

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

BH2010/03014

189 Carden Avenue Brighton

Application for Approval of Details Reserved by Conditions 6, 8, 16, 17 and 20 of application BH2010/01757.

Applicant: Mr Stewart Deering

Officer: Aidan Thatcher 292265

Split Decision on 05/04/11 DELEGATED

1) UNI

GRANT approval of the details reserved by conditions 6a, 8, 17 & 20 subject to full compliance with the submitted details.

1) UNI

REFUSE approval of the discharge of conditions 6b for the following reasons:

1. Condition 6b cannot be discharged as no design stage certificate has been submitted.

BH2011/00191

3 Dale Avenue Patcham Brighton

Erection of single storey rear extension and alterations and extension to existing detached garden room to form a garage.

Applicant: Mr Darius Modiri & Mrs Lyn Potton

Officer: Liz Arnold 291709

Approved on 23/03/11 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. AC/3DaleAve/01 received on 10th March 2011.

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

BH2011/00219

Unit 1 Brighton Retail Park Carden Avenue Brighton

Installation of plant equipment to rear of property.

Applicant: Marks & Spencer Plc

Officer: Aidan Thatcher 292265

Approved on 05/04/11 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. IL12233/003, 09.028.00 (P) 200A and E537801B received on 26.01.11 and drawing nos. 09.028.00 (P) 202A, 511 01, 050 01 and 650D received on 08.02.11.

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

BH2011/00259

8 Solway Avenue Brighton

Erection of single storey rear extension.

Applicant: Mr Stephen Hole

Officer: Liz Arnold 291709

Approved on 18/03/11 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. 12RevA and 13RevB received on the 10th march 2011.

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

BH2011/00265

1 Singleton Road Brighton

Application for Approval of Details Reserved by Condition 7 of application BH2009/02498.

Applicant: Eastland Building Contractors Ltd

Officer: Jonathan Puplett 292525

Approved on 25/03/11 DELEGATED

BH2011/00348

1 Warmdene Way Brighton

Application for Approval of Details Reserved by Condition 12 of application BH2008/03475.

Applicant: Bob Walters

Officer: Aidan Thatcher 292265

Approved on 06/04/11 DELEGATED

BH2011/00364

63 Old Mill Close Brighton

Erection of a two storey side extension.

Applicant: Mr & Mrs D De Lea

Officer: Helen Hobbs 293335

Approved on 05/04/11 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 drawings received on 8th February 2011.

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

BH2011/00488

12 Singleton Road Brighton

Certificate of lawfulness for a proposed loft conversion incorporating a rear dormer, a hip to gable roof extension and a rooflight to front roof slope.

Applicant: Mr & Mrs Brimley

Officer: Helen Hobbs 293335

Approved on 31/03/11 DELEGATED

BH2011/00524

Community Centre Carden Park Carden Hill Brighton

Display of 1no non-illuminated fascia sign.

Applicant: Brighton & Hove City Council

Officer: Liz Arnold 291709

Approved on 06/04/11 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.

PRESTON PARK

BH2010/03607

7 Chester Terrace Brighton

Loft conversion incorporating rear dormer and rooflights to front and rear roof slopes.

Applicant: Mr Ross Wadington

Officer: Helen Hobbs 293335

Approved on 28/03/11 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) BH12.05

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 2B received on 21st March 2011 and site plan received on 18th November 2010.

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

BH2010/03757

22 Southdown Road Brighton

Erection of single storey rear extension (part retrospective).

Applicant: Mr Simon Hull

Officer: Chris Swain 292178

Approved on 06/04/11 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) BH12.05

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

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

4) UNI

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. L-01 and L-02 received on 6 December 2010 and drawing no. L-03 Rev B received on 28 February 2011.

BH2011/00067

Garage Site 81-89 Beaconsfield Road Brighton

Demolition of existing garages and erection of 4no two bedroom dwellings.

Applicant: John Leach Properties

Officer: Kate Brocklebank 292175

Refused on 21/03/11 DELEGATED

1) UNI

The proposal fails to respect or enhance the positive qualities of the key neighbourhood principles of the area in relation to the spacing characteristics and is overly dense. The development seeks to in-fill the majority of the plot resulting in a very cramped form of development with awkward shape plots. Consequently the proposal represents an over-development of the site resulting in 'town cramming' to the detriment of the character of the area. As such the scheme is unacceptable as the proposal fails to comply with policies QD1, QD2, QD3, HO4 of the Brighton & Hove Local Plan.

2) UNI2

The applicant has failed to demonstrate that the development will receive adequate levels of daylighting to the main living areas within the basement accommodation. The main living areas within the basements will have very limited outlook as well as bedroom 2 in the most northerly unit which will give rise to a feeling of confinement and sense of enclosure. This is compounded by the fact that all four are predominantly single aspect facing onto the busy Beaconsfield Road/A23 with limited set back. The development has therefore failed to provide adequate living conditions for future occupiers, contrary to policies QD3 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development would also fail to make adequate provision for private external amenity space, particularly in relation to the two units in the middle of the

terrace which only have access to awkward shaped basement level terraces, which in the absence of evidence to the contrary are likely to receive limited levels of sunlight and be largely overshadowed which will have a further negative impact on their quality and usability. The development is therefore contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

The development would place a building in close proximity to a protected Beech tree adjacent to the north boundary of the site and in the absence of evidence to the contrary the applicant has failed to demonstrate that the development would not negatively impact on the trees root system and/or lead to future pressure for either a reduction or complete removal of the tree. The loss of this tree would mean a significant reduction in the visual amenity of the area and negative impact on the setting of the Preston Park Conservation Area and would be contrary to policies QD16 and HE6 of the Brighton & Hove Local Plan.

5) UNI5

The applicant has failed to demonstrate that the displaced parking demand created by the loss of the existing garaging and the proposed development will not negatively impact on highway safety through additional stopping, turning and reversing traffic that would be created on the local highway network contrary to policies TR1, TR7 and TR8 of the Brighton & Hove Local Plan.

6) UNI6

The applicant has failed to demonstrate that the development will accord to Lifetime Homes Standards contrary to policy HO13 of the Brighton & Hove Local Plan and Planning Advice Note 03 Accessible Housing and Lifetime Homes.

BH2011/00107

19 Coventry Street Brighton

Certificate of lawfulness for proposed loft conversion incorporating a dormer to the rear elevation and a rooflight to the front elevation.

Applicant: Mr Jeff Jackson

Officer: Chris Swain 292178

Approved on 22/03/11 DELEGATED

BH2011/00157

102 Havelock Road Brighton

Erection of single storey rear extension,

Applicant: Mr Andrew Field

Officer: Helen Hobbs 293335

Approved on 30/03/11 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.10.11.01/1, 10.11.01/02 & 10.11.01/03 received on 19th January 2011 and site plan received on 2nd February 2011.

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

BH2011/00171

115B Havelock Road Brighton

Replacement of Timber framed windows with UPVC to front elevation.
(Retrospective)

Applicant: Ms Felicity Harrison

Officer: Liz Arnold 291709

Refused on 29/03/11 DELEGATED

1) UNI

The replacement first floor uPVC windows, by reason of their design, material, proportions, frame thickness and method of opening, form a visually inappropriate alteration to the property which adversely affects the character and appearance of the Havelock Road street scene and the Preston Park Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2011/00211

47 Rugby Road Brighton

Certificate of Lawfulness for proposed alterations to roof of existing single storey rear extension.

Applicant: Mr & Mrs Lyon

Officer: Chris Swain 292178

Refused on 22/03/11 DELEGATED

1) UNI

The development is not permitted under Schedule 2, Part 1, Classes A or B of the Town & Country Planning (General Permitted Development) Order 1995 as it relates to proposed alterations to the roof of a house within a conservation area.

REGENCY

BH2010/00529

68 Western Road Brighton

Demolition of existing rear three storey section of the property and erection of 1no four storey residential block (4 residential units) fronting onto & with access via Stone Street. Refurbishment of existing retail unit and refurbishment of residential unit above.

Applicant: Mr & Mrs Yau

Officer: Paul Earp 292193

Refused on 31/03/11 PLANNING COMMITTEE

1) UNI

The scheme as currently proposed by reason of the narrow layout and limited size of the lower ground floor unit and the second floor unit would result in a cramped scheme having an adverse impact on the amenity of the potential occupiers contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2010/00530

68 Western Road Brighton

Demolition of rear 3 storey section of property facing Stone Street.

Applicant: Mr & Mrs Yau

Officer: Paul Earp 292193

Refused on 31/03/11 PLANNING COMMITTEE

1) UNI

Policy HE8 of the Brighton & Hove Local Plan states that where demolition of buildings within a conservation area are proposed, the redevelopment of the site should preserve the character and appearance of the Conservation Area. The existing rear three storey section of the property is not of merit, however to allow the demolition where no acceptable replacement building or boundary treatments

have been identified would have a negative impact on the character and appearance of the Regency Square Conservation Area. The proposal is therefore considered to be contrary to Policy HE8 of the Brighton & Hove Local Plan.

BH2010/03873

139 - 141 Kings Road Brighton

Internal alterations to convert existing office space into new bedroom.

Applicant: Best Western Brighton Hotel

Officer: Adrian Smith 290478

Approved on 06/04/11 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 shall be carried out and completed in their entirety in accordance with the approved drawings and the above conditions and maintained as such thereafter.

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

3) UNI

All boarding covering the fireplace shall be removed and the fireplace shall be restored.

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

4) UNI

All new door architraves shall match the original architraves of the windows and the new doors shall be four panelled with panel mouldings to match exactly the panel mouldings of the window linings / shutters.

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

5) UNI

All missing sections of the ceiling cornicing shall be reinstated to match exactly the existing cornicing, and all new skirting boards shall match exactly those existing within the room.

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

BH2010/04023

St Pauls Vicarage Russell Place & Wagner Hall Regency Road Brighton

Application for variation of condition 1 for BH2008/00877 (Change of Use of Wagner Hall and Vicarage to offices for Social Enterprise Incubator Centre (SEIC). Wagner Hall to be used for SEIC. Vicarage to be used for administration of SEIC and Brighton & Hove Social Enterprise Strategy. Consent required for five year temporary period) to extend temporary period to 30 June 2018.

