows

Applicant: Monsoon Accessorize Limited

Officer: Christopher Wright 292097

Approved on 21/01/11 DELEGATED

1) BH01.05

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

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

2) UNI

The works hereby approved shall not take place until details pursuant to the method of affixing the letters to the existing fascia board have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

3) UNI

The works hereby approved shall not commence until a 1:5 scale drawing showing the precise details and design of the hanging sign iron bracket, along with the method of fixing to the exterior of the listed building, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

4) UNI

The works hereby approved shall not take place until a sample of the stained or varnished verticals in the shopfront frame along with details of the finishing product, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

BH2010/03685

9 Norfolk Buildings Brighton

Erection of single storey rear extension with roof terrace above.

Applicant: Ms Pat Lyne

Officer: Christopher Wright 292097

Approved on 26/01/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The opaque glazed balustrades to the westerly and northerly edges of the roof terrace as shown at 1200mm and 1800mm respectively on drawing CH391/005 Revision A, hereby permitted, shall be put in situ prior to the roof terrace coming into use and shall be retained thereafter.

Reason: In order to safeguard the privacy of neighbouring occupiers and to comply with policy QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. CH391/001, CH391/002, CH391/003, CH391/004 and CH391/006 received on 25 November 2010 and drawing no. CH391/005 Revision A received on 13 January 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03687

31 Sillwood Road Brighton

Erection of single storey rear extension with lantern roof light and replacement of existing concrete tiles of rear first floor lean-to roof with slate tiles.

Applicant: Mr Tom Smith and Lisa Westbury

Officer: Robin Hodgetts 292366

Approved on 19/01/11 DELEGATED

1) BH01.01

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

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

2) BH12.01

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.169.10.07 and 169.10.08 received on the 24th November 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03724

The Lanes Car Park Black Lion Street Brighton

Formation of additional entrance at existing emergency access to Bartholomew Square.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Approved on 21/01/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.PL-011, 100 and EX-100, 301 & 301A received on the

30th November and 21st December 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

3) UNI

The colour of the surrounding panels shall be finished in colour that matches the colour of the surrounding walls as closely as possible unless otherwise agreed in writing by the local planning authority.

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

BH2010/03725

The Lanes Car Park Black Lion Street Brighton

Formation of emergency access at existing car park entrance to Bartholomew Square.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Approved on 21/01/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. PL-010, 101, EX-101, 302 and E-302 received on 30th November 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03745

142 Western Road Brighton

Application for variation of condition 3 of application BH2005/00109/FP (Change of use of ground floor and basement area from A1 (retail) to A3 (food and drink) including alterations to provide new front door.) to allow opening hours to be between 08.00 and 00.00 Monday to Saturdays and from 08.00 until 23.30 on Sundays and public holidays.

Applicant: Havana

Officer: Adrian Smith 01273 290478

Approved on 14/01/11 DELEGATED

1) UNI

The use hereby permitted shall not be commenced until details of refuse storage and collection have been submitted and approved by the Local Planning Authority.

Reason: In the interest of public health and amenity in order to secure compliance with policy QD27 of the Brighton & Hove Local Plan.

2) UNI

The use hereby permitted shall not operate except between the hours of 08: 00 and 00:00 on Mondays to Saturdays and from 08:00 until 23:30 on Sundays and Public Holidays.

Reason: In order to protect the amenity of nearby residential occupiers by way of noise and general late night disturbance in order to secure compliance with policies QD27 and SU10 of the Brighton & Hove Local Plan.

3) UNI

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

of the Local Planning Authority. The soundproofing works shall be maintained thereafter to the satisfaction of the Local Planning Authority.

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

4) UNI

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) no cooking other than the heating of pre cooked food in a microwave oven shall take place on the premises without the prior approval of the Local Planning Authority.

Reason: In order to protect adjacent and nearby occupiers from cooking odours in order to secure compliance with policy QD27 of the Brighton & Hove Local Plan.

5) UNI

No vehicular movements nor any loading or unloading shall take place outside the hours of 08:00 and 19:00 on Monday to Fridays and 08:00 to 18:00 on Saturdays and not at any time on Sundays and Public Holidays.

Reason: In order to protect the amenity of nearby residential occupiers by way of noise and general disturbance at unsociable hours in order to secure compliance with policies QD27 and SU10 of the Brighton & Hove Local Plan.

BH2010/03746

142 Western Road Brighton

Alterations to shop front incorporating replacement of fixed windows with new bi-fold windows. Installation of retractable awnings above windows and entrance doors and installation of extract and ventilation plant grilles to basement area.

Applicant: Mr Ben Samendi

Officer: Adrian Smith 01273 290478

Approved on 28/01/11 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the details submitted, the bi-fold window frames and housing to the retractable awnings hereby permitted shall be painted to match the appearance of the exterior of the building.

Reason: In the interests of visual amenity and to comply with policies QD11 and QD14 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the details submitted, the bi-folding windows hereby permitted shall not be open except between the hours of 08.00 and 22.00 hours daily.

Reason: In order to protect the amenity of nearby residential occupiers by way of noise and general late night disturbance in order to secure compliance with policies QD27 and SU10 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 141.01, 141.03 & 141.07 received on the 3rd December 2010; and drawing nos. 141.05.A & 141.06.A received on the 28th January 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

5) UNI

All noise associated with the plant units hereby permitted shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the

existing LA90 background noise level. The rating Level and existing background noise levels are to be determined in accordance with the guidance provided in BS 4142:1997.

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

BH2010/03747

142 Western Road Brighton

Application for removal of condition 4 of application BH2010/03745 (Application for variation of condition 3 of application BH2005/00109/FP (Change of use of ground floor and basement area from A1 (retail) to A3 (food and drink) including alterations to provide new front door.) to allow opening hours to be between 08.00 and 00.00 Monday to Saturdays and from 08.00 until 23.30 on Sundays and public holidays) to allow cooking on the premises.

Applicant: Havana

Officer: Adrian Smith 01273 290478

Approved on 17/01/11 DELEGATED

1) UNI

The use hereby permitted shall not be commenced until details of refuse storage and collection have been submitted and approved by the Local Planning Authority.

Reason: In the interest of public health and amenity in order to secure compliance with policy QD27 of the Brighton & Hove Local Plan.

2) UNI

The use hereby permitted shall not operate except between the hours of 08: 00 and 00:00 on Mondays to Saturdays and from 08:00 until 23:30 on Sundays and Public Holidays.

Reason: In order to protect the amenity of nearby residential occupiers by way of noise and general late night disturbance in order to secure compliance with policies QD27 and SU10 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

All noise associated with the plant units hereby permitted shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. The rating Level and existing background noise levels are to be determined in accordance with the guidance provided in BS 4142:1997.

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

5) UNI

No vehicular movements nor any loading or unloading shall take place outside the hours of 08:00 and 19:00 on Monday to Fridays and 08:00 to 18:00 on Saturdays and not at any time on Sundays and Public Holidays.

Reason: In order to protect the amenity of nearby residential occupiers by way of noise and general disturbance at unsociable hours in order to secure compliance

with policies QD27 and SU10 of the Brighton & Hove Local Plan.

BH2010/03775

Brighton Square & 19-21 Meeting House Lane Brighton

Application for Approval of Details Reserved by Conditions 2, 3, 4 and 5 of application BH2009/02332.

Applicant: South Bank Estates Limited

Officer: Christopher Wright 292097

Approved on 02/02/11 DELEGATED

BH2010/03783

Unit 9 Regent Arcade Brighton

Change of Use from retail (A1) to financial and professional services (A2).

Applicant: Baron Homes Corporation Ltd

Officer: Charlotte Hughes 292321

Approved on 02/02/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1861/36/A, 1861/37/A and 1861/38/A received on 7th December 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03832

Access between 36-37 Duke Street Brighton

Replacement of existing pedestrian/vehicular wooden access gates with new wrought iron style gates.

Applicant: Stile Harold Williams

Officer: Steven Lewis 290480

Approved on 31/01/11 DELEGATED

1) BH01.01

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

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

2) UNI

The gates shall be painted black and thereafter retained as such.

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

3) UNI

No works shall take place until full details of the proposed works including 1:1 scale drawings of the finials and hinge mechanisms and 1:5 scale drawings of the rails have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved Stiles Harold Williams drawings no. BN1002001/201 (Existing) &

BN1002001/201 (proposed) & BN1002001/301 (Site Plan) received on 13/12/2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/04043

Car Park Site Clifton Hill Brighton

Non Material Amendment to BH2007/03022 for the insertion of 1no. obscured glazed window to east elevation of Powis Grove block. Insertion of 1no. obscured glazed window to West elevation of Powis Grove block.

Applicant: River Oaks Homes Ltd

Officer: Steven Lewis 290480

Approved on 14/01/11 DELEGATED

ST. PETER'S & NORTH LAINE

BH2010/02585

49 - 50 Providence Place & 3 & 4 Ann Street Brighton

Demolition of existing buildings and erection of four storey building with sub-divisible commercial use for retail (A1) / restaurant (A3) / office (B1) at ground floor level and 9no one and two bedroom dwellings above.

Applicant: Brick Ltd

Officer: Aidan Thatcher 292265

Approved after Section 106 signed on 28/01/11 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) BH03.01

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

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

4) BH04.01

The new 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) BH05.01B

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 for all residential units have

been submitted to the Local Planning Authority; and

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

A completed pre-assessment estimator will not be acceptable.

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

6) BH05.02B

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

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

7) BH05.10

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

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

8) BH05.10

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

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

9) BH06.03

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

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

10) BH06.05

The development hereby permitted shall not begin until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

Reason: To ensure that the development is car-free and to comply with policy HO7 of the Brighton & Hove Local Plan

11) BH07.06

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

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

12) BH07.11

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

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

13) BH15.01

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 to comply with policy SU3 of the Brighton & Hove Local Plan.

14) UNI

No development shall commence until detailed drawings, including levels, sections and construction details of the works to the footway, any surface water drainage, any outfall disposal and street lighting to be provided, shall be submitted to and be approved in writing by the Local Planning Authority. The works shall be completed in strict accordance with the approved details and thereafter retained as such.