Applicant: Care Co-Operatives Ltd

Officer: Clare Simpson 292454

Approved on 17/03/11 DELEGATED

1) 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.

2) UNI

The use hereby permitted shall be discontinued and the land restored to its former condition on or before 30 June 2018 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason: The use hereby approved is not considered suitable as a permanent form of development to safeguard community facilities, business floorspace and housing accommodation within the city and to comply with policies HO20, EM4 and HO8 of the Brighton & Hove Local Plan.

3) UNI

Wagner Hall shall be used as offices for Social Enterprise Incubator Centre and the Vicarage shall be used for administration offices for Social Enterprise Incubator Centre and Brighton & Hove Social Enterprise Strategy and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: The use hereby approved is not considered suitable as a permanent form of development to safeguard community facilities, business floorspace and housing accommodation within the city and to comply with policies HO20, EM4 and HO8 of the Brighton & Hove Local Plan.

BH2011/00057

6 & 8 Norfolk Buildings Brighton

Application for variation of conditions 3 and 7 of application BH2010/03147 (Conversion of two dwelling houses to form a single dwelling house with associated works to include erection of rear extension to first floor level, raised roof and expansion of rear roof terrace) to allow the new doors and windows to the rear of the property to be constructed as detailed on drawing CH372/018 and the windows quotation and the new railings and front door to be constructed in accordance to the details shown on drawing CH372/015.

Applicant: Mr Cliff Tellet

Officer: Christopher Wright 292097

Approved on 18/03/11 DELEGATED

1) UNI

The development hereby permitted shall be commenced before 26th November 2013.

Reason: To ensure 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. CH372/1a, 2a and 3a received on 5 October 2010; CH372/015 received on 16 November 2010; CH372/6b and 7d received on 24 November 2010; CH372/017 received on 10 January 2011; and CH372/018 received on 20 January 2011.

3) UNI

The new brickwork and flintwork shall be painted white to match the existing brickwork and flintwork and the new railings shall be galvanised and painted

black and shall be maintained as such thereafter 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.

4) UNI

The railings hereby approved shall be constructed in strict accordance with the details shown on drawing CH372/015 received on 16 November 2010, and thereafter maintained as such.

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

5) UNI

The rear balcony terrace hereby permitted shall not be brought into use until the opaque screen shown on drawing no. CH372/017 received on 10 January 2011 has been installed. The obscure glazed screening shall be retained thereafter.

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

6) UNI

The new windows and doors hereby approved on the rear elevation of the building shall be constructed with concealed trickle vents and in accordance with the details shown on drawing CH372/017 received on 10 January 2011 and CH372/015 and CH372/018 received on 20 January 2011.

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

7) UNI

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

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

8) UNI

All new and replacement rainwater goods, soil and other waste pipes on the front elevation shall be in traditional cast iron or aluminium replicas of traditional cast iron and shall be painted to match the colour of the background walls.

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

9) UNI

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

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1, QD27 and HE6 of the Brighton & Hove Local Plan.

10) UNI

The new doors and windows on the front elevation of the building shall be of painted timber and not varnished or stained, and shall be retained as such thereafter.

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

BH2011/00128

Brighton Thistle Hotel 21-30 Kings Road Brighton

Display of internally illuminated fascia sign.

Applicant: Brighton Thistle Hotel

Officer: Steven Lewis 290480

Approved on 29/03/11 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) 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.

BH2011/00194

21 Castle Street & 2 Regency Mews Brighton

Conversion of existing dwelling house to create 1no live work unit and 1no single dwelling and associated works.

Applicant: Mr C Beasley

Officer: Mark Thomas 292336

Approved on 29/03/11 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) BH02.03

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

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

3) BH02.04

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

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

4) BH02.07

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

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

5) BH04.01A

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

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

6) BH05.09A

The development hereby permitted shall not be commenced until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with Supplementary Planning Document SPD08 Sustainable Building Design. The development shall be carried out in strict accordance with the approved details.

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

7) BH06.03

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

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

8) 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.

9) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. MV-2 Rev A received on 22nd March 2011.

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

10) UNI

The ground floor work space area of the live/work unit shall not be used for any purpose other than those specified in Class B.1 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Reason: To ensure that the use is compatible with the residential element of the scheme and to avoid detriment on the living conditions of neighbouring properties, in accordance with Brighton & Hove Local Plan policy QD27.

BH2011/00223

10 Grand Junction Road Brighton

Display of externally illuminated scaffolding shroud.

Applicant: Blowup Media UK Limited

Officer: Charlotte Hughes 292321

Approved on 29/03/11 DELEGATED

1) 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.

2) 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.

3) BH10.04

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

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

4) BH10.05

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

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

5) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

6) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

7) UNI

The intensity of the illumination of the advertisement display shall not exceed 600 candelas per square metre.

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

8) UNI

The advertisement shall not be illuminated later than 2300 hours and shall not be illuminated before 0700 hours on any day.

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

9) UNI

This consent expires on 28th February 2012 or until the scaffolding is no longer required for the buildings works, whichever is the sooner. At the end of this period of consent the advertisement shall be removed.

Reason: In the interests of the visual amenity and to preserve the character of the Old Town Conservation Area and to comply with policies QD12 and HE9 of the Brighton & Hove Local Plan.

BH2011/00266

49 Sillwood Street Brighton

Demolition of single storey rear extension at basement level and erection of supporting structure at basement level, with two storey rear extension above and roof terrace at second floor level.

Applicant: Miss Charlie Dwight

Officer: Steven Lewis 290480

Refused on 24/03/11 DELEGATED

1) UNI

The proposed roof terrace would have a detrimental impact upon the occupiers of 10 Norfolk Terrace by way of an overbearing presence and loss of outlook. This is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan which seeks to ensure the protection of amenity of existing and adjacent residents.

2) UNI2

The proposed extension would result in an overbearing presence and loss of outlook to the occupiers of 47 Sillwood Street. The solar pipe is considered an unacceptable form of mitigation to overcome the resulting loss of light where the future status and performance of the feature is unknown. This is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan which seeks to ensure the protection of amenity of existing and adjacent residents.

3) UNI3

The proposed extension, by reason of its scale, form, detailing and siting would disrupt the plan form of the building and materially harm the character of the

Regency Square conservation area. This would be contrary to policy HE6 of the Brighton & Hove Local Plan which requires that proposals within such a designated area preserve or enhance its character and appearance.

BH2011/00292

106 - 121 Kings Road Brighton

Display of 3no internally illuminated fascia signs and installation of down lighters to existing canopy to East elevation.

Applicant: Hilton

Officer: Adrian Smith 290478

Approved on 31/03/11 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) 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.

BH2011/00295

12-15A Kings Road Brighton

Application for Approval of Details Reserved by Condition 1 of application BH2010/03307.

Applicant: Brighton & Hove City Council

Officer: Charlotte Hughes 292321

Approved on 25/03/11 DELEGATED

BH2011/00366

89 Montpelier Road Brighton

Installation of railings to West elevation.

Applicant: 89 Montpelier Road Brighton Ltd

Officer: Jason Hawkes 292153

Refused on 05/04/11 DELEGATED

1) UNI

The side lightwell facing Montpelier Road would not originally have had railings around it and new railings around the lightwell would disrupt the symmetry and harmony of the building's facades. The railings would also draw attention away from the building's entrance steps and railings and lack detail in order to match the existing railings. Additionally, it is unclear how the railings would be secured to the plinth wall. Overall, the railings would detract from the historic character and appearance of the listed building and are contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2011/00636

28 Upper North Street Brighton

Application for Approval of Details Reserved by Condition 9 of application BH2009/01375.

Applicant: Mrs Julie Medin-Perez

Officer: Steven Lewis 290480

Approved on 29/03/11 DELEGATED

ST. PETER'S & NORTH LAINE

BH2010/02536

42 Kensington Place Brighton

Replacement of existing chimney stack and rear windows and doors. (Part retrospective)

Applicant: Dr David Hobson

Officer: Helen Hobbs 293335

Approved on 28/03/11 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 dimensions and mouldings of the joinery sections of the new sash windows shall match exactly those of the original windows and they shall be painted in gloss white paint and shall not have trickle vents.

Reason: To ensure the satisfactory appearance to the development and to comply with policies HE1, HE6 and QD14 of the Brighton & Hove Local Plan.

3) UNI

No development shall take place until 1:1 scale sectional details of the new French doors and kitchen door have been submitted to and approved in writing by the Local Planning Authority. The French doors shall be recessed with the reveals to the same depth as the existing original sash windows and shall have a masonry external step.

Reason: As insufficient information has been provided and to ensure the satisfactory appearance to the development and to comply with policy HE1, HE6 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. LB42/01/D and LB421/03 received on 15th October 2010.

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

BH2010/03848

16 Tichborne Street Brighton

Demolition of existing building and erection of 4no storey building with 2no self-contained workshops (B1) at basement, ground and first floor level, 2no one bedroom flats on the second floor and 1no two bedroom flat on the third floor.

Applicant: Mr Patrick Moorhead

Officer: Kate Brocklebank 292175

Refused on 21/03/11 DELEGATED

1) UNI

The development, by reason of its unacceptable design, height, scale and bulk as well as the architectural detail, lack of visual interest and connection with the street, would cause significant harm to the street scene and the character and appearance of the North Laine conservation area contrary to policies QD1, QD2, QD3, QD4 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The increased scale and bulk of the proposal would result in an overbearing and unneighbourly form of development and, without evidence to the contrary, would cause loss of sunlight/daylight to neighbouring properties and garden areas, particularly No. 9 Tichborne Street. The proposed balconies are also considered to give rise to adverse overlooking to neighbouring properties and garden areas. The development is therefore considered to be contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The applicant has failed to demonstrate that sufficient provision for refuse and recycling can be adequately accommodated on site for both the residential and commercial development contrary to SU2 of the Brighton & Hove Local Plan.

4) UNI4

The applicant has failed to demonstrate that the development will accord to Lifetime Homes Standards contrary to policy HO13 of the Brighton & Hove Local Plan and Planning Advice Note 03 Accessible Housing and Lifetime Homes.

BH2010/04012

70 London Road Brighton

Change of use of tanning salon to A1 retail shop and erection of a two- storey 4 bedroom dwelling accessed from Elder Place to the rear.