Reason: In the interests of highway safety, for the benefit and convenience of the public at large and to comply with policies TR1, TR7 and TR8 of the Brighton & Hove Local Plan.

15) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 1687-3-P-000-1005, P-200-1009A, P-200-1010C, P-200-1011C, P-200-1012C, P-200-1013C, P-200-1020, E-200-2001C, E-200-2002D, E-200-2004, S-200-3001C, S-200-3002C, S-200-3003C, S-200-3012, S-200-3013, 3544 1, 3544 2 and 3544 3 submitted on 12.08.10 and 1687-3-P-200-1014 submitted on 30.09.10.

Reason: For the avoidance of doubt and in the interests of proper planning.

16) UNI

The use of the commercial premises on the ground floor, be it Class A1, A3 or B1, shall not be in use except between the hours of 07:00 to 20:00 on Mondays to Sundays.

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

17) UNI

No deliveries nor any loading or unloading of vehicles shall take place to the ground floor commercial premises, be it Class A1, A3 or B1, except between the hours of 07.00 - 19.00 on Monday to Friday, 08.00 - 13.00 on Saturdays and not at any time on Sundays, Bank or Public Holidays.

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

18) UNI

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in

writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- i) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
- ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- iii) The site investigation results and the detailed risk assessment (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: In the interests of the protection of groundwater and to comply with policy SU3 of the Brighton & Hove Local Plan.

19) UNI

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

Reason: In the interests of the protection of groundwater 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: In the interests of the protection of groundwater and to comply with policy SU3 of the Brighton & Hove Local Plan.

21) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for hard landscaping, which shall include materials, hard surfacing, means of enclosure and any planting on the site. The scheme shall be implemented in strict accordance with the approved details.

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

22) UNI

No development shall commence until confirmation has been submitted to and approved in writing by the Local Planning Authority that the scheme has been registered with the Considerate Constructors Scheme.

Reason: To protect the amenities of the neighbouring occupiers and to comply with Policies SU10 and QD27 of the Brighton & Hove Local Plan.

23) UNI

No development shall commence until full details of a scheme to improve the biodiversity of the site have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved scheme prior to the occupation of the buildings and thereafter retained as such.

Reason: To ensure the scheme achieves an acceptable level of biodiversity and to comply with policy QD17 of the Brighton & Hove Local Plan.

24) UNI

Notwithstanding the information provided on drawing no. 1687-3-E-200-2002 D, relating to the design of the first floor balcony railings, revised details shall be provided to the Council prior to development commencing on site. The works shall be carried out in strict accordance with the approved details and thereafter retained as such.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD5 of the Brighton & Hove Local Plan.

25) UNI

No development shall take place until full details of the proposed works including 1:20 scale elevations and sections of the balcony railings, window types, shop fronts and residential entrance doors, have been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in strict accordance with the approved details and thereafter retained as such.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD5 of the Brighton & Hove Local Plan.

26) UNI

No development shall commence until a scheme detailing additional sound insulation measures between the ground and first floor levels have been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in strict accordance with the approved details.

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

27) UNI

Should part/all of the ground floor unit be occupied by a Class A3 user, and the publicly accessible floorspace exceed 150sqm, alcohol must only be served to customers who are seated and purchasing food also.

Reason: To ensure there is no detrimental impact on neighbouring occupiers in terms of noise and disturbance or public disorder and to comply with policies SR12, SU10 and QD27 of the Brighton & Hove Local Plan.

28) UNI

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

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

29) UNI

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme

or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 50% in energy water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development have been submitted to the Local Planning Authority; and

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

A completed pre-assessment estimator will not be acceptable.

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

BH2010/02854

56 London Road Brighton

Change of use from retail (A1) to hot food take-away (A5) incorporating new shop front and installation of extract duct.

Applicant: Dominos Pizza Group Ltd

Officer: Jonathan Puplett 292525

Approved on 31/01/11 DELEGATED

1) BH01.01

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

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

2) UNI

The premises shall not be in use except between the hours of 08.00 and 23.00 Monday to Sunday including Bank Holidays.

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

3) UNI

Prior to the commencement of the use hereby approved, the roller shutters and shutter box currently in place below the fascia of the shopfront shall be removed. No replacement external shutter shall be installed without the formal written consent of the Local Planning Authority.

Reason: To ensure an acceptable appearance to the shopfront and to comply with policies QD8 and QD10 of the Brighton & Hove Local Plan, and the design guidance set out in SPD02: Shopfront Design.

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of the use hereby approved, the ventilation system detailed in ventilation and extraction system specification documents received on the 21st of December 2010 shall be installed and operational. The ventilation system shall be maintained as such thereafter for the duration of the approved use.

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

5) UNI

Prior to the commencement of the use hereby approved, the cycle parking facilities shown on the approved plans shall be 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 private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 0085-10-03-SF05C received on the 20th of December 2010, ventilation and extraction system specification documents received on the 21st of December 2010, drawing nos. 0085-10-02-A5-02F and 03A received on the 23rd of December 2010, drawing no. 0085-10-A5-01 received on the 29th of December 2010, and no. 0085-10-03-A5-04B received on the 19th of January 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

7) UNI

No external works to the rear of the building shall commence until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the results of a noise survey to demonstrate that noise associated with plant and machinery (specifically, the approved air conditioning units, the fresh air intake and the extract 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. The measures shall be implemented in strict accordance with the approved details prior to the commencement of the use hereby approved and shall thereafter be retained as such.

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

BH2010/03107

1 Lewes Road Brighton

Installation of 10no air conditioning units with timber screening to roof.

Applicant: Birch Restorations Ltd

Officer: Hamish Walke 292101

Approved on 27/01/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 3312.EXG.01 and 3312.PL.02 received on 30 September 2010, drawing no. 3312.PL.01 received on 5 November 2010 and the Mitsubishi Electric Technical and Service Manuals received on 1 November 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03451

First and Second Floors Maisonette 53 Buckingham Place Brighton

Conversion of existing maisonette incorporating loft conversion with roof lights to form 2no 2 bed flats.

Applicant: Brighton & Hove Securities Ltd

Officer: Anthony Foster 294495

Refused on 20/01/11 DELEGATED

1) UNI

The proposed development would result in the loss of a small family dwelling house which has a floor area of less than 115sq.m and as such the proposal is contrary to policy HO9 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development does not provide adequate storage for refuse and recycling, and as such is contrary to policies SU2 and HO9 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development does not provide adequate secure, covered cycle parking facilities and as such is contrary to policies TR14 and HO9 of the Brighton & Hove Local Plan, and Supplementary Planning Guidance Note 4 'Parking Standards'.

4) UNI4

Due to the small size and layout of the proposed first floor unit the scheme is judged to provide an inappropriate and poor standard of accommodation and also a cramped and confined internal environment that would provide inadequate living conditions for future occupiers. The proposal is therefore contrary to policy QD27 and HO13 of the Brighton & Hove Local Plan.

5) UNI5

The proposed rooflights, by reason of their excessive number and poor positioning, would detract from the appearance and character of the property and the West Hill Conservation Area and as such are contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2010/03543

12 Kensington Place Brighton

Recovering of roof, conservatory and lean-to with natural slate, replacement of dome light to flat roof, blocking up of rear window and installation of new side window. (Part retrospective).

Applicant: Mrs Stacy Sirk

Officer: Sonia Kanwar 292359

Approved on 13/01/11 DELEGATED

1) UNI

The new window shall be painted softwood 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.

2) UNI

The development hereby permitted shall be carried out in accordance with the submitted slate sample, and the approved unnumbered drawings received on the 30th November 2010 and the 8th December 2010, and the site location plan received on the 30th November 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03557

11 Buckingham Street Brighton

Erection of single storey side/rear extension.

Applicant: G Apsion

Officer: Helen Hobbs 293335

Approved on 24/01/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved un-numbered received on 15th November 2010 and un-numbered site plan received on 29th November 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03691

Unit 6 Block 4 13 Jubilee Street Brighton

Application for Approval of Details Reserved by Conditions 2 and 3 of application BH2009/01867.

Applicant: Starbucks Coffee Co (UK) Ltd

Officer: Liz Arnold 291709

Approved on 31/01/11 DELEGATED

BH2010/03705

51 Kensington Place Brighton

Demolition of existing two storey rear extension and erection of replacement three storey rear extension.

Applicant: Dr Susan Hall

Officer: Jonathan Puplett 292525

Approved on 31/01/11 DELEGATED

1) BH01.01

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

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

2) UNI

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

(i) 1:1 joinery sectional profiles of the new windows.

(ii) 1:5 section through the eaves of the approved extension

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

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The etched glazed film to the windows of the approved extension shall be plain, with no pattern or detailing.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

4) UNI

The walls of the extension hereby approved shall be smooth rendered in a cement/lime/sand render mix down to ground level and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings and the render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the original building.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

5) UNI

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

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings drawing nos. (10)000 A, (20)000 A, (20)001 A, (20)002 A, (21)000 A, (21)001 A, (21)002 A, (21)002 A, (30)000 A, (30)001 A, (31)001 A, (31)002 A, (31)003 A, (40)000 and (41)000 received on the 29th of November 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

7) UNI

Notwithstanding the sectional details shown on the approved plans, no development shall take place until a revised sectional drawing has been submitted which shows the reveal of the new windows increased to match those of the existing hung sash windows to rear of the main house. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

BH2010/03706

51 Kensington Place Brighton

Demolition of existing two storey rear extension and erection of replacement three storey rear extension.

Applicant: Dr Susan Hall

Officer: Jonathan Puplett 292525

Approved on 28/01/11 DELEGATED

1) BH01.05

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

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

2) UNI

Notwithstanding the sectional details shown on the approved plans, no development shall take place until a revised sectional drawing has been submitted which shows the reveal of the new windows increased to match those of the existing hung sash windows to rear of the main house. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

3) UNI

The new first floor door shall be of timber construction with recessed panels and shall be of a design and detailing (including architrave) to match the existing original doors within the building.

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

4) UNI

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

5) UNI

The etched glazed film to the windows of the approved extension shall be plain, with no pattern or detailing.

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

6) UNI

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

- (i) 1:1 joinery sectional profiles of the new windows.
- (ii) 1:1 sectional profiles through all new cornices and skirtings
- (iii) 1:5 section through the eaves of the approved extension

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

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

7) UNI

The walls of the extension hereby approved shall be smooth rendered in a cement/lime/sand render mix down to ground level and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings and the render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the original building.

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

WITHDEAN

BH2010/02966

58 Green Ridge Brighton

Erection of single storey rear extension with pitched roof.

Applicant: Mr L Coulson

Officer: Mark Thomas 292336

Approved on 14/01/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 01 A received on 12th January 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03135

Cinderford Cornwall Gardens Brighton

Proposed bin enclosure and dropped kerb. Alterations to front boundary wall to accommodate widening of vehicle access.

Applicant: Alpha Properties Ltd

Officer: Mark Thomas 292336

Refused on 02/02/11 DELEGATED

1) UNI

Policy HE6 of the Brighton & Hove local plan states that proposals within or affecting the setting or a conservation area should show; a consistently high standard of design and detailing; use building materials and finishes which are sympathetic to the area; and preserve or enhance the character or appearance of the area. Inaccurate and insufficient information has been submitted to fully assess the impact of the proposed development on the character and appearance of the recipient property or the wider Preston Park conservation area. The proposal is therefore contrary to the aforementioned policy.

BH2010/03187

67 Valley Drive Brighton

Erection of two storey side extension to East.

Applicant: Mr Glenn Jones

Officer: Wayne Nee 292132

Refused on 19/01/11 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. The proposed extension, by virtue of its scale, massing, and prominence, would result in an unduly obtrusive and imposing addition to the property that would be detrimental to the street scenes of Valley Drive and Hillside Way. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2010/03562

174 Surrenden Road Brighton

Erection of tree house in rear garden with timber screen to two sides. (Part retrospective).

Applicant: Mr & Mrs Lee Briscoe

Officer: Charlotte Hughes 292321

Approved on 28/01/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. JH/174SR/01 received on 26th January 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03569

20 Surrenden Road Brighton

Erection of single storey rear/side extension, loft conversion incorporating rear dormer and additions and alterations to existing fenestration. Demolition of garage and installation of timber gates. Formation of new opening in side boundary wall incorporating installation of pillars, metal gates and railings and associated works.

Applicant: Mr & Mrs Willis

Officer: Charlotte Hughes 292321

Approved on 14/01/11 DELEGATED

1) BH01.01

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

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

2) BH12.05A

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

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

3) UNI

The works for which planning permission is hereby granted shall be carried out using the materials specified in the submitted plans and no variation shall be made without the prior written consent of the Local Planning Authority.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no's 184.10.03/A, 184.10.04/A and 184.10.05/A received on 6th January 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03575

Westwood Rest Home 9-11 Knoyle Road Brighton

Replacement of existing timber framed windows and doors with UPVC double glazed units.

Applicant: Mr Sadek

Officer: Wayne Nee 292132

Refused on 14/01/11 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 ground and first floor existing wooden windows on the front elevation with UPVC frames would be inappropriate for the character of the property and would be detrimental to the appearance of the building and surrounding street scene. This proposal is inappropriate in terms of its materials and the loss of window frame detail, and so would 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.

BH2010/03678

4 Bates Road Brighton

Erection of single storey rear extension.

Applicant: Mr Robin Kerr

Officer: Steven Lewis 290480

Approved on 20/01/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The proposed works to the boundary wall indicated on the approved plans shall be implemented and completed concurrently with the extensions.

Reason: To ensure a satisfactory completion to the development, in the interests of the residential amenity of adjoining occupiers and to accord with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 432/01 Rev B & 432/02 received on 25/11/2010 & 14/01/2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03761

55A Preston Drove Brighton

Erection of single storey rear extension.

Applicant: Mr Andrew Cook

Officer: Clare Simpson 292454

Approved on 02/02/11 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings, proposed site plan, proposed floor plan, rear elevation details, proposed rear elevation proposed side elevation A, received on 17th December 2010

Reason: For the avoidance of doubt and in the interests of proper planning.

EAST BRIGHTON

BH2010/02583

Flats 3 & 4 163 Marine Parade Brighton

Internal alterations to combine flats 3 & 4.

Applicant: Mr C Brookes

Officer: Liz Arnold 291709

Approved on 18/01/11 DELEGATED

1) BH01.05

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

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

2) UNI

Notwithstanding the annotations on drawing no. 01RevA received on the 20th December 2010, the ceiling at second floor level shall be reinstated with a lath and plaster construction within 3 months of the date of this permission unless otherwise agreed in writing by the Local Planning Authority and thereafter retained.

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

3) UNI

No works shall take place until 1:20 details of the proposed staircase have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2010/03200

10 Belgrave Place Brighton

Alterations to flats including removal of existing bay window, fire escape stairs and fire doors and installation of new sash windows and new fire escape stairs. Erection of conservatory to rear of ground floor flat.

Applicant: Sue Davies

Officer: Chris Swain 292178

Approved on 21/01/11 DELEGATED

1) BH01.01

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

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

2) UNI

The hereby approved sash windows shall be painted white and retained as such thereafter.

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

3) UNI

The fire escape shall be removed in its entirety and all embedded steelwork removed. Any damaged masonry shall be made good and the rear elevation finished in a lime based render to match original and retained as such thereafter.

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

4) UNI

All exposed metal work shall be painted black and retained as such thereafter.
Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 9207/11 received on 8 October 2010 and drawing nos. 9207/12, 9207/14, 9207/16 and 9207/17 received on 7 December 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

6) UNI

The north and south facing side elevations of the hereby approved conservatory shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

BH2010/03748

161 Marine Parade Brighton

Change of Use from private dwelling (C3) to house in multiple occupation (Sui Generis) including associated external alterations.

Applicant: Jesus Fellowship Community Trust

Officer: Sue Dubberley 293817

Approved on 27/01/11 DELEGATED

1) BH01.01

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

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

2) BH02.08

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

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

3) BH06.02

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

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

4) UNI

The use hereby permitted shall be carried on only by the Jesus Fellowship Community Trust and upon the cessation by the Jesus Fellowship Community Trust the use hereby permitted shall cease.

Reason: This permission is granted exceptionally and only in view of the personal circumstances of the applicant.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.jj//01, 02, 04, 07, 10, 19, 27/marineparade161 and

1055/1, 2 received on 3 December 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

HANOVER & ELM GROVE

BH2010/03552

41 Sandown Road Brighton

Relocation of window to side elevation.

Applicant: Mrs E Newman

Officer: Louise Kent 292198

Approved on 17/01/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. mm/01/Sandown41 and mm/02/Sandown41 received on 15 November 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03641

52 Sandown Road Brighton

Replacement of timber framed windows and door with white UPVC.

Applicant: Mr Alastair Hamill

Officer: Louise Kent 292198

Approved on 18/01/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved window details received on 23 November 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03720

67 Albion Hill Brighton

Certificate of Lawfulness for proposed single storey rear extension to replace existing and associated external alterations.

Applicant: Mr John Lee

Officer: Helen Hobbs 293335

Approved on 25/01/11 DELEGATED

HOLLINGDEAN & STANMER

BH2007/01206

Stanmer House Stanmer Park Brighton

Proposed fencing to the garden area south east of Stanmer House and formation of alternative access route.

Applicant: Cherrywood Investments Ltd

Officer: Jonathan Puplett 292525

Approved on 28/01/11 PLANNING COMMITTEE

1) BH01.01

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

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

2) UNI

Within 3 months of the date of commencement of the development hereby approved, the temporary railings in situ which bisect the lawn (marked "Temporary Fence to be removed" on drawing 1588/109 Issue D received on 25 June 2010) shall be removed.

Reason: To ensure the removal of the unauthorised railings which harm the setting of the listed building, the conservation area and the character of the historic park, and to comply with policies HE1, HE3, HE6, and HE11 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 1588/104 F and 109 D received on the 25th of June 2010, the 'Fiona Atkinson Landscape Design' plan and statement dated 09/06/2010, and the 'Specification For Works' Statement received on the 14th of April 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

4) UNI

No development shall commence until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall detail measures to ensure the protection of the trees to be retained in the vicinity of the works hereby approved. The measures shall be carried out in strict accordance with the approved Method Statement.

Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies NC7, HE3, HE9, HE11 and QD16 of the Brighton & Hove Local Plan.

5) UNI

No additional lighting shall be installed on the fencing hereby approved or the lawn area within the approved fencing without the prior written consent of the Local Planning Authority.

Reason: To protect wildlife in the vicinity of the proposed fencing and to comply with Policy NC3 of the Brighton & Hove Local Plan.

BH2010/02000

Stanmer House Stanmer Park Brighton

Proposed installation of fences to the garden area at the side of the building, replacement of fencing and walls to either side of gates with 1.8 metre high walls, and additional landscaping. (Part retrospective)

Applicant: Cherrywood Investments Ltd

Officer: Jonathan Puplett 292525

Refused on 28/01/11 PLANNING COMMITTEE

1) UNI

The utilitarian design and excessive height of the proposed fencing would have an adverse impact on the adjoining listed building and the open nature of Stanmer Park contrary to policies HE3, HE6 and HE11 of the Brighton & Hove Local Plan.

BH2010/02996

348 Ditchling Road Brighton

Loft conversion to form a one bedroom studio flat incorporating 2no rear dormers.

Applicant: Investsave Ltd

Officer: Chris Swain 292178

Refused on 25/01/11 PLANNING COMMITTEE

1) UNI

The proposed conversion would result in the creation of an unacceptably cramped residential unit, significantly deficient in usable floor space within the main living area and would provide for poor living conditions for future occupiers. The accommodation is therefore below the standard that the Local Planning Authority could reasonably expect and contrary to policy QD27 of the Brighton & Hove Local Plan.