Applicant: Mrs Alanagh Raikes

Officer: Anthony Foster 294495

Approved on 31/03/11 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) BH02.03

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

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

3) BH03.01

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) UNI

(i) No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the local planning authority

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

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

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

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

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

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

6) UNI

Prior to occupation of the development the proposed privacy screening as detailed on drawing no. L227PV/FP/04 and L227PV/FP05 shall be implemented in full. The screen shall thereafter be permanently retained.

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

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Building Research Establishment issued Final Code Certificate confirming that the residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

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

8) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no L227PC/FP/01, /02, /03, /04, /05, received on 24 December 2010.

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

9) UNI

The first floor glazed blocks on the rear elevation facing south west facing windows shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such unless otherwise agreed in writing with the Local Planning Authority.

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.

10) UNI

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for the residential unit have been submitted to the Local Planning Authority; and (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for the residential unit 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.

BH2011/00133

48 Kensington Place Brighton

Installation of rooflight to rear replacing existing rooflight.

Applicant: Ms Anne Johnson

Officer: Chris Swain 292178

Approved on 25/03/11 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 new replacement rooflight, hereby approved shall be a Lumen Tuscan Rooflight and shall be fitted flush with existing roof tiles and all flashing shall be of lead.

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

BH2011/00170

113 Queens Road Brighton

Installation of 16 solar panels to roof.

Applicant: Community Base

Officer: Helen Hobbs 293335

Approved on 30/03/11 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. SP1 and SP2 received on 4th February 2011.

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

BH2011/00235

78 Richmond Road Brighton

Erection of part single and part two storey rear extension (part-retrospective).

Applicant: Alfred Haagman

Officer: Jonathan Puplett 292525

Approved on 24/03/11 DELEGATED

1) 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.

2) UNI

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

elevations of the extension hereby approved without planning permission obtained from the Local Planning Authority.

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

3) UNI

The lower ground floor kitchen window and ground floor study window of the extension shall be vertical sliding sashes with concealed trickle vents and shall be retained as such.

Reason: For the avoidance of doubt in accordance with the approved drawings, to ensure a satisfactory appearance to the development and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

4) UNI

Other than the revisions required by Condition 3 of the permission hereby granted, the development hereby permitted shall be carried out in accordance with the unnumbered approved drawing received on the 27th of January 2011.

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

5) UNI

Notwithstanding the approved drawings, no development shall take place until a revised drawing has been submitted to and approved in writing by the Local Planning Authority. The revised drawing shall show an appropriate parapet roof design to the second storey of the extension hereby approved; works shall be carried in accordance with the approved revised drawing and retained as such thereafter.

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

BH2011/00337

5 Clifton Street Brighton

Erection of rear infill extension and feature rooflight and installation of new conservation style rooflight at front elevation.

Applicant: Mrs Elly Donovan

Officer: Helen Hobbs 293335

Approved on 04/04/11 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 front rooflight in the approved development shall be of 'conservation style' fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. CH403/004A & CH403/005A received on 1st April 2011, drawing nos. CH403/002 & CH403/003 received on 7th February 2011 and CH403/001A received on 15th February 2011.

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

BH2011/00347

Co op Supermarket 106 Dyke Road Brighton

Installation of 4no roller shutters with perforated lathes to shopfront.

Applicant: The Co-operative Group

Officer: Liz Arnold 291709

Refused on 29/03/11 DELEGATED

1) UNI

The proposed shutters, by reason of their size, length and solid design, would result in an inappropriate and unattractive element to the shopfront which would detract from the appearance and character of the building, the Dyke Road street scene and the surrounding West Hill Conservation Area and the adjoining Montpelier and Clifton Hill Conservation Area, contrary to policies QD8, QD10 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Shop Front Design (SPD02).

BH2011/00352

17 Jubilee Street Brighton

Display of 1no externally illuminated fascia sign and 1no externally illuminated hanging sign (retrospective).

Applicant: The Chilli Pickle

Officer: Sonia Kanwar 292359

Approved on 28/03/11 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) 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.

BH2011/00526

34 St Nicholas Road Brighton

Removal of front and rear rooflights and replacement with front and rear dormers.

Applicant: Ms Katy Dore

Officer: Liz Arnold 291709

Approved on 29/03/11 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 nos. CH382/002, CH382/003, CH382/004 and CH382/005 received on the 21st February 2011.

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

BH2011/00546

Good Companions Public House 132 Dyke Road Brighton

Installation of decking with planters, decking of walkway to entrance and planters added to existing walls at front entrance and new fencing to side elevations. (Retrospective).

Applicant: Indigo Pub Co Ltd

Officer: Sonia Kanwar 292359

Approved on 06/04/11 DELEGATED

WITHDEAN

BH2010/03229

The Coach House Cinderford Cornwall Gardens Brighton

Application for variation of condition 2 of BH2005/01975/FP (Conversion of existing vacant outbuilding into a two bedroom dwelling) to install white UPVC windows and doors.

Applicant: Alpha Properties Ltd
Officer: Mark Thomas 292336
Refused on 31/03/11 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. Further, policy QD14 of the Local Plan requires all development to use materials sympathetic to the parent building. The proposal to install UPVC units would represent an unsightly addition to the detriment of the character and appearance of the recipient property and the wider conservation area. Further the proposed windows are inappropriately detailed, in that the units do not feature curved heads to follow the curve of the brick arches to the existing window openings. The proposal is therefore contrary to the aforementioned policy.

BH2010/03299

Land to Rear of 47 Surrenden Road Brighton

Demolition of existing access side wall and pier and re-erection on new line.

Applicant: Adelphi Midland Estates Ltd

Officer: Guy Everest 293334

Refused on 28/03/11 DELEGATED

1) UNI

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

BH2010/03311

Land to Rear of 14 Bankside Brighton

Application for Approval of Details Reserved by Conditions 3, 6, 7, 8, 12 and 13 of application BH2009/03004 Appeal Decision.

Applicant: Mr Michael Letton

Officer: Clare Simpson 292454

Split Decision on 18/03/11 DELEGATED

1) UNI

GRANT approval of the details reserved by conditions 6, 7, 8, 12 and 13 subject to full compliance with the submitted details.

1) UNI

REFUSE approval of the discharge of conditions 3 for the following reasons: Following an on-site survey of the application site, it has been established that drawing number FW049-001SO submitted on the 19th November 2010 does not accurately show the separation distances which would be achieved should the development proceed. A separation distance of 21 metres is shown on the drawing, in reality the separation would be around 19 metres. This condition therefore cannot be discharged.

BH2010/03729

Land to Rear of 14 Bankside Brighton

Erection of new 3no storey, three bedroom dwelling incorporating solar panels.

Applicant: Mr Michael Letton

Officer: Clare Simpson 292454

Approved on 18/03/11 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) 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.

4) BH05.02B

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

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

5) BH06.03

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.

6) UNI

All planting, seeding or turfing comprised in the approved scheme of landscaping outlined on drawing number FW049-002CE submitted on the 10th January 2010 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.

7) UNI

Prior to the commencement of external finishes of the property, a scheme for the treatment of the boundary for the property fronting Highbank shall be submitted to and approved by the Local Planning Authority in writing. The agreed details shall show how vehicles would be restricted from parking forward of the front building line and offer distinction between private land and publicly adopted highway. The agreed scheme shall be implemented prior to the house being occupied and retained in place thereafter.

Reason: To ensure safe development in accordance with policy TR1, TR7 and TR8 of the Brighton & Hove Local Plan.

8) UNI

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

9) 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.

10) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.FW049-002FP rev D, 002LS rev D, 002CE rev B, 002SEC rev D, 002ELE rev F, received on the 10th January 2011 and drawings numbers no. FW049-, 002Slp rev C, 002Blk rev D, 002SS rev G and 002SS rev D, received on the 23rd February 2011,

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

11) UNI

The development shall be carried out in accordance with the Waste Minimisation Statement, submitted on the 30th November 2010 which confirms how demolition and construction waste will be recovered and reused on site.

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

BH2011/00072

7a Harrington Road Brighton

Erection of conservatory to rear.

Applicant: Mr & Mrs Leenders

Officer: Mark Thomas 292336

Approved on 21/03/11 DECISION ON APPEAL

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 'Proposed Plans' and 'Plans and Elevations Proposed' both numbered 10045/02 received on 12th January 2011.

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

BH2011/00108

85 Wayland Avenue Brighton

Erection of a first floor extension over existing ground floor extension with alterations to roof.

Applicant: Mr Robert Gunnell

Officer: Robin Hodgetts 292366

Approved on 22/03/11 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 window other than those expressly authorised by this permission shall be constructed to the north-west side elevation of the property without planning permission obtained from the Local Planning Authority.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1001/1A and the sitemap received on 13th January 2011.

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

BH2011/00158

15 Hampstead Road Brighton

Erection of link bridge from existing attic studio to garden via existing flat roof.

Applicant: Dr Alex Mancey-Barratt

Officer: Mark Thomas 292336

Refused on 18/03/11 DELEGATED

1) UNI

Policy QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed roof terrace by virtue of its positioning, projection and proximity to the neighbouring boundary, represents an unneighbourly development for the occupiers of no. 14 Hampstead Road, which would result in significant overlooking and loss of privacy. As such the proposed development is considered to be contrary to the aforementioned planning policy.

2) UNI2

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. In principle, the proposed roof terrace and associated works are considered to represent uncharacteristic additions in relation to both the application property and adjoining properties. Further the use of timber decking at roof level would represent an incongruous material in this location. The proposal is therefore contrary to the above policy and guidance.

BH2011/00168

6 Glen Rise Brighton

Construction of part single storey, part two storey rear extension. Single storey extension to front. Enlargement of garage incorporating new pitched roof over. Roof remodelling involving raising of ridge height, front and rear dormers and side rooflights.

Applicant: Mr Marcus Stephanou

Officer: Mark Thomas 292336

Refused on 17/03/11 DELEGATED

1) UNI

Policy QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed extension, by virtue of its orientation, bulk, height, positioning, projection and proximity to the neighbouring boundary, represents an overbearing development for the occupiers of 8 Glen Rise, which would result in significant overshadowing, increased sense of enclosure and loss of outlook. As such the proposed development is considered to be contrary to the aforementioned planning policy.