MOULSECOOMB & BEVENDEAN

BH2010/03259

The Keep Woollards Field Lewes Road Falmer Brighton

Construction of a 1-3 storey archive centre comprising lecture and educational facilities, reading room, conservation laboratories, archivist study areas, offices, cleaning and repair facilities for archives, repository block and refreshment area. Associated energy centre, car, coach and cycle parking, waste and recycling storage, landscaping including public open space and access.

Applicant: East Sussex County Council

Officer: Maria Seale 292322

Approved after Section 106 signed on 14/01/11 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH03.01

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

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

3) UNI

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

Reason: In the interests of pollution control, to comply with policy SU10 of the Brighton & Hove Local Plan.

4) UNI

The soft landscaping and ecological measures within the development which include provision of new native woodland tree planting, native hedgerow planting, native wildflower grassland and bird and bat boxes, shall be carried out in accordance with the submitted Lizard Landscape Design Landscaping and Ecology Strategy and Outline Plant Specification and Landscape and Ecological Scheme 10 Year Long-Term Maintenance Plan (October 2010) except with regard to the following:

- proposed planting on the north/north-western boundary of the site adjacent to Lewes Road
- proposed plant species for the green roof
- proposed hedgerow around north-east woodland copse adjacent to the balancing pond
- provision of a wildlife pond or other ecological measure to be agreed

A further soft landscaping/ecological scheme which shall include details of dense tree planting for this northern boundary, details of green roof planting incorporating nutrient poor chalk top soil, omission of the north-east hedgerow and details of a new wildlife pond or other ecological measure within the site shall be submitted to and approved in writing by the Local Planning Authority within 6 months of commencement of development. The soft landscaping and ecological measures within the site and their maintenance shall be carried out as per the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the locality and as additional landscaping is required for the northern boundary to help screen and soften the development, and for biodiversity, to comply with policies QD15, QD16, QD17 and QD18 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD11 Nature Conservation and Development.

5) UNI

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The foliage immediately adjacent to the proposed cycleway/footway within the site shall be maintained to a height of no more than 1 metre and the tree canopies in this location shall be maintained no lower than 2 metres. The landscaping and ecological measures on the site, including green roofs, shall be maintained in perpetuity.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and for biodiversity and crime prevention, to comply with policies QD1, QD15, QD16, QD17, QD18 and QD7 of the Brighton & Hove Local Plan.

6) UNI

The felling of trees shall be carried out in accordance with the measures in Section 4 of the Ash Partnership Bat Roost Assessment Report July 2009 submitted as part of the Addendum to Ecology and Landscape Strategy on 29th November 2010 and the felling shall be in accordance with the requirements of the Habitats Regulations 2010.

Reason: In the interests of biodiversity to ensure potential bat roosts are properly managed, to comply with policy QD18 of the Brighton & Hove Local Plan.

7) UNI

The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and

approved in writing by the Local Planning Authority.

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

8) UNI

All construction works in the vicinity of retained trees on the site shall be carried out in accordance with the mitigation measures contained in Section 8 of the Lizard Landscape Design Arboricultural Assessment Report October 2010 unless otherwise agreed in writing by the Local Planning Authority. Construction methods shall comply with BS 5837 (2005) Trees in Relation to Construction, NHBC Building Standards Chapter 4.2 - Building Near Trees, the AAIS Arboricultural Practice Note No 1 Driveways Close to Trees and NJUG10 Guidelines or the Planning Installation and Maintenance of Utility Services in Proximity to Trees.

Reason: To ensure the trees within the site are adequately protected in the interests of visual amenity and biodiversity to comply with policies QD15, QD16, QD17 and QD18 of the Brighton & Hove Local Plan.

Pre-Commencement Conditions:

9) UNI

No development shall take place until a scheme for the protection and translocation of reptiles, including reptile exclusion fencing, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to any works commencing on site.

Reason: To ensure reptiles are adequately protected in the interests of biodiversity, to comply with policies QD17 and QD18 of the Brighton & Hove Local Plan.

10) UNI

No development shall take place until the tree protective fencing scheme for protecting retained trees during construction has been implemented as contained within Section 8 of the Lizard Landscape Design Arboricultural Assessment Report October 2010, unless otherwise agreed in writing by the Local Planning Authority. The scheme shall ensure all measures are in accordance with BS 5837 (2005) Trees in Relation to Construction. The fencing shall be erected prior to the commencement of all works on site and retained in place throughout construction. The fencing shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and for biodiversity to comply with policies QD1, QD15, QD16, QD17 and QD18 of the Brighton & Hove Local Plan.

11) UNI

No development shall take place until large scale plans and further information regarding architectural details within the scheme including the frieze on the external elevations of the repository block, the louvres, the parapet detail and junctions where contrasting materials meet have been submitted to and approved in writing by the Local Planning Authority. 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 policy QD1 of the Brighton & Hove Local Plan.

12) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for hard landscaping, which shall include all hard surfacing throughout the site and means of enclosure including fences, walls, barriers, bollards and gates. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the

visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

13) UNI

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, including a timetable for the investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority and the works shall be undertaken in accordance with the approved details.

Reason: To enable the recording of any items of historical or archaeological interest, as the development is likely to disturb remains of archaeological interest, in accordance with requirements within PPS 5 'Planning for the Historic Environment'; and Policy HE12 of the Brighton & Hove Local Plan.

14) UNI

No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority to demonstrate measures which will be undertaken to protect public sewers and water mains. The approved measures shall be implemented.

Reason: To protect drainage and water supply apparatus, to comply with policies SU3 and SU5 of the Brighton & Hove Local Plan.

15) UNI

No development approved by this permission shall be commenced until details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The drainage works shall be completed in accordance with the details.

Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and to comply with policies SU3, SU4 and SU5 of the Brighton & Hove Local Plan.

16) UNI

No development shall take place until details of the proposed rainwater harvesting system have been submitted to and approved in writing by the Local Planning Authority. The details shall include a maintenance regime for the system. The approved details shall be implemented.

Reason: To protect the public water supply and avoid cross contamination to comply with policies SU3, SU4 and SU5 of the Brighton & Hove Local Plan.

17) UNI

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A site investigation scheme based on the Preliminary Contamination Risk Assessment Report (Ashdown SI Ltd, Reference LW/19114/ds, June 2008), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
2. The site investigation results and the detailed risk assessment (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local

planning authority. The scheme shall be implemented as approved.

Reason: To ensure historical contamination does not present unacceptable risks to groundwater within a highly sensitive area and ensure development proceeds in accordance with PPS 23 and policies SU3, SU4 and SU5 of the Brighton & Hove Local Plan.

18) UNI

The energy centre shall not be brought into use until details of the plant proposed within it, including the proposed boiler, exit gas velocity and chimney flue have been submitted to and approved in writing by the Local Planning Authority. The approved plant shall be implemented prior to occupation.

Reason: To prevent pollution to comply with policy SU9 of the Brighton & Hove Local Plan.

19) UNI

No development of the access road and car park hereby permitted shall take place until detailed drawings, including levels, sections and constructional details of the proposed road treatments, access ramps, surface water drainage, outfall disposal, and street lighting to be provided, have been submitted to and approved in writing by the Local Planning Authority. The access ramps leading to the bus stop in the north-west corner of the site shall be fully accessible for the disabled and include handrails and upstand kerbs. The development shall be carried out in accordance with the approved details and maintained in perpetuity.

Reason: In the interests of highway safety and for the benefit and convenience of the public at large and to comply with policies TR1, TR7, and TR8 of the Brighton & Hove Local Plan.

Pre-Occupation Conditions:

20) UNI

The development shall not be occupied until a scheme including the type and location of 10 bird nest boxes and 10 bat roost boxes has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is first brought into use and maintained in perpetuity.

Reason: In the interests of biodiversity, to comply with policies QD17 and QD18 of the Brighton & Hove Local Plan.

21) UNI

Prior to first occupation a Drainage Infrastructure Maintenance Plan shall be submitted to and approved, in writing, by the Local Planning Authority. The plan shall include the following elements:

- Owner Responsibilities
- On-site Staff Training
- Emergency Actions
- As built drawings of the drainage systems
- inspection and Maintenance regimes of Surface Water System
- Inspection and Maintenance regimes of Foul Water System.
- Maintenance Records Management details

Reason: To protect vulnerable groundwater resources to comply with policies SU3, SU4 and SU5 of the Brighton & Hove Local Plan.

22) UNI

Notwithstanding the car parking layout as shown on the submitted drawings, no development of the car park shall place until evidence to demonstrate that the demand for disabled parking spaces created by the development will be satisfactorily met, which may require a revised layout and incorporation of additional disabled spaces, has been submitted to and approved in writing by the Local Planning Authority and the car, coach and motorcycle parking areas shall thereafter be laid out and implemented prior to first occupation of the building. The vehicular parking areas shall be made available for staff and users of The

Keep and for no other use. No vehicular parking other than that as laid out and shown on the approved plans shall take place within the site.

Reason: To ensure the demand for travel created by the development is met, including for the disabled, and to ensure adequate parking provision is retained, and in the interests of highway safety, to comply with policies TR1, TR7, TR18 and TR19 of the Brighton & Hove Local Plan.

23) UNI

The development hereby permitted shall not be occupied until a Car Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Agency. The approved Car Parking Management Plan shall be implemented.

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

24) UNI

The development hereby permitted shall not be first occupied until evidence has been submitted to and approved in writing by the Local Planning Authority to demonstrate that the crime prevention measures outlined in the letter from Sussex Police dated 5th November 2010, including lighting to standards within BS5489, vehicle mitigation for out of hours, signage, peripheral physical security, an intruder alarm and secure design of the refuse and recycling store, have been implemented within the development. The crime prevention measures shall remain in perpetuity.

Reason: To reduce the opportunities for crime, to comply with policy QD7 of the Brighton & Hove Local Plan.

25) UNI

The development hereby permitted shall incorporate the sustainable measures contained in the Sustainability Planning Report including use of solar thermal and photovoltaic arrays, a biomass boiler and rainwater harvesting. The development shall not be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 70% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

26) UNI

Notwithstanding the details shown, the development hereby permitted shall not be first occupied until details of secure, covered cycle parking facilities for staff and visitors to the development hereby approved, for a minimum of 20 spaces, 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 and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and for crime prevention to comply with policies TR14 and QD7 of the Brighton & Hove Local Plan.

27) UNI

The main Keep building and car park hereby permitted shall not be open to visitors (excluding staff) except between the hours of 9am-10pm, and there shall be no loading or unloading of vehicles associated with the energy centre between 8am-9am and 3pm-4pm.

Reason: In the interests of the highway safety of school children accessing Falmer Academy, to comply with policies TR7 and TR12 of the Brighton & Hove Local Plan.

28) UNI

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

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

29) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.PL01(B), PL02(E), PL03(E), PL04(E), PL05(D), PL06(D), PL08(C), PL10(C), PL11(C), PL12(D), PL13(C), PL14(C), PL15(C), PL16(D), PL17(B), PL18(B), PL19(B), PL20(C), PL21(C), PL23(C), PL24(B), PL25(D), PL26(D), PL27(C), PL28(C), PL29(D), PL30(D), PL31(D), PL32(D), PL33(C), PL34(C), PL35(C), PL37(B), PL38(B), PL39(B), PL43(B), PL44(B), PL45(B), LLD291/01 Rev 08, LLD291/02 Rev 06 and LLD291 03 Rev 07 received on 15/10/10 and PL41(B) and PL42(B) received on 18/10/10 unless otherwise agreed as a result of compliance with the following conditions.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03506

Land to Rear of 10/12 Crayford Road Brighton

Erection of three storey residential dwelling comprising of two 2no bedroom and two 1no bedroom units with associated landscaping and access from Carlyle Avenue.

Applicant: Joseph Charles Developments Ltd

Officer: Sue Dubberley 293817

Approved on 18/01/11 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) BH03.03

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

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

4) BH04.01

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

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

5) BH05.01

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 4 for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

6) BH05.02

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Building Research Establishment issued Final Code Certificate confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 has been submitted to, and approved in writing by, the Local Planning Authority.

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

7) BH06.02

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

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

8) BH11.01

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

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

9) BH11.02

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

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

10) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.4902/05, 06, 07, 08 and 250210-01, 02 received on 10/11/2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03766

13 Carlyle Avenue Brighton

Certificate of lawfulness for a proposed loft conversion incorporating rear dormer and rooflights.

Applicant: Mr Ben Grant

Officer: Sonia Kanwar 292359

Approved on 13/01/11 DELEGATED

BH2010/03798

Heath Hill Lodge Nursing Home Heath Hill Avenue Brighton

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2010/02137.

Applicant: Hazelgrove Nursing Home

Officer: Aidan Thatcher 292265

Approved on 02/02/11 DELEGATED

BH2011/00120

79 Southall Avenue Brighton

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2010/03617.

Applicant: Mr Bruno Silva

Officer: Jonathan Puplett 292525

Approved on 26/01/11 DELEGATED

QUEEN'S PARK

BH2009/02654

12 Devonshire Place Brighton

Application for approval of details reserved by conditions 4, 6, 7 and 9 of application BH2005/06643.

Applicant: Geneva Investment Group

Officer: Jonathan Puplett 292525

Split Decision on 02/02/11 DELEGATED

1) UNI

Grant approval of the details reserved by conditions 4, 6 and 7 of planning permission BH2005/06643 subject to full compliance with the submitted details.

1) UNI

Refuse approval of the details reserved by condition 9 for the following reason:

1. No information has been submitted in relation to Condition 9 of planning permission BH2005/06643.

BH2010/02630

56-58 St James's Street Brighton

Application for approval of details reserved by conditions 6, 8, 9, 12, 13, 14 and 15 of application BH2008/03842.

Applicant: Welstead Properties PLC

Officer: Jonathan Puplett 292525

Approved on 02/02/11 DELEGATED

BH2010/03295

Pavilion House 14-15 Dorset Street Brighton

Replacement of existing windows with timber units to front elevation. Installation of rooflights to rear elevation.

Applicant: Crianza Design

Officer: Sonia Kanwar 292359

Approved on 27/01/11 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH12.03

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

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

3) BH12.05A

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. ADC384/01 and 02 received 20th October 2010, ADC384/03revA received on the 5th November 2010, ADC384/07A received on the 17th November 2010, ADC384/05ArevC and ADC384/06revB received on the 20th December 2010, and the site location plan and block plan received on the 20th October 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03449

43 Upper St James Street Brighton

Display of 3no externally illuminated fascia signs. (Retrospective).

Applicant: Mr Ali Utkusavas

Officer: Sonia Kanwar 292359

Refused on 14/01/11 DELEGATED

1) UNI

The advertisements, by reason of the cumulative impact of the inappropriate non-traditional appearance and materials of the lettering, trough lighting and excessive illumination, appear visually intrusive and unduly prominent within the street scene and therefore detract from the appearance of the building and are of detriment to the character and appearance of the East Cliff Conservation Area. The development is therefore contrary to policies HE9 and QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 'Advertisements'.

BH2010/03573

8 Royal Crescent Brighton

Demolition of existing structures to rear and internal alterations to layout at ground and lower ground floors. Replacement of existing sliding sash and uPVC windows with timber sash windows and installation of timber framed door to replace existing window at lower ground floor rear.

Applicant: Miss S Duthie

Officer: Chris Swain 292178

Approved on 13/01/11 DELEGATED

1) BH01.05

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

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

2) UNI

Details of the drainage and ventilation treatment, including the routing of the works, the direction of joists and details showing the appearance of the vent shall be submitted to and approved in writing by the Local Planning Authority before the commencement of works. The works shall be completed in accordance with the approved details. As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

The hereby approved sash windows shall be painted white and retained as such thereafter.

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

4) UNI

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

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

5) UNI

The non original addition to the rear elevation at lower ground floor level shall be removed in its entirety. Any damaged masonry shall be made good and the rear elevation finished in a lime based render to match original and retained as such thereafter.

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

BH2010/03737

23 Park Street Brighton

Erection of single storey rear extension.

Applicant: Mr Trevor Cox

Officer: Chris Swain 292178

Approved on 24/01/11 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) BH12.05A

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. RFA10/161/01 received in 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03802

23 Bristol Road Brighton

Certificate of Lawfulness for the existing use of a property as a single dwelling house.

Applicant: Mr Abdel Kasem

Officer: Jonathan Puplett 292525

Approved on 26/01/11 DELEGATED

BH2010/03992

56-58 St James Street Brighton

Non Material Amendment to BH2008/03842 to make minor adjustments to parapet wall height, roof plan layout, window configuration adjustments, external rainwater pipes and shop front details adjusted following detail design.

Applicant: Welstead Properties

Officer: Jonathan Puplett 292525

Approved on 21/01/11 DELEGATED

1) UNI

The proposed revisions to the scheme approved under application BH2008/03842 are not considered so significant that they warrant the submission of a further application for planning permission.

ROTTINGDEAN COASTAL

BH2010/01848

3 Arundel Terrace Brighton

Internal alterations and replacement slate roof to rear lean to conservatory.

Applicant: Mr Gary Whelan

Officer: Helen Hobbs 293335

Approved on 18/01/11 DELEGATED

1) BH01.05

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

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

2) UNI

No development shall take place until further details of the rear lean-to, including 1:50 elevations showing proposed changes to the eaves and guttering arrangement, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the

approved details.

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

BH2010/03416

Flat 5 12 Sussex Square Brighton

Replacement of existing windows with doubled glazed timber sash windows.

Applicant: Mrs Elizabeth Marriott

Officer: Helen Hobbs 293335

Approved on 17/01/11 DELEGATED

1) BH01.05

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

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

2) BH13.03

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

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

BH2010/03424

62 Tumulus Road Brighton

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

Applicant: Mr Keith Bowles

Officer: Louise Kent 292198

Approved on 02/02/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no roof alteration 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 remove any potential visual impact on the street scene, and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 421/01 rev A received on 24 January 2011 & 421/02 received on 15 November 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03427

12 Knole Road Rottingdean Brighton

Application for Approval of Details Reserved by Conditions 2, 6, 10, 11, 12 and 13 of application BH2008/02826.

Applicant: Oastwood Ltd

Officer: Liz Arnold 291709

Split Decision on 18/01/11 DELEGATED

1) UNI

Grant approval of the details reserved by conditions 2, 6, 10 and 11 of approved application BH2008/02826, subject to compliance with the submitted details.

1) UNI

Refuse approval of the details reserved by condition 13 on the grounds of insufficient information.

BH2010/03492

140 Longhill Road Brighton

Erection of single storey side/rear extension, extension of existing rear dormer and installation of 2no additional pitched roof dormers to front.

Applicant: Mr Nicholas Monti

Officer: Liz Arnold 291709

Refused on 17/01/11 DELEGATED

1) UNI

The proposed front dormer windows, by virtue of the number proposed and their design, which includes large areas of cladding and their positioning on the eaves line of the front roofslope, would have an adverse affect on the appearance and character of the host property, the Longhill Road street scene and the setting of the adjacent Conservation Area. The development is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

2) UNI2

The proposed rear dormer window, by virtue of its massing and poor design, which includes large areas of cladding, would be a visually intrusive and overly bulky addition to the rear of the property which would be unsympathetic to the design of the existing dwelling. As such the rear dormer window would be of detriment to the character and appearance of the existing property and the wider area. The proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

3) UNI3

The proposed front and rear dormer windows, in conjunction with the existing gable end main roof form of the property and the flat roofed front extensions, would result in a complicated and awkward roof configuration to the property. The proposal is considered to adversely affect the appearance and character of the host building, the Longhill Road street scene and the setting of the adjacent Ovingdean Conservation Area. The proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

4) UNI4

The proposed rear dormer window, by virtue of its design, projection and massing, will result in perceived overlooking and loss of privacy to the northern neighbouring property, no. 138 Longhill Road and loss of light/sunlight to the window within the eastern facing gable end elevation of no. 142 Longhill Road. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/03539

17 Chichester Drive West Brighton

Erection of single storey rear extension, dormer to North elevation and revised fenestration.