2) UNI2

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposed rear dormer window is inappropriately sized and represents an overly bulky addition to the rear roofslope. Further, the dormer features inappropriately large areas of tile hung cladding contrary to guidance contained within SPGBH1. The proposal is therefore contrary to the above policy and guidance.

BH2011/00184

2 Valley Drive Brighton

Amendment to previously approved application BH2010/02991 to change the materials used on the windows and doors from white uPVC to black powder coated aluminium and change the roof materials from plain tiles to man made slate.

Applicant: Mr Mark Saunders

Officer: Christopher Wright 292097

Approved on 17/03/11 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) BH02.03

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

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

3) UNI

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

Reason: To safeguard the privacy of the occupiers of the adjoining properties 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 drawing no. VD2/0410/3A received on 21 January 2011.

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

BH2011/00201

2 Valley Drive Brighton

Amendment to previously approved application BH2010/02991 for installation of roof lights to South and East elevations of pitched roof.

Applicant: Mr Mark Saunders

Officer: Christopher Wright 292097

Approved on 18/03/11 DELEGATED

1) BH02.03

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

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

2) UNI

The two first floor level windows on the southern flank elevation of the development hereby permitted shall be obscure glazed and non-opening, unless

the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

3) UNI

The development hereby permitted shall be commenced before the 15 November 2013.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. VD2/0410/3B received on 8 March 2011.

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

BH2011/00214

11 Surrenden Crescent Brighton

Remodelling of house together with new first floor with pitched roof.

Applicant: Mr James Oliver

Officer: Adrian Smith 290478

Approved on 18/03/11 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 samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3) UNI

All windows in the first and second floor east and west side elevations shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. SC.01 & SC.08 to SC.14 received on the 25th January 2011.

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

5) 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 additional windows or doors other than those expressly authorised by this permission shall be constructed in the east or west side elevations of the extension 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.

BH2011/00324

60 Valley Drive Brighton

Erection of two storey rear extension and associated works.

Applicant: Mr Mark Betteridge

Officer: Christopher Wright 292097

Refused on 31/03/11 DELEGATED

1) UNI

The proposed extension would, by reason of the design, form, external finishes and siting, have a discordant and poorly integrated appearance in relation to the original chalet style dwelling, and would have an unduly dominant character which would be detrimental to visual amenity. As such the development would be contrary to the requirements of policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The extension would, by reason of the height, massing, siting and sharp rise of the ground level, have an overbearing impact and lead to a perceived loss of privacy that would be detrimental to residential amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/00329

7 Cedars Gardens Brighton

Erection of two storey side and rear extensions. Roof alterations incorporating new front and rear dormers, alterations to existing front dormer and installation of rooflights to rear. (Amended description)

Applicant: Mr Newton

Officer: Mark Thomas 292336

Refused on 29/03/11 DELEGATED

1) UNI

1. 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 submitted plans are inaccurate in that the proposed contextual elevation drawing (ADC371/sk10) does not match with the submitted elevations drawings and roof plan. Notwithstanding this inaccuracy, it is considered that the proposed development would result in a visually cluttered rear elevation. The combination of different roof forms would appear incongruous, and the rear elevation would appear contrived since it has been designed to minimise the impact on neighbouring properties rather than to relate positively to the recipient property. The proposal is therefore contrary to the above policy and guidance.

BH2011/00361

85 Tivoli Crescent North Brighton

Erection of side extensions to North and South elevations, revised scheme to that approved under BH2009/02847 (Part-Retrospective).

Applicant: Mr M Mousavi

Officer: Steven Lewis 290480

Approved on 04/04/11 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 Tim Cording drawings received on 07/02/2011.

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

BH2011/00443

68 Windmill Drive Brighton

Construction of pitched roof to existing porch.

Applicant: Mr S Palmer

Officer: Mark Thomas 292336

Approved on 31/03/11 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. 03/0211, 0211a received on 21st February 2011.

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

BH2011/00459

Cranbrook Maldon Road Brighton

Certificate of lawfulness for a proposed Loft conversion incorporating dormers to rear and rooflights to front and conversion of existing garage to study room.

Applicant: Mrs S Anderson

Officer: Mark Thomas 292336

Approved on 29/03/11 DELEGATED

BH2011/00467

Tudor House Respite Centre 1 Withdean Court Avenue Brighton

Erection of a single storey rear extension with associated works.

Applicant: Rockinghorse

Officer: Steven Lewis 290480

Approved on 31/03/11 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

Prior to the commencement of development, a Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The method statement should outline how the trees upon the site, specifically the Yew Tree Protected and Numbered T.2 under TPO (19) 1998 will be protected during construction to BS 5837 (2005) Trees in Relation to Construction. The works to protect the tree shall be carried out in strict accordance with the approved details.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved NPS Group drawings no. SUB10-2874 A100, SUB10-2874 A101 Rev A & SUB10-2874 A102 received on 15/02/2011.

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

BH2011/00484

91 Wayland Avenue Brighton

Erection of two storey side extension replacing existing garage, single storey rear extension and front extension with new entrance porch.

Applicant: Mr & Mrs Baron

Officer: Christopher Wright 292097

Refused on 05/04/11 DELEGATED

1) UNI

There are discrepancies between the floor plans and elevations of the proposed development and the elevations are drawn incorrectly. As such a full and proper assessment of the design of the development and its relationship with the existing building, or the effect of the development on neighbour amenity, has not been possible. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

Notwithstanding the discrepancies and inaccuracies of the drawings submitted, the proposed front extensions would, by reason of the variance in roof pitches and heights, the arrangement of windows and siting of the front door, together with the alignment of the additions with the existing front projection, appear poorly composed and integrated with the form and character of the host dwelling and would detract from the appearance of the property to the detriment of visual amenity. The application is thereby in conflict with policy QD14 of the Brighton & Hove Local Plan.

3) UNI3

Notwithstanding the discrepancies and inaccuracies of the drawings submitted, the roof of the proposed two storey side extension would be positioned in front of the pitched roof slope of the original dwelling and as such would appear discordant and poorly integrated with the form of the original house and would be unduly dominant. As such the development would be detrimental to visual amenity and would detract from the appearance of the host dwelling and is thereby contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2011/00564

42 Cornwall Gardens Brighton

Certificate of lawfulness for proposed erection of single storey rear extension.

Applicant:

Officer: Adrian Smith 290478

Approved on 06/04/11 DELEGATED

BH2011/00581

16 Redhill Drive Brighton

Erection of single storey rear extension at lower ground floor level with terrace above and two storey extensions to front, side and rear elevations with associated external alterations. Erection of new retaining wall to rear garden and new boundary walls to East and West boundaries.

Applicant: Mr David Meredith

Officer: Mark Thomas 292336

Approved on 06/04/11 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 Blue Cedar within the rear garden shall be protected as far as is practicable to BS 5837 (1991), i.e., Heras fencing on rubber feet. A fence shall be erected across the rear garden from eastern to western side boundaries in order to protect the tree, with the westernmost panel being removable to enable access by builders to the rear of the garden to deposit rubble etc for the re-levelling works at the southernmost end of the garden. This panel shall be placed back to the boundary and remain in situ for the remainder of the period of the re-levelling of the embankment.

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

4) UNI

Any tree pruning works shall be carried out to BS 3998 (2010) Tree Pruning Operations.

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.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.V2/OS/02, V2/01, 02, 03, 04, 05, 06, 07, 08, 09 received on 25th February 2011.

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

EAST BRIGHTON

BH2010/03907

26 St Marys Square Brighton

External alterations to front elevation to convert garage into habitable room.

Applicant: Mr N Jackson

Officer: Louise Kent 292198

Refused on 06/04/11 DELEGATED

1) UNI

Insufficient information has been submitted in relation to the front elevations to fully assess the impact of the proposed development in relation to neighbouring

amenity, design and the impact on the character of the area. Contrary to policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

2) UNI

The proposal would involve the loss of the existing unaltered garage doors which would harm the uniformity of the front elevations of St Mary's Square. The proposed window, due to its uncharacteristic design and position, would constitute an incongruous feature, causing a detrimental visual impact on the existing building and its terrace and would detract from the historic character and appearance of the East Cliff conservation area. The proposal is therefore contrary to policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2010/04036

26 St Marys Square Brighton

Conversion of garage to study and installation of new window in place of garage doors.

Applicant: Mr N Jackson

Officer: Louise Kent 292198

Refused on 06/04/11 DELEGATED

1) UNI

The proposal would involve the loss of the existing unaltered garage doors which would harm the uniformity of the front elevations of St Mary's Square. The proposed window, due to its uncharacteristic design and position, would constitute an incongruous feature, causing a detrimental visual impact on the existing building and its terrace and would detract from the historic character and appearance of the East Cliff conservation area. The proposal is therefore contrary to policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2011/00110

18 St Marys Square Brighton

Installation of UPVC windows and doors to replace existing timber windows and doors and alterations to front entrance.

Applicant: Mr Nigel Hunt

Officer: Chris Swain 292178

Approved on 06/04/11 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.

BH2011/00280

75 St Georges Road Brighton

Removal of existing staircase and installation of new staircase from ground to lower ground floor.

Applicant: The Olivia Group

Officer: Sonia Kanwar 292359

Approved on 17/03/11 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.

BH2011/00304

5 Sudeley Street Brighton

Formation of rear balcony at first floor level incorporating installation of French door to replace existing window.

Applicant: Mr Paul Chandler

Officer: Helen Hobbs 293335

Refused on 05/04/11 DELEGATED

1) UNI

The proposed balcony, by reason of overlooking and loss of privacy would unduly impact on the living conditions of the occupiers of No. 7 Millfield Cottages and as such is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed balcony and replacement window would be an incongruous and modern feature that also results in the loss of the traditional window openings and would therefore have a harmful impact upon the character and appearance of the host building contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2011/00309

Roundabout Nursery 178 Whitehawk Road Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2010/00969.

Applicant: Brighton & Hove City Council

Officer: Aidan Thatcher 292265

Approved on 31/03/11 DELEGATED

BH2011/00335

75 St Georges Road Brighton

Internal structural strengthening work and formation of enlarged opening in rear area of ground floor. (Retrospective).