Applicant: Mr David Cooke

Officer: Louise Kent 292198

Approved on 13/01/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. PL01 & EX01 received on 12 November 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03630

43 Wivelsfield Road Brighton

Loft conversion incorporating remodelled roof and associated alterations.

Applicant: Mr Glenn Seddington

Officer: Aidan Thatcher 292265

Approved on 18/01/11 DELEGATED

1) BH01.01

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

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

2) BH02.01

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

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

3) BH03.02

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 43WR.01, .02, .03, .04 and .05 received on 22/11/10.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03682

25 Eley Drive Rottingdean Brighton

Erection of single storey side extension with roof extension above incorporating rear rooflights. Alterations to existing windows and doors.

Applicant: Mr & Mrs Donald and Merlyn Baker

Officer: Chris Swain 292178

Approved on 24/01/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

4) UNI

The small decorative breeze block wall to the front of the property shall be retained during the construction of the hereby approved development.

Reason: To protect the adjacent Rowan tree from damage during the construction of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.2 and 4 received on 25 November 2010 and drawing nos. 3A, 5A, 6B, 7B, 8A, 9 received on 20 January 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03718

45 Ashdown Avenue Saltdean Brighton

Repositioning of front door and steps and new pitched roof on porch. Alterations to existing windows and doors with addition of new window to front elevation. Replacement of plastic cladding with timber cladding to dormers and render on front elevation. Installation of rooflights to north facing dormer.

Applicant: Mr Phil Gilbert

Officer: Sonia Kanwar 292359

Approved on 13/01/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 0177/PL001, PL004 and PL005 received on 29th November 2010, and 0177/PL002A and PL003A received on the 7th December 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

WOODINGDEAN

BH2010/03677

25 Crescent Drive North Brighton

Erection of raised terrace with glazed screen to front and replacement of existing windows with bi-fold doors and glazed panel.

Applicant: Mr & Mrs Elphick

Officer: Chris Swain 292178

Approved on 20/01/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 1362/1445 and 1362/1446 received on 25 November 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03731

412 Falmer Road Brighton

Excavations to form basement level creating additional rooms and associated light well with cast iron railings at front of property.

Applicant: Mrs Adrienne Madaris Nnadi

Officer: Helen Hobbs 293335

Approved on 01/02/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 188.10.01, 188.10.02, 188.10.03 and 188.10.04 received on 1st December 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BRUNSWICK AND ADELAIDE

BH2010/03419

6 Church Road Hove

Change of use of ground floor and part of lower ground floor from retail (A1) to financial and professional services (A2).

Applicant: Mr N Ajmi

Officer: Wayne Nee 292132

Approved on 25/01/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. RFA10/184/OS and RFA10/184/10 received on 01 November 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03468

Ground and First Floor Maisonette 27 Adelaide Crescent Hove

Conversion of ground and first floor maisonette into 2no self contained flats including external alterations.

Applicant: Safeguide Ltd

Officer: Wayne Nee 292132

Approved on 14/01/11 DELEGATED

1) BH01.01

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

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

2) UNI

If, during development, contamination not previously identified is found to be present 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, a method statement to identify, risk assess and address the unidentified contaminants.

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

3) UNI

Before works to the window commence, 1:1 joinery details of the window hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The joinery details shall exactly match the existing windows unless otherwise agreed in writing. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 25549/7, 8, 10B and 12A received on 05 November 2010, and drawing no. 25549/11B received on 10 November 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

5) UNI

No development shall take place until details of the kitchen and bathroom drainage and extractor systems are submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved plans.

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

BH2010/03566

111 Western Road Hove

Installation of new shop front.

Applicant: Kinetic Residential Ltd

Officer: Paul Earp 292193

Approved on 17/01/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.17107 /1-4 received on 22 November 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

3) UNI

Notwithstanding details shown on the plans hereby approved, the fascia shall be a depth of 0.65m.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD10, HE6 and HE1 of the Brighton & Hove Local Plan.

BH2010/03567

111 Western Road Hove

Display of 1no non-illuminated fascia sign.

Applicant: Kinetic Residential Ltd

Officer: Paul Earp 292193

Approved on 17/01/11 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

public safety and visual amenity.

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) UNI

Notwithstanding details shown on the plans hereby approved, the fascia shall be a depth of 0.65m.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD10, HE6 and HE1 of the Brighton & Hove Local Plan.

BH2010/03639

Flat 5 55 Brunswick Square Hove

Internal alterations to layout of flat and rear window.

Applicant: Ms Jenifer Smith

Officer: Paul Earp 292193

Approved on 24/01/11 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding details of the timber framed sliding sash window shown on the plans hereby approved, no work shall take place until 1:1 scale joinery profiles, including a section through the glazing bar have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

3) UNI

Notwithstanding details of the new vent to the extraction system shown on the plans hereby approved, no work shall take place until a 1:5 scale drawing has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter. The vent should be painted to match the colour of the render.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. BS / 1, 2, 3, 4, 10 received on 22 November 2010 and BS / 11a, 12a, 20a, 21a, 22a received 17 January 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03640

Flat 5 55 Brunswick Square Hove

Internal alterations to layout of flat, replacement of rear window and installation of louvered vent to extract fan.

Applicant: Ms Jenifer Smith

Officer: Paul Earp 292193

Approved on 21/01/11 DELEGATED

1) BH01.01

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

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

2) UNI

Details of the replacement fireplace shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

3) UNI

Notwithstanding joinery details submitted details of new doors shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. BS / 1, 2, 3, 4, 10 received on 22 November 2010 and BS /11a, 12a, 20a, 21a, 22a received 17 January 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

5) UNI

Notwithstanding details of the new vent to the extraction system shown on the plans hereby approved, no work shall take place until a 1:5 scale drawing has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter. The vent should be painted to match the colour of the render.

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

BH2010/03666

34 Brunswick Terrace Hove

Installation of cast iron bollards to demarcate private parking area.

Applicant: Mr Philip Jeffrey

Officer: Charlotte Hughes 292321

Approved on 28/01/11 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the details submitted on drawing no.BRLA/P/LW/01, the new bollard on the southern side of the parking area shall be fixed and not removable, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent cars driving over the stone paving on the footpath in the interests of preserving the character and appearance of the Conservation Area, in accordance with HE6 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no.BRLA/P/LW/01 received on 24th November 2010 and the bollard specifications received on 28th January 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03698

55-57 Church Road Hove

Installation of retractable awnings over existing terrace.

Applicant: Leonardos

Officer: Christopher Wright 292097

Approved on 31/01/11 DELEGATED

1) BH01.01

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

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

2) UNI

The fabric of the awning and the external surfaces of the casings into which the awnings retract, shall be finished in a colour to match that of the main shopfront fascia and retained as such thereafter.

Reason: In the interests of visual amenity and to comply with policies QD11 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD02: Shop Front Design.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 03 Revision X, 04 Revision X and 05 Revision X received on 1 December 2010; and drawing no. 06 Revision X received on 27 January 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03825

Holland Road Baptist Church 65 Holland Road Hove

Application for Approval of Details Reserved by Condition 3 of application BH2010/02955.

Applicant: Mr Sean Avard

Officer: Clare Simpson 292454

Approved on 21/01/11 DELEGATED

BH2010/03847

Flat 7 Sylvia Court 26 Wilbury Road Hove

Application for Approval of Details Reserved by Conditions 2, 3, 4 and 5 of application BH2010/01903.

Applicant: Ms Sylvia Davis

Officer: Steven Lewis 290480

Approved on 24/01/11 DELEGATED

CENTRAL HOVE

BH2010/02009

Costa Coffee 13-14 George Street Hove

Installation of 4 No. air conditioning units, general and toilet extract and fresh air intake unit (Part Retrospective).

Applicant: Costa Coffee

Officer: Guy Everest 293334

Approved on 27/01/11 PLANNING COMMITTEE

1) UNI

A scheme for painting the external ducting hereby approved a matt colour shall be submitted for the approval of the Local Planning Authority within one month of the date of this decision letter unless otherwise agreed in writing. The approved scheme shall be carried out in accordance with the approved details within 2 months of the date of the notification of the approval by the Local Planning Authority, and thereafter retained.

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

2) UNI

The noise attenuators and revised fan positions shall be installed, as indicated on drawing no. 11977/100, within one month of the date of this decision letter unless otherwise agreed in writing. The noise attenuators and revised fan positions shall be retained as such thereafter.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 12013 0.1 A, 11977/100, 11977/200 & 08011129-M01 0 submitted 30th June 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

4) UNI

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

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

5) UNI

The hereby approved roof mounted equipment shall not operate except between the hours of 07:00 and 19:00 on Monday to Saturdays, and between 09.00 and 17:00 hours on Sundays and Bank Holidays.

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

BH2010/03126

1 - 3 Vallance Gardens Hove

Creation of roof terrace incorporating balustrade, new internal staircase and installation of access hatch.

Applicant: Valance Gardens Developments Ltd

Officer: Clare Simpson 292454

Refused on 19/01/11 DELEGATED

1) UNI

The balustrade would be an unsightly addition to the building which would add inappropriate height, form and clutter to the roof of the property, compromising its overall design. The additions would be visible from surrounding properties and in views from the surrounding area. Therefore the proposal would also be detrimental to the character and appearance of street scene and the wider Old Hove Conservation Area. The proposal is contrary to policies QD1, QD14, and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposal to use the majority of the roof of the property as a private roof terrace would by, reason of its size, proximity to the boundaries and elevated position, have an overbearing and intrusive impact on neighbouring occupiers. The proposal is an un-neighbourly form of development detrimental to the residential amenity of neighbouring occupiers. The proposal is contrary to policies QD14, QD27 of the Brighton & Hove Local Plan.

BH2010/03680

74 -78 Church Road Hove

Display of internally illuminated window displays.

Applicant: Lloyds Banking Group

Officer: Charlotte Hughes 292321

Approved on 21/01/11 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.04

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

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

4) BH10.05

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

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

5) BH10.06

No advertisement shall be sited or displayed so as to-

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

surveillance or for measuring the speed of any vehicle.

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

6) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

GOLDSMID

BH2010/03395

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

Alterations to garages/workshop with first floor extension to form 4no. Live/work units (Sui-generis)

Applicant: AKN (Sussex) LLP

Officer: Jason Hawkes 292153

Refused on 20/01/11 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 buildings by virtue of their scale and design will appear out of scale with the remaining adjacent single storey garages and will also result in an over dominant structure in juxtaposition with the lower ground levels to the rear and out of character with the adjacent blocks of flats. The development will therefore appear as an incongruous addition out of character with the existing character of the area resulting in overdevelopment of the site. The scheme does not make a positive contribution to the visual quality of the environment and is therefore contrary to the above policies.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan seeks to protect the residential amenity of neighbouring properties and future occupiers. Due to the position of the adjacent upper floor windows and balconies at the rear of 78 Davigdor Road, the first floor windows of the residential accommodation of the live-work units will be significantly overlooked. The units also lack any outside amenity space and are reliant on the overlooked north facing windows for light and outlook. Due to the lack of outside amenity space, overlooking from the adjacent properties and limited outlook and light for the first floor of the units, the scheme is deemed to result in a poor standard of accommodation and is contrary to the above policy.

3) UNI3

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

BH2010/03602

20 Cromwell Road Hove

Application for approval of details reserved by Condition 2 of application BH2010/01023.

Applicant: Summer Croft Properties Ltd

Officer: Mark Thomas 292336

Approved on 02/02/11 DELEGATED

BH2010/03727

16 Cambridge Grove Hove

Conversion of existing workshops (B1) and first floor flat to create 1no three bedroom house and 1no two bedroom maisonette, with ground floor office unit (B1), and incorporating rooflights to front and rear.

Applicant: Mr Kevin Crouch

Officer: Adrian Smith 01273 290478

Refused on 25/01/11 DELEGATED

1) UNI

Policy EM11 of the Brighton & Hove Local Plan states that planning permission will not be granted for changes of use for redundant business and industrial premises or sui generis car uses to residential uses within the Mews of Brighton & Hove unless employment floorspace is retained at ground floor level. The development proposes the conversion of the majority of the ground floor of the mews building to residential use, thereby conflicting with the above policy. Furthermore, the proposed office, by virtue of its small floor area and lack of independent facilities, falls well below a reasonable standard of employment accommodation expected by the Council, whilst no evidence has been provided by the applicants to demonstrate that such a provision is viable or desired within the current market. The proposal would therefore result in the loss of employment floorspace, contrary to the requirements of the above policy.

BH2010/03730

108 Goldstone Road Hove

Certificate of lawfulness for the proposed use of existing outbuilding as storage, games room and accommodation ancillary to the residential dwelling.

Applicant: Mr T Kozdon

Officer: Adrian Smith 01273 290478

Approved on 25/01/11 DELEGATED

BH2010/03733

32 Wilbury Gardens Hove

Certificate of lawfulness for proposed conversion of 2no self contained flats to form a single dwelling house.

Applicant: Dorrington PIC

Officer: Christopher Wright 292097

Approved on 27/01/11 DELEGATED

BH2010/03749

Flat 1 77 The Drive Hove

Installation of suspended ceiling to bedroom.

Applicant: Mrs Pamela McIntyre

Officer: Mark Thomas 292336

Refused on 02/02/11 DELEGATED

1) UNI

Policy HE1 of the Brighton & Hove Local Plan states that alterations to a Listed Building will only be permitted where the proposal would not have any adverse

effect on the architectural and historic character of the building. The proposed suspended ceiling would step up in the bay resulting in an awkward and uncomfortable arrangement which interrupts the line of the ceiling. The proposal therefore fails to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2010/03831

Flat 4 40 Goldstone Villas Hove

Loft conversion above top floor flat to create maisonette with the installation of 2no rooflights to rear elevation.

Applicant: Ms Jo Bunday

Officer: Jason Hawkes 292153

Approved on 02/02/11 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.271/01, 02 and 03A received on 13th December 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03851

53 Highdown Road Hove

Erection of single storey side infill extension incorporating replacement and height increase of existing roof on rear extension.

Applicant: Mr & Mrs R Kelso

Officer: Adrian Smith 01273 290478

Approved on 27/01/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. HD53PRO/01, 02, 03 & 04 received on the 14th December 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03888

9 Champions Row Wilbury Avenue Hove

Erection of single storey rear extension at lower ground floor level.

Applicant: Mrs Angela Kelly

Officer: Adrian Smith 01273 290478

Approved on 25/01/11 DELEGATED

BH2010/04015

69 Wilbury Avenue & 14 Wilbury Villas Hove

Non Material Amendment to BH2010/00741 for minor fenestration alterations.

Applicant: HML Properties Ltd

Officer: Steven Lewis 290480

Split Decision on 21/01/11 DELEGATED

1) UNI

The amendments to the ground floor door and window, the first and second floor window configuration and enlargement of openings to the west elevation approved under application BH2010/00741 are not considered so significant that they warrant the submission of a further application for planning permission.

1) UNI

The amendment for insertion of roof lights upon the east, west and north elevations, the enlargement of a west facing rooflight the removal of a window within the west facing dormer are considered material changes to the development approved under application BH2010/00741 and warrant the submission of a further application for planning permission. This would enable the Local Planning Authority to fully assess the revised proposals in respect of the following issues:

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

BH2010/04017

The Wardley Hotel 10 Somerhill Avenue Hove

Non Material Amendment to BH2007/04685 for the correction of ground, first, 2nd and 3rd floor plans to accord with approved elevations (south west corner). Correction of third floor layout to accord with approved elevation (missing dormer window to store on south side). Substitution of matching window for external door to rear (north) elevation at ground floor level. Retention of door to east elevation and ramping of existing stepped path to provide disabled access. Replacement of ground floor external door with matching window to west elevation.

Applicant: Mr Kasim Najaffi

Officer: Christopher Wright 292097

Approved on 21/01/11 DELEGATED

1) UNI

The proposed amendments do not affect the use or the number of units contained within the approved development. Aside from swapping a door for a window and substituting a window for a door, the external appearance of the development would remain as approved. The proposed amendments would not have a material effect on third parties.

HANGLETON & KNOLL

BH2010/03765

90 Boundary Road Hove

Change of use from Financial & Professional Services (A2) to a Martial Arts Club (D2)

Applicant: Mr Ivam Maciel

Officer: Christopher Wright 292097

Approved on 21/01/11 DELEGATED

1) BH01.01

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

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

2) UNI

The use hereby permitted shall not be open to customers/members except between the hours of 09.00 hours and 21.00 hours Monday to Friday and between the hours of 10.00 hours and 16.00 hours on Saturdays, Sundays and Bank Holidays.

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

3) UNI

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 90BR/GF/01 and 0038/106 received on 9 December 2010 together with the associated supporting papers.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03773

6 Hangleton Road Hove

Certificate of lawfulness for proposed alterations to enlarge existing rear dormer and insertion of rooflight to side elevation.

Applicant: Mr C Price

Officer: Steven Lewis 290480

Approved on 01/02/11 DELEGATED

NORTH PORTSLADE

BH2010/01967

Land adjacent 481 Mile Oak Road Portslade

Erection of 2no three bedroom semi-detached dwelling houses with off-street parking.

Applicant: Wilson Hunt

Officer: Guy Everest 293334

Refused on 27/01/11 PLANNING COMMITTEE

1) UNI

The development would by reason of proximity, scale and general relationship to the neighbouring property 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 development would, by reason of its scale and design be out of keeping with the adjoining properties and would not fit comfortably in the street scene to the detriment of the general amenities of this site adjacent to countryside/downland, contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

3) UNI3

The Local Planning Authority does not consider that the occupiers of the proposed properties would benefit from a reasonable level of amenity due to noise from the adjoining A27 by-pass, contrary to policy QD27 and SU10 of the Brighton & Hove Local Plan.

4) UNI4

The applicant has failed to satisfy the Local Planning Authority that appropriate site investigation works have been undertaken 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, therefore contrary to policy QD18 of the Brighton & Hove Local Plan.

BH2010/03692

96 Valley Road Portslade Brighton

Installation of new shop front and ramped access to side entrance.

Applicant: Cooperative Funeralcare

Officer: Adrian Smith 01273 290478

Approved on 27/01/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 10/249/AL/02 & 03 received on the 26th November 2010; and drawing no.10/249/AL/04 received on the 21st December 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/00100

19 North Road Portslade

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

Applicant: Mrs Karen Hendrix

Officer: Christopher Wright 292097

Approved on 31/01/11 DELEGATED

BH2011/00100

19 North Road Portslade

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

Applicant: Mrs Karen Hendrix

Officer: Christopher Wright 292097

Approved on 31/01/11 DELEGATED

SOUTH PORTSLADE

BH2010/03537

24 Fairway Crescent Portslade Brighton

Erection of replacement garage in rear garden.

Applicant: Mr Peter Morgan

Officer: Wayne Nee 292132

Approved on 26/01/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. ADC386/BP, LP, 01, 02, 03, and 04 received on 12 November 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03634

108 Victoria Road Portslade

Erection of single storey rear extension.

Applicant: T Hills

Officer: Wayne Nee 292132

Approved on 17/01/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The extension hereby approved shall not commence until documentary evidence (in the form of a proposed timescale and signed contracts by all interested parties) has been submitted to and approved by the Local Planning Authority to demonstrate that the rear extension will be constructed in its entirety concurrently with the single storey extension approved at 110 Victoria Road, under application BH2010/02324. The works shall be carried out within the approved timescale unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of adjacent occupiers in accordance with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings received on 22 November 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03647

73 High Street Portslade Brighton

Installation of solar tubes to front and rear roofslopes.