Applicant: The Olivia Group

Officer: Sonia Kanwar 292359

Approved on 17/03/11 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.

BH2011/00350

St Marys Hall School for Girls Eastern Road Brighton

External alterations including new access doors and disabled entry facilities to the main building.

Applicant: Brighton & Sussex University Hospitals NHS Trust

Officer: Mick Anson 292354

Approved on 05/04/11 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) BH01.06

The development hereby permitted shall be carried out in accordance with the approved drawings no. AL100 Rev P1; AL101 Rev PL1; 9271210 LGF; AL110 PL3; 9271210 GF; AL111 PL3; 9271210 FF; 9271210 2ndF; 9271210 Sections; AL114 PL2; 9271210 Rev A North and Yard elevations; AL124 PL2; 9271210

S/E/W elevations; AA200 PL1; AL123 PL1; AA201 PL1 submitted on 7.2.11 and 24.3.11.

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

3) UNI

Notwithstanding the plans hereby approved, detailed sections of the proposed hand rails for the proposed external ramp and the junction with the existing hand rails shall be submitted to and be approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance of the proposed hand rail in relation to the existing hand rail and to comply with policies HE1 and HE3 of the Brighton & Hove Local Plan.

BH2011/00351

St Marys Hall School for Girls Eastern Road Brighton

Internal alterations to layout and external works including new access doors, new window at lower ground floor level and disabled entry facilities to the main building.

Applicant: Brighton & Sussex University Hospitals NHS Trust

Officer: Mick Anson 292354

Approved on 04/04/11 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) BH13.06

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

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

3) BH13.12

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

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

4) UNI

Notwithstanding the plans hereby approved further details of the specification of the proposed or replacement suspended ceilings and detailed plans showing their relationship with existing window openings shall be submitted to and be approved in writing by the Local Planning Authority prior to their implementation. Development shall be carried out in accordance with the approved details.

Reason: The panelled suspended ceilings proposed are not considered to be appropriate for a Listed Building and further consideration is required to also ensure that the ceilings have a minimum impact on existing historic features including window openings and to comply with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

Notwithstanding the plans hereby approved details of the colour and design and height of the glass screen and its metal fixings around the existing balustrade of

the central staircase shall be submitted to and approved in writing by the Local Planning Authority prior to their implementation. Development shall be carried out in accordance with the approved details.

Reason: The details of the fixings require further consideration to minimise the impact on the central staircase and to comply with policy HE1 of the Brighton & Hove Local Plan.

6) UNI

Notwithstanding the plans hereby approved further details of the internal doors around the central lobby, central staircase and first and second floor landings as well as Door No. MBDG23 to Room M108 on the ground floor plan shall be submitted to and approved in writing by the Local Planning Authority prior to their implementation. Development shall be carried out in accordance with the approved details.

Reason: The detailed design of these doors require further consideration and to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

7) UNI

Notwithstanding the plans hereby approved further details of the roofing material and means of ventilation to the existing rear flat roof shall be submitted to and approved in writing by the Local Planning Authority prior to their implementation. Development shall be carried out in accordance with the approved details.

Reason: The PVC roofing materials are not considered to be appropriate to the historic integrity of this Listed Building and the Local Planning Authority considers that alternative means of covering the roof and achieving the required ventilation standards require further consideration and to comply with Policy HE1 and HE3 of the Brighton & Hove Local Plan.

8) UNI

All proposed rendering works shall be carried out using a lime based render.

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

9) UNI

Notwithstanding the plans hereby approved, detailed sections of the proposed hand rails for the proposed external ramp and the junction with the existing hand rails shall be submitted to and be approved in writing by the Local Planning Authority prior to their implementation. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance of the proposed hand rail in relation to the existing hand rail and to comply with policy HE1 and HE3 of the Brighton & Hove Local Plan.

HANOVER & ELM GROVE

BH2010/03853

30 Hanover Terrace Brighton

Erection of single storey rear extension.

Applicant: Mr George Birtwell

Officer: Sonia Kanwar 292359

Approved on 17/03/11 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. 406(PL)1A received on the 24th February 2011 and 406(PL)2a received on the 29th January 2011.

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

BH2011/00046

Land Between 38 - 50 Carlyle Street Brighton

Application for Approval of Details Reserved by Conditions 4, 5a and 5b of application BH2004/00232/FP.

Applicant: Mike Stimpson Properties

Officer: Sue Dubberley 293817

Approved on 28/03/11 DELEGATED

BH2011/00192

20 Franklin Street Brighton

A Certificate of Lawfulness is sought for a proposed loft conversion incorporating rooflight to front, dormer to rear roofslope and roof extension to the existing two storey rear projection.

Applicant: Mr Mark Layton

Officer: Chris Swain 292178

Approved on 04/04/11 DELEGATED

BH2011/00525

St Wilfrids Flats Whippingham Road Brighton

Installation of metal support structures to 4no stained glass windows to West and East elevations.

Applicant: Hydemartlet

Officer: Liz Arnold 291709

Approved on 29/03/11 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

3. The metal supports hereby approved shall be painted black within one month of their installation and shall be 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

2. Notwithstanding the engineering details provided by Rushby Brewster and for the avoidance of doubt, the new metal supports hereby approved shall be fixed so that the 40mm face is the vertical face and the 60mm face is the horizontal face.

Reason: As conflicting 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.

HOLLINGDEAN & STANMER

BH2010/03498

18 Beatty Avenue Brighton

Change of use from doctors surgery (D1) to youth club (sui generis).

Applicant: Coldean Youth Project

Officer: Jonathan Puplett 292525

Approved on 17/03/11 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

Prior to the commencement of the use hereby approved, a written Management Plan for the use of the site as a youth club shall be submitted to and approved in writing by the Local Planning Authority. The details and actions within the Management Plan shall include hours of use of the outdoor areas and maximum numbers of children using the areas at any one time, maximum number of children within the building at any one time, details of staff supervision, noise control, restrictions on the use of the interior of the building and the outdoor spaces to minimise disturbance to neighbouring occupiers. The management plan shall be implemented fully in accordance with the approved details and timescales. The agreed scheme shall be retained for the duration of the use hereby approved with any amendments reasonably required by the Local Planning Authority made when necessary.

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

3) UNI

Unless agreed in writing by the Local Planning Authority, there shall be no amplified music or musical equipment used in the outdoor spaces to the front and rear of the building, and any amplified music or musical equipment used within the building shall not be audible at the nearest noise sensitive premises.

Reason: To safeguard the amenities of the locality and to comply with policies SU9, SU10 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. PL03, 'CJ Planning' supporting statement, and location plan received on the 9th of November 2010.

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

5) UNI

The use hereby permitted shall not be open to the public except between the hours of 09.00 and 23.00 on Mondays to Saturdays and 09.00 and 22.30 on Sundays and Bank Holidays.

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

BH2011/00086

19 Hollingbury Rise Brighton

Certificate of Lawfulness for a proposed loft conversion incorporating rear dormer.

Applicant: Ms & Ms J Willo

Officer: Helen Hobbs 293335

Approved on 28/03/11 DELEGATED

BH2011/00205

218 Ditchling Road Brighton

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr M Shah

Officer: Chris Swain 292178

Refused on 31/03/11 DELEGATED

1) UNI

The proposed development is not permitted under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995 as it would extend beyond part of the rear wall of the original dwellinghouse by more than 3 metres and also the enlarged part of the dwellinghouse would have a width greater than half the width of the original dwellinghouse.

BH2011/00248

36 Hollingdean Terrace Brighton

Replacement and enlargement of timber platform incorporating steps and glazed screens (Part retrospective)

Applicant: Mr Paul Cullen

Officer: Sonia Kanwar 292359

Refused on 21/03/11 PLANNING COMMITTEE

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 raised decked structure and proposed contrived screening option is an inappropriate addition to the rear garden area by reason of its highly prominent and incongruous appearance, resulting in a detrimental impact on the character and appearance of the existing building and a dominant and overbearing visual impact on the residents of neighbouring properties. The scheme is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

Policies QD14 and QD27 state that planning permission will not be granted for alterations which would cause material nuisance and loss of amenity to existing / future residents. Use of the raised terrace area would result in unacceptable levels of overlooking of neighbouring gardens and the rear elevations of neighbouring dwellings, causing significant harm to the privacy of neighbouring residents. The scheme is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/00250

Land adjacent 2 Forest Road Brighton

Erection of detached two storey residential dwelling at lower ground and ground floor levels.

Applicant: Elm Property Finance

Officer: Anthony Foster 294495

Approved on 24/03/11 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) BH02.03

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

of the dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

3) BH02.07

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

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

4) 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.

5) BH04.01A

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

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

6) BH05.10

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.

7) BH06.01

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

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

8) BH06.03

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

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

9) 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.

10) 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.

11) BH11.03

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

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

12) UNI

Prior to occupation of the development the proposed privacy screening as detailed on drawing no. 0012.PL.01 Rev A, 02 Rev A, and 03 Rev A shall be implemented in full. The screen shall thereafter be permanently retained.

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

13) UNI

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with the proposed measures as detailed in the James Cox Report, received 27/01/2011. 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.

14) UNI

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

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

Building Design.

15) UNI

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

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

A completed pre-assessment estimator will not be acceptable.

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

16) UNI

Unless otherwise agreed in writing, no development shall commence until details of the construction of the brown roofs has been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement and the seed mix. The scheme shall then be carried out in strict accordance with the approved details.

Reason: To ensure that the development contributes to ecological enhancement on the site and in accordance with policy QD17 of the Brighton & Hove Local Plan.

17) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no0112.EXG.01, PL.01 Rev A, PL.02 Rev A, PL.03 Rev A, PL.04 Rev A received on 27 January 2011

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

BH2011/00385

Play Ground Opposite 48-64 Wolseley Road Brighton

Installation of 6 metre high play equipment.

Applicant: Brighton & Hove City Council

Officer: Liz Arnold 291709

Approved on 29/03/11 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 no. DD05RevB and a drawing titled Huck received on 10th February 2011.

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

BH2011/00491

Northfield University of Sussex Falmer

Application for Approval of Details Reserved by Condition 8 of application BH2009/02205.

Applicant: University of Sussex

Officer: Anthony Foster 294495

Approved on 31/03/11 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2010/03865

20-32 Baden Road Brighton

Application for Approval of Details Reserved by Conditions 1-15 of application BH2010/01609.