Applicant: Mr Matthew Griggs

Officer: Christopher Wright 292097

Refused on 21/01/11 DELEGATED

1) UNI

By reason of their size, shape, materials and degree of projection above the plane of the existing roof slopes, the proposed solar tubes are considered to be inappropriate additions to the historic roof that would appear alien and incongruous with the existing more traditional appearance of the building and its surroundings, and would have a harmful effect on the conservation area roofscape and detract from the character and appearance of the listed building, to the detriment of visual amenity. As such the proposals are contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance SPGBH1: Roof alterations and extensions.

BH2010/03978

20 Gladstone Road Portslade

Non Material Amendments to BH2009/03049 to entrance ramp layout.

Applicant: Mr Rafael Girgis

Officer: Wayne Nee 292132

Approved on 01/02/11 DELEGATED

HOVE PARK

BH2010/03592

7 Orchard Avenue Hove

Erection of extension to first floor above existing side extension.

Applicant: Mr John Woolaston

Officer: Adrian Smith 01273 290478

Refused on 13/01/11 DELEGATED

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 and adjoining properties. The proposed extension, by virtue of its location directly on the side boundary to the site, its low window height, eaves height and stunted roof form, represents a poorly designed and incongruous addition to the building that harms the appearance of the property and the wider street scene, contrary to the above policy.

BH2010/03593

10 Chalfont Drive Hove

Erection of single storey extension to replace existing to South West.

Applicant: Mr Phil Turner

Officer: Wayne Nee 292132

Refused on 24/01/11 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. It also states that the proposal should take into account the existing space around buildings and the character of the area. The proposed single storey extension would not relate well to the original footprint of the property, and would result in an over-extended appearance to the dwelling.

Furthermore the proposed extension would be obtrusive and dominating on a key point at a junction of a residential close. Therefore the proposal would form an inappropriate addition which would harm the appearance of the existing property and would appear incongruous on the street scene, contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2010/03689

24 Orchard Gardens Hove

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

Applicant: Mrs Travis

Officer: Charlotte Hughes 292321

Refused on 20/01/11 DELEGATED

1) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan seeks to ensure that alterations and additions to properties do not have a harmful impact upon the residential amenity of neighbouring occupiers. The proposed two storey side extension, by reason of its height, proximity to the shared boundary and the change in levels between this property and the adjoining neighbour to the south no.26, would result in an overbearing, intrusive and un-neighbourly form of development which would be detrimental to their existing residential amenity. The proposal is therefore contrary to polices QD14 and QD27 of the Brighton & Hove Local Plan 2005.

BH2010/03697

35 Orchard Gardens Hove

Erection of single storey side/rear extension including demolition of existing garage. Loft conversion incorporating rooflights to front, additional side window and dormer to rear.

Applicant: Mr & Mrs Burke

Officer: Wayne Nee 292132

Refused on 28/01/11 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Further advice is contained within Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1). The proposal to replace the existing hipped roof with a barn hip end would imbalance the symmetry of the semi-detached pair to the detriment of the appearance of the properties, and would create a visually heavy roof to one half. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Roof Alterations and Extensions (SPGBH1).

2) UNI2

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

BH2010/03767

6 The Green Hove

Creation of roof terrace over existing rear flat roof including glazed balustrading (Part Retrospective).

Applicant: Mr Simon Pilbeam

Officer: Clare Simpson 292454

Refused on 21/01/11 DELEGATED

1) UNI

The roof terrace, by virtue of its elevated position rising above and to the rear of 5 The Green, is considered un-neighbourly and intrusive. The terrace would also cause a demonstrable loss of privacy to a first floor bedroom in this property. The development is contrary to policy QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/03769

24 Nevill Road Hove

Certificate of Lawfulness for a proposed single storey rear extension.

Applicant: Ms Caroline Wood

Officer: Wayne Nee 292132

Approved on 26/01/11 DELEGATED

BH2010/03824

26 Benett Drive Hove

Erection of front and rear extensions, alterations to roof pitch, roof extensions incorporating dormers and rooflights and associated external alterations (Retrospective).

Applicant: Mr Prince

Officer: Adrian Smith 01273 290478

Approved on 21/01/11 DELEGATED

1) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no rooflights other than those expressly authorised by this permission shall be constructed in the east or west side roof planes of the development hereby permitted without planning permission obtained from the Local Planning Authority.

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.119-P001L received on the 10th December 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03861

4 Lloyd Close Hove

Erection of single storey side extension with pitched roof.

Applicant: Mr Patrick Pollicott-Reid

Officer: Jason Hawkes 292153

Approved on 02/02/11 DELEGATED

1) BH01.01

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

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

2) BH02.09

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.01 and 02 received on 15th December 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03919

67 Shirley Drive Hove

Erection of single storey extension to replace existing to North.

Applicant: Mr & Mrs Harris

Officer: Mark Thomas 292336

Approved on 02/02/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 3, 6, 7B, 8B received on 9th December 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03990

10 Windsor Close Hove

Proposed single storey rear and roof extension.

Applicant: Mr & Mrs Jarvis

Officer: Steven Lewis 290480

Approved on 01/02/11 DELEGATED

BH2011/00154

Unit 4 Goldstone Retail Park Newtown Road Hove

Non Material Amendment to BH2010/02779 to relocate single door from left to righthand side of car park elevation (comet unit). Relocation of automatic bi parking entrance doors from right to lefthand side of glazed entrance (comet unit). Relocation of staircase to mezzanine level from rear to front of unit. Relocation of lift to mezzanine level from centre to side of unit. Removal of one set of double exit doors to rear elevation.

Applicant: Scottish Widows Investment Partnership (SWIP)

Officer: Steven Lewis 290480

Approved on 28/01/11 DELEGATED

WESTBOURNE

BH2010/03221

166 Portland Road Hove

Erection of two story 2no bedroom semi-detached house.

Applicant: Florida Property Holdings Ltd

Officer: Wayne Nee 292132

Refused on 26/01/11 DELEGATED

1) UNI

Policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan seek to ensure the efficient and effective use of sites with developments that demonstrate a high standard of design taking into account the height, scale, and bulk of existing buildings. The proposed building, by virtue of its scale, positioning and projection, would create a cramped form of development that would serve to close the visual gap at this corner location between properties on Raphael Road and Portland Road. Furthermore, the proposed roof and eaves height would not relate well to the existing adjoining property. The proposal would be an overdevelopment of the site thereby detracting from the character and appearance of the surrounding area, contrary to the aforementioned planning policies.

2) UNI2

Policy HO5 requires the provision of private usable amenity space in new residential development appropriate to the scale and character of the development. The proposed development makes insufficient provision of private amenity space and as such is considered contrary to the aforementioned planning policy.

BH2010/03491

35 & 35A Pembroke Crescent Hove

Renovation of porch and replacement of single glazed windows with double glazed timber sash windows.

Applicant: Mr Matthew Keenan

Officer: Charlotte Hughes 292321

Approved on 21/01/11 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the 1:5 joinery profiles submitted in drawing no.019, no works shall take place until revised 1:1 or 1:5 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. These works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no's 001/A, 014, 015, 016, 017, 018 received on 9th November 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03520

First Floor Flat 18 Portland Road Hove

Replacement of existing timber sash windows with uPVC units.

Applicant: Mr Nicholas Van Tromp

Officer: Charlotte Hughes 292321

Approved on 17/01/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the photographs and window specifications received on 11th November 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/03620

7 Aymer Road Hove

Application for Approval of Details Reserved by Condition 3 of application BH2010/02695.

Applicant: Mr Fred & Mrs Miriam Harrison

Officer: Charlotte Hughes 292321

Approved on 24/01/11 DELEGATED

BH2010/03702

Land to Rear of 33 Sackville Road Hove

Demolition of existing garages and erection of 1no 3 bedroom dwelling adjoining 62 Stirling Place.

Applicant: Mr & Mrs Colasurdo

Officer: Jason Hawkes 292153

Refused on 24/01/11 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. 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 and policy HE6 states that proposals should preserve or enhance the character or appearance of the conservation areas. The proposed dwelling by virtue of its siting and design is considered to be an overdevelopment of the site which fails to respect the constraints of the site and its relationship to surrounding properties resulting in a cramped form of development and the loss of the substantial gap between 33 Sackville Road and 62 Stirling Place. The scheme is therefore considered as town cramming and an inappropriate form of development contrary to the above policies.

2) UNI2

The proposed front dormer on the proposed house represents an overbearing and incongruous addition which relates poorly to the existing building and adjoining properties and would detract from the character and appearance of the site and surrounding conservation area. The proposal would therefore be contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and to the provisions of Supplementary Planning Guidance Note 1: Roof Alterations and Extensions.

3) UNI3

Policy QD27 of the Brighton & Hove Local Plan seek to protect the residential amenity of neighbouring properties. Due to the position and bulk of the new dwelling in close proximity to properties at 31 and 33 Sackville Road, the proposal results in a significant loss of outlook and a heightened sense of enclosure. The proposal therefore leads to a loss of amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2010/03820

K C Motorcycles 14B Westbourne Place Hove

Certificate of lawfulness for the existing use as a motor cycle repair garage (B2).

Applicant: K C Motorcycles

Officer: Christopher Wright 292097

Approved on 27/01/11 DELEGATED

WISH

BH2010/03679

206 New Church Road Hove

Certificate of lawfulness for proposed loft conversion incorporating rear dormer and roof lights.

Applicant: Mr Steve Teasdale

Officer: Charlotte Hughes 292321

Refused on 21/01/11 DELEGATED

1) UNI

The rear dormer is not permitted under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995 as amended, as it fails to comply with Condition B.2 (b).

Withdrawn Applications

BH2010/03555

165 New Church Road Hove

Erection of part one/two storey side and front extension at ground and first floor levels incorporating associated roof alterations.

Applicant: Mr & Mrs M French

Officer: Wayne Nee 292132

WITHDRAWN ON 18/01/11