Applicant: Kitmarr Limited

Officer: Sue Dubberley 293817

Approved on 04/04/11 DELEGATED

BH2011/00069

Land to Rear of 14-18 Baden Road Brighton

Application for Approval of Details Reserved by Conditions 1-17 of application BH2010/01959.

Applicant: Mr J Bacon

Officer: Sue Dubberley 293817

Approved on 04/04/11 DELEGATED

BH2011/00117

78 & 80 Dewe Road Brighton

Erection of rear extensions at first floor level to adjoining properties.

Applicant: M & G Properties (Sussex) Ltd

Officer: Sonia Kanwar 292359

Refused on 18/03/11 DELEGATED

1) UNI

The proposed development, by virtue of its siting, design, size and massing would result in the proposal appearing overbearing, particularly when viewed from the neighbouring property No. 82 Dewe Road, and would result in loss of light and outlook to this property and heightened sense of enclosure. As such the proposal would adversely impact on the residential amenity of this property and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

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

QUEEN'S PARK

BH2010/01338

5 Steine Street Brighton

Alterations to frontage (Retrospective)

Applicant: S & M Leisure Ltd

Officer: Louise Kent 292198

Approved on 22/03/11 PLANNING COMMITTEE

BH2010/02944

159 Edward Street Brighton

Alterations to approved application BH2007/03485 incorporating change to dimensions of dormers, alteration to positioning of rooflights, increase to height of roof ridge, insertion of serving hatch, alteration to east facing vent duct outlet, increase of eaves overhang on eastern elevation and increased projection of northern east facing fire door and addition of a small brick shoulder to the Dorset

Gardens wall adjoining Edward Street. (Part Retrospective.)

Applicant: Mr Andrew Lavender

Officer: Liz Arnold 291709

Refused on 21/03/11 DELEGATED

1) UNI

The dormer windows, by virtue of their design, height, projection and positioning, together with the significantly increased bulk of the eastern roof slope, are of detriment to the visual amenities of the property, the Edward Street and Dorset Garden street scenes, the Dorset Gardens Peace Park and the wider area, including the surrounding East Cliff Conservation Area. The dormer windows and increased roof bulk are therefore contrary to policies QD1, QD2, QD14 and HE6 of the Brighton and Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions.

BH2010/03477

42 George Street Brighton

Addition of second floor and internal and external alterations to first floor to create student accommodation (Sui-generis) and retention of 160sqM of Retail (A1) to ground floor together with cycle and bin storage.

Applicant: Meadowbridge Properties Ltd

Officer: Sue Dubberley 293817

Approved on 22/03/11 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) BH02.06

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

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

3) BH02.07

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

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

4) BH04.01A

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

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

5) BH05.03B

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 Ecohomes (or an equivalent or successor assessment tool) and a Design Stage Assessment Report showing that the development will achieve an Ecohomes Refurbishment rating of 'very good'

for all residential units have been submitted to the Local Planning Authority;
and

- (b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes Refurbishment rating of 'very good' 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) BH05.04B

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until an Ecohomes Design Stage Certificate (or certificate from equivalent or successor assessment tool) and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes Refurbishment rating 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) BH06.03

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

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

8) 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.

9) UNI

Prior to commencement of development a Discovery Strategy shall be submitted and approved in writing by the Local Planning Authority detailing what action will be taken if unsuspected contamination findings are discovered whilst developing the site. Development shall be undertaken in strict accordance with the approved strategy.

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

10) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.TA505/01A, 02A, 03A, 04A, 05A, 06, 07, 10B received on 05/11/2010 and no.TA505/11E, 12E, 13F, 14A, 15D, and 16C received on 02/02/2011.

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

11) UNI

No development shall take place until 1:20 scale elevations and 1:1 scale joinery profiles of the external windows, glazing bar/ frame dimensions and the opening arrangement have been submitted to and approved in writing with the Local Planning Authority. The works shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

12) UNI

No development shall take place until detailed drawings, including floor levels and roof heights to OS Datum of the proposed building, the approved building at No. 43 George Street and other neighbouring buildings have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details.

Reason: In order to ensure the accuracy of the development and to comply with policy QD1, QD2, QD27 and HE6 of the Brighton & Hove Local Plan.

13) UNI

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

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

BH2010/03781

11 Elmore Road Brighton

Erection of part two storey and part single storey side and rear extension with pitched roof.

Applicant: Jamie Beard

Officer: Anthony Foster 294495

Approved on 17/03/11 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 further windows or doors other than those expressly authorised by this permission shall be constructed without planning permission obtained from the Local Planning Authority.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no 1036/01 Rev A received on 21 January 2011 and drawing no. 1036/02 Rev B 10 March 2010.

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

BH2010/03791

Saunders Glassworks Sussex Place Brighton

Application to extend time limit for implementation of previously allowed application reference BH2005/00343/FP for the demolition of existing former glassworks. Erection of a five storey block of flats, 2 bungalows and 1 house comprising a total of 49 units, including 20 affordable units. Creation of 3 on-site disabled car parking spaces.

Applicant: Kane and Co

Officer: Anthony Foster 294495

Approved after Section 106 signed on 18/03/11 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) 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) BH04.01A

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

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

4) BH06.02

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

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

5) BH07.07

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

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

6) 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.

7) BH08.01

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

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

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

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

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

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

8) UNI

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

9) UNI

Prior to occupation of the development hereby approved the 3 on-site disabled car parking spaces and associated turning areas shown on the approved plans shall be completed. The spaces provided shall not be used otherwise than for the parking and manoeuvring of private vehicles belonging to the occupants of and visitors to the development.

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

10) 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 controlled waters as the site overlies a principle aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.

11) 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 controlled waters as the site overlies a principle aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.

12) 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(A) below the existing L90 background noise level. Rating Level and existing background noise levels shall be determined in accordance with the guidance provided in BS 4142:1997.

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

13) UNI

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

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

14) UNI

Prior to commencement of development details of a scheme to provide a minimum of 3 residential units which are to be built to a wheelchair accessible standard, a minimum of 2 of these units shall available for Affordable Housing, shall be submitted to and approved by the Local Planning Authority. Development shall be carried out in strict accordance with the approved details.

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

15) UNI

Notwithstanding information shown on the drawings, no development shall take place until full details of fences, walls or other means of enclosure and window positions at ground floor level west, have been submitted to and approved in

writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

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

16) UNI

Notwithstanding information shown on the drawings, no development shall take place until full details of boundary treatment to the east and balcony screens and window positions at first floor level east, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in strict accordance with the approved details.

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.

17) UNI

Notwithstanding the detail contained on the plans hereby approved, prior to commencement of development, samples of all materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD5 and HE6 of the Brighton & Hove Local Plan.

18) UNI

No development shall take place until a Method of Construction Statement to include details of:

- a) Demolition and removal of materials;
- b) Hours of work and deliveries;
- c) Loading, unloading, storage and handling of plant materials;
- d) Prevention of damage to, and mud on, highways and access road;
- e) Control of dust, vibration and noise;
- f) Parking for vehicles of site personnel, operatives and visitors;

Has been submitted to and approved in writing by the Local Planning Authority. Only approved methods and arrangements shall be implemented during demolition and construction period.

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.

19) 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.

20) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. PL151 received 27 April 2005, PL104 Rev C, PL105 Rev C, PL106, PL107 Rev P, PL108 Rev L, PL109 Rev H, PL113 Rev E, PL130 Rev F, PL131 Rev E, PL109 Rev H, PL132 Rev A, PL109 Rev H, PL133 Rev A, PL134, PL140 Rev F, PL145 Rev H, PL150 Rev A, PL152, PL153, received 26 October 2005, and PL109 Rev H, received 4 November 2005,.

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

BH2011/00118

Flats 1 & 2 48 Egremont Place Brighton

Removal of existing ground floor conservatory and erection of single storey rear extension.

Applicant: Mr Graham Thorn

Officer: Kate Brocklebank 292175

Approved on 30/03/11 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 rooflight 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 external elevational finishes of the extension hereby permitted shall match in material, colour, style, bonding and texture those of the existing building and the roof covering shall be constructed of natural slate.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. E53PC/FP /01, /02 rev A, /03 received on 17th January 2011 and /04 rev B and /05 rev B received on 25th March 2011.

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

BH2011/00149

Plumb Centre Unit 3A Freshfield Estate Stevenson Road Brighton

Display of 2no non-illuminated fascia signs.

Applicant: Wolseley UK

Officer: Sue Dubberley 293817

Approved on 28/03/11 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) 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.

BH2011/00188

Basement Flat 41 Devonshire Place Brighton

Reconfiguration and replacement of existing timber windows and doors with new double glazed units.

Applicant: Ms Jackie Grant

Officer: Helen Hobbs 293335

Approved on 21/03/11 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) 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.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos.176-03/1 and 176-03/2 received on 14th March 2011.

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

BH2011/00189

Basement Flat 41 Devonshire Place Brighton

Reconfiguration and replacement of existing timber windows and doors with new double glazed units and alterations to layout of flat.

Applicant: Ms Jackie Grant

Officer: Helen Hobbs 293335

Approved on 21/03/11 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.

BH2011/00206

Olivier House 18 Marine Parade Brighton

Change of Use of part of lower ground floor from offices (B1) to medical clinic (D1) including external alterations to side elevation.

Applicant: Brighton Fertility Associates Ltd

Officer: Liz Arnold 291709

Approved on 25/03/11 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 external pipework hereby approved shall be coloured to match the colour of the external wall of building within one month of installation and shall be retained as such thereafter.

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

3) UNI

Noise associated with any 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(A) below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997.

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

4) UNI

The use hereby permitted shall not be open to patients except between the hours of 9am and 6pm on Mondays to Fridays and 9am to 1pm on Saturdays, Sundays and on Bank or Public Holidays.

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 01 received on the 25th January 2011 and drawing no. 02C received on the 21st March 2011.

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

6) UNI

The proposed D1 premises shall be used for sperm donation, storage and consultancy services relating to fertility conservation purposes only and for no other purpose including any other purpose in Class D1 of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: As other uses within the D1 use class could generate significant additional traffic movements, given the limited availability of on site car parking and given the limited information supplied by the applicant with regard to the transport and parking implications of the proposal and in accordance with policies TR1 and TR19 of the Brighton & Hove Local Plan and the Council's adopted Supplementary Planning Guidance Note 4 on Parking Standards.

BH2011/00207

Olivier House 18 Marine Parade Brighton

Internal and external alterations associated with a change of use of part of lower ground floor from offices (B1) to medical clinic (D1).

Applicant: Brighton Fertility Associates Ltd

Officer: Liz Arnold 291709

Approved on 22/03/11 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 external pipework hereby approved shall be coloured to match the colour of the external wall of building within one month of installation and shall be retained as such thereafter.

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

BH2011/00287

24 St James's Street Brighton

Display of 2no halo illuminated fascia signs and 1no internally illuminated projecting sign.

Applicant: Paydens Ltd

Officer: Jonathan Puplett 292525

Approved on 28/03/11 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) 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.

BH2011/00288

14 West Drive Brighton

Erection of first floor rear extension.

Applicant: Ms Gillian Keenan & Mr Ronald Northedge

Officer: Sonia Kanwar 292359

Approved on 17/03/11 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 2 no. rooflights to the north eastern roofslope serving the staircase 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

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 additional windows shall be constructed to the side elevations of the extension hereby approved without planning permission obtained from the Local Planning Authority.

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 32425/01 and 32425/02revA, and the site location plan received on 31st January 2011.

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

ROTTINGDEAN COASTAL

BH2010/04006

Teynham House Marine Drive Saltdean Brighton

Reinstatement of 2no second floor balconies to front elevation and removal of 4no chimneys.

Applicant: Teynham House Residents Co Ltd

Officer: Chris Swain 292178

Approved on 17/03/11 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 drawing nos. 1851/001, 1851/003, 1851/004 and 1851/005 (inclusive), a site plan and a block plan received on 20 December 2010, drawing no.1851/002 received on 22 February 2011 and drawing no.1851/006 received on 10 March 2011.

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

BH2011/00050

2 Court House Close The Green Rottingdean Brighton

Erection of single storey infill extension in rear yard with lantern light on roof.

Applicant: Mr J Blackman

Officer: Sonia Kanwar 292359

Refused on 29/03/11 DELEGATED

1) UNI

The proposed extension, by reason of its size, siting and design, would result in a

detrimental impact on the architectural and historic character and appearance of the listed building and is therefore contrary to policy HE1 of the Brighton & Hove Local Plan and to the Council's Supplementary Planning Guidance Note SPGBH13: Listed Buildings - General Advice.

2) UNI2

The application has failed to demonstrate that the proposal would adequately protect and allow for future maintenance of the listed building and therefore the scheme is contrary to policy HE1 of the Brighton & Hove Local Plan and to the Council's Supplementary Planning Guidance Note SPGBH13: Listed Buildings - General Advice.

BH2011/00051

2 Court House Close The Green Rottingdean Brighton

Erection of single storey infill extension in rear yard with lantern light on roof.

Applicant: Mr J Blackman

Officer: Sonia Kanwar 292359

Refused on 29/03/11 DELEGATED

1) UNI

1.The proposed extension, by reason of its size, siting and design, would result in a detrimental impact on the architectural and historic character and appearance of the listed building and the setting of the adjacent listed building, Court House. The proposal is therefore contrary to policies QD14, HE1 and HE3 of the Brighton & Hove Local Plan and to the Council's Supplementary Planning Guidance Note SPGBH13: Listed Buildings - General Advice.

2) UNI2

2.The application has failed to demonstrate that the proposal would adequately protect and allow for future maintenance of the listed building and therefore the scheme is contrary to policy HE1 of the Brighton & Hove Local Plan and to the Council's Supplementary Planning Guidance Note SPGBH13: Listed Buildings - General Advice.

BH2011/00091

St Wulfrans Church Greenways Brighton

Demolition and replacement of boundary wall with new footing and retaining wall below ground level.

Applicant: PCC St Wulfrans

Officer: Aidan Thatcher 292265

Approved on 30/03/11 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 works shall take place until a detail drawing, at a minimum scale 1:20 has been submitted to and approved by the Local Planning Authority detailing the proposed replacement quoining. 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 important historic flint wall and to comply with policy HE3 of the Brighton & Hove Local Plan.

3) UNI

Unless agreed in writing by the Local Planning Authority, the development hereby permitted shall be carried out in accordance with the approved drawing nos. site location plan, block plan and SK01 received on 13 January 2011.

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

4) UNI

No works shall take place until a sample panel of flintwork have been constructed on the site and has been 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 important historic flint wall and to comply with policy HE3 of the Brighton & Hove Local Plan.

5) UNI

No development shall take place until the applicant, 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: In order to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.

6) UNI

Notwithstanding the details shown on drawing no. SK01, specifically the section drawing of the wall, no works shall take place until a revised plan has been submitted to and approved by the Local Planning Authority showing a batter to the wall to exactly match the existing. 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 important historic flint wall and to comply with policy HE3 of the Brighton & Hove Local Plan.

7) UNI

For the avoidance of doubt, the whole length of the replacement wall shall include the re-use of the existing half-round brick copings, replicated where necessary.

Reason: To ensure the satisfactory preservation of this important historic flint wall and to comply with policy HE3 of the Brighton & Hove Local Plan.

BH2011/00125

11 Roedean Way Brighton

Erection of single storey conservatory extension to rear.

Applicant: Mr Lars Vestergaard

Officer: Louise Kent 292198

Approved on 06/04/11 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

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.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 219/01 & 02 received on 25 January 2011.

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

BH2011/00141

15 Cranleigh Avenue Rottingdean Brighton

Erection of a pre-fabricated structure in garden at the rear of property.

Applicant: Mr Huyton

Officer: Sonia Kanwar 292359

Approved on 23/03/11 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 of the proposed structure, the site location plan and the block plan received on the 18th January 2011.

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

BH2011/00186

50 Roedean Crescent Brighton

Application for Approval of Details Reserved by Conditions 2, 3, 4, 5, 6, and 7 of application BH2010/03571.

Applicant: Mr Richard Long

Officer: Anthony Foster 294495

Split Decision on 22/03/11 DELEGATED

1) UNI

Approval of the details reserved by conditions 2, 3 and 5 subject to full compliance with the submitted details.

1) UNI

Approval of the discharge of condition 7 for the following reasons:

1. The information provided in relation to condition 7 is noted and is sufficient to discharge part of the condition, however insufficient information has been provided relating to the proposed gates to enable the full discharge of the condition.

BH2011/00251

66 High Street Rottingdean

Change of use of ground floor from retail (A1) to residential (C3) for temporary period of 3 years (retrospective).

Applicant: Mrs Marion Briggs

Officer: Chris Swain 292178

Approved on 24/03/11 DELEGATED

1) UNI

The use hereby permitted shall be carried on only by the applicant, Mrs Marion Briggs and by no other person and upon the cessation of occupation by Mrs Marion Briggs the use hereby permitted shall cease.

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

2) UNI

The change of use hereby permitted is granted for a temporary time period of three years from 24 March 2011. The temporary C3 use shall cease on or before 24 March 2014, and the property restored to its former condition to enable it to be used for an A1 (shop) use, in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the vitality of the local shopping centre and to comply with policy SR6 of the Brighton & Hove Local Plan.

BH2011/00293

7 Bishopstone Drive Saltdean Brighton

Demolition of existing house and garage. Erection of 2no houses 1no three bedroom and 1no four bedroom and associated works.

Applicant: Sussex Villas Ltd

Officer: Kate Brocklebank 292175

Approved on 30/03/11 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) BH02.03

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

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

3) BH03.01

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) BH04.01A

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

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

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 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.

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 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) BH06.01

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

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

8) 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.

9) UNI

No development shall commence until details of the boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and thereafter retained as such.

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

10) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. TA 525 /01 rev B, /02, /03 rev B, /04 rev A, /05 rev D, /06 rev A, /07 rev A, /08 rev A, /09 rev A, /10 rev C, /11 rev C, /12 rev C, /13 rev C, /14 rev C, /15 rev C, /16, rev C, /17 rev B, /18 rev B, /19 rev C, /20 rev C, /21 rev

C, /22 rev B, from The Ecology Consultancy - 'Badger Survey' and 'Method Statement Badger Licence' and letter dated 22nd November 2010 received on 2nd February 2011 and letter from The Ecology Consultancy dated 28th March 2011 received 29th March 2011.

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

11) UNI

No works shall take place until full details of the proposed windows at 1:20 scale including method of opening 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 of the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

12) UNI

No development shall commence until a detailed site survey showing the proposed site levels in relation to Ordinance Datum have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

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

13) UNI

No development shall take place until location and elevational details of the external refuse and recycling have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details and brought into use prior to first occupation of the development and the 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.

14) UNI

The windows servicing the bathrooms 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.

15) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no development shall commence until an updated method statement for badger mitigation to set out in detail how all reasonable steps will be taken to ensure the badger social group will be retained on site post construction has been submitted to and approved in writing by the Local Planning Authority. The statement must address the timing of all works to ensure disturbance to badgers is avoided during the badger breeding season and a detailed construction method. The works shall be carried out in strict accordance with the agreed details.

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

16) 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.

17) UNI

No development shall take place until elevational details of the external secure cycle parking facilities indicated on the approved plans 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.

18) UNI

Access to the flat roofed areas 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.

BH2011/00338

98 Greenways Brighton

Addition of first floor to form a two storey house.

Applicant: Mr Conrad Levy

Officer: Aidan Thatcher 292265

Approved on 04/04/11 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) BH02.03

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

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

3) BH02.05

The the side facing (south) windows at first floor levels shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

4) BH03.03

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

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

5) BH05.09

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

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

6) 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.

7) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. Existing Plans, Existing Elevations, Proposed Plans and Section received on 07.02.11 and Proposed Elevations received on 17.02.11.

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

BH2011/00441

18 Falmer Avenue Saltdean Brighton

Erection of single storey side extension, single storey rear extension with roof terrace over and revised fenestration.

Applicant: Mr Eamon Hourigan

Officer: Sonia Kanwar 292359

Approved on 29/03/11 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 screen wall shall be implemented in full before the roof terrace hereby approved is brought into use, and shall be retained as such thereafter.

Reason: To safeguard the privacy of the adjacent occupiers 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 nos. RFA10/186/OS, 01, 02, 03 received on the 10th February 2011.

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

BH2011/00462

18 Ainsworth Close Brighton

Certificate of lawfulness for proposed erection of single storey rear extension and hip to gable loft conversion with dormers to sides and rooflight to front.

Applicant: Mr Eric Christiansen

Officer: Liz Arnold 291709

Approved on 29/03/11 DELEGATED

1) UNI

The development is permitted under Schedule 2, Part 1, Class, A, Class B, Class C and Class G of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

BH2011/00470

76 Tumulus Road Saltdean Brighton

Certificate of lawfulness for proposed loft conversion including hip to gable roof extensions, rear dormer and rooflights to front and rear. Erection of new front porch and alterations to garage to form habitable room.

Applicant: Miss Valerie Gillam

Officer: Sonia Kanwar 292359

Approved on 29/03/11 DELEGATED

WOODINGDEAN

BH2010/03839

Land adjoining 48 Lockwood Crescent Brighton

Erection of 2no storey, 2no bedroom house adjoining 48 Lockwood Crescent.

Applicant: Mr Russell Glover

Officer: Aidan Thatcher 292265

Refused on 06/04/11 DELEGATED

1) UNI

The proposed development, by reason of its positioning on an important corner spacious plot, is considered to be an overdevelopment of the site which would be detrimental to the open character of the area, contrary to Brighton & Hove Local Plan policies QD1, QD2, QD3 and HO4.

BH2010/03911

52 Downland Road Brighton

Hip to gable loft extension with front and rear dormers and rooflights to front elevation (Part retrospective)

Applicant: Mr Mark Bean

Officer: Liz Arnold 291709

Approved on 01/04/11 PLANNING COMMITTEE

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings drawing nos. 05 and 08 received on the 20th December 2010 and drawing nos. 01 and 04 received on the 24th January 2011.

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

2) UNI

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

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

BH2011/00016

79 Crescent Drive North Brighton

Erection of single storey side extension.

Applicant: Mr Alan Monaghan

Officer: Sonia Kanwar 292359

Approved on 21/03/11 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 and the site location plan and block plan received on the 25th January 2011.

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

BH2011/00255

Woodingdean Business Park Sea View Way Bexhill Road Woodingdean Brighton

Erection of industrial and storage buildings with associated offices and a wind turbine together with provision for access, servicing, parking and landscaping.

Applicant: St Modwen Developments

Officer: Aidan Thatcher 292265

Approved on 18/03/11 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) 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) 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.

5) BH06.02

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

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

6) BH07.03

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

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

7) BH07.04

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

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

8) BH07.05

No open storage shall take place 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.

9) 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.

10) BH07.07

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

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

11) BH07.10

No panel beating or paint spraying shall be carried on at the premises at any time.

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) 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.

14) 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.

15) 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.

16) BH15.02

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

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

17) BH15.04A

No development approved by this permission shall be commenced until the method of piling foundations for the development shall be carried out in accordance with a scheme submitted to and approved in writing by the Local Planning Authority prior to any development commencing. The development shall be carried out in strict accordance with the approved details.

Reason: To prevent the contamination of the underlying aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.

18) BH15.05

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

Reason: To prevent pollution of controlled waters and to comply with policy SU3 of the Brighton & Hove Local Plan.

19) BH15.06

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

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 policy SU3 of the Brighton & Hove Local Plan.

20) BH15.07

Any facilities above ground for the storage of oils, fuels or chemicals shall be sited on an impervious base and surrounded by impervious walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe work must be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets must be detailed to discharge into the bund. All works and facilities as referred to above shall be constructed and completed in accordance with plans submitted to and approved in writing by the Local Planning Authority.

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

21) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 103N, 104M, 105F, 106K, 107F, 108F, 109G, 110D, 111B, 112A, 113, 07/709/01, 202, 203, 03B, 04A, LLD295/01/02 and LLD295/02/05 received on 28/01/11.

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

22) UNI

The premises shall only be used for B1(c), B2 and B8 uses and for no other purpose (including any other purposes in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) except ancillary facilities.

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of protecting the Identified employment sites and to safeguard the amenities of the area and to comply with policies EM1 and QD27 of the Brighton & Hove Local Plan.

23) UNI

The Class B8 buildings (Blocks 3 and 4) hereby approved, may only be used for such use in connection with the main occupier of the site, as ancillary accommodation to B1(c) and B2 uses.

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of protecting the Identified Employment Sites and to safeguard the amenities of the area and to comply with policies EM1 and QD27 of the Brighton & Hove Local Plan.

24) 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 occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

25) UNI

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

Reason: This site lies on the chalk a principal aquifer a valuable groundwater resource and it must be ensured that all works carried out in relation to this planning application are carried out with the up most care to ensure the protection of groundwater and to safeguard the health of future occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

26) UNI

Unless otherwise agreed in writing by the Local Planning Authority, a scheme detailing how public art can be incorporated into the site shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be implemented in strict accordance with the approved details and retained as such.

Reason: In order to provide adequate public art provision proportional to the works taking place and to comply with Policy QD6 of the Brighton & Hove Local Plan.

27) UNI

Prior to first occupation of the site, a Travel Plan shall be submitted to, and be approved in writing by, the Local Planning Authority. The Travel Plan shall include a package of measures aimed at promoting sustainable travel choices and reducing reliance on the car and shall be implemented within a time frame which shall have been agreed with the Local Planning Authority. The travel plan shall be subject to annual review, and this review shall be submitted to, and approved in writing by, the Local Planning Authority at annual intervals. The travel plan shall make reference to the travel plans produced for the earlier phases of development. Should the travel plan reviews indicate a need for additional wheelchair user parking to be provided on the site, this shall be implemented through the conversion of existing spaces, in agreement with the Local Planning Authority.

Reason: In order to promote sustainable choices and to reduce reliance on the private car to comply with policies TR1 and TR4 of the Brighton & Hove Local Plan.

28) UNI

No development shall commence until full details including feasibility study, of the proposed wind turbine and windcatcher/passive ventilation system has been submitted and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details.

Reason: To ensure adequate protection of the amenities of the adjoining occupiers, a sufficient level of sustainability and to comply with policies QD27, SU10 and SU2 of the Brighton & Hove Local Plan.

29) UNI

The development hereby approved shall not be occupied until the wind turbine and windcatcher/passive ventilation system have been installed within the development.

Reason: To ensure the scheme has an acceptable level of sustainability and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 08: Sustainable Building Design.

30) 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.

31) 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.

32) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the bottling plant hereby approved (Block 2) shall only use plastic bottles.

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.

33) UNI

The free-field noise level from the installation must not exceed L90, 10min 35dB(A) up to wind speeds of 10m/s measured at 10m above ground level at the turbine. The noise limits apply at 3.5m from the window of a habitable room in the façade of any neighbouring residential property. The measured noise level from the wind turbine should be corrected for the effects of background noise to give a free-field noise level which is not influenced by other noise sources in the vicinity. The above noise limit includes the noise effects of blade modulation but a penalty for tonal noise based on ETSU-R-97 Figure 16 should be added to the measured level if an audible tone is identified in accordance with the Joint Nordic Method described in ETSU-R-97.

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.

34) UNI

The combined rating noise level of all plant and equipment associated with the proposed development, shall be 5dB below the typical background noise level when assessed in accordance with BS4142:1997 "Method for Rating industrial noise affecting mixed residential and industrial areas" or LAeq,T 35dB whichever is higher. Noise levels shall be assessed at 3.5m from the window of a habitable room in the façade of any neighbouring residential property over a time period (T) of 1-hour during the day and 5 minutes at night.

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.

35) UNI

No deliveries nor any loading or unloading of vehicles shall take place on the site 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.

36) UNI

The openings to the B1(c), B2 and B8 parts of the development hereby approved must be kept shut when not in use.

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.

37) UNI

The use of the premises shall not be open to customers except between the hours of 07:00 to 19:00 on Mondays to Fridays and 08:00 to 13:00 on Saturdays and not at anytime 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.

38) 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 and 60% in 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 60% in 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.

39) UNI

Notwithstanding the details shown on the approved drawings (specifically drawing no. 103 N), there shall be no bollards located on the outside corners of the vehicle parking bays and provision shall be made for a dropped kerb at the pedestrian entrance to the site.

Reason: To ensure a safe development and to comply with policies TR1, TR7 and TR8 of the Brighton & Hove Local Plan.

40) UNI

The car and motorcycle parking spaces and loading areas shall be permanently marked out as shown on the approved plans prior to the first occupation of any of the units hereby approved, including the designation of disabled spaces, and shall thereafter be retained and used for such purposes only.

Reason: To ensure adequate parking provision and the effective provision for the needs of those with mobility impairment, and to comply with policies TR1, TR18 and TR19 of the Brighton & Hove Local Plan.

41) 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 and 60% in 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.

BH2011/00283

299 Cowley Drive Brighton

Erection of two storey rear extension and installation of new windows to side elevations.

Applicant: Mr Leigh Andersen

Officer: Liz Arnold 291709

Refused on 28/03/11 DELEGATED

1) UNI

The proposed rear dormer windows, by virtue of their excessive size and design, which includes large areas of cladding, are 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. The proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

2) UNI2

The submitted plans are inaccurate with regards to the proposed rear dormer windows, their relationship with the proposed ground floor extension and the size and roof format of the existing garage, thus not giving the opportunity for the proposal to be fully assessed. Therefore it is not possible to determine whether the scheme complies with policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The applicant has failed to demonstrate that the proposed window within the western facing elevation of the property will not have a significant adverse impact upon the amenities of no. 301 Cowley Drive, contrary to policy QD27 of the Brighton & Hove Local Plan.

BRUNSWICK AND ADELAIDE

BH2010/03843

Amber Court 38 Salisbury Road Hove

Creation of additional floor at fourth floor level to form 2no two bedroom flats with terraces to rear.

Applicant: Mr Vic Marchant

Officer: Jason Hawkes 292153

Approved on 22/03/11 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) BH02.08

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

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

3) BH03.02

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

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

4) 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) BH05.09

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

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

6) 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.

7) UNI

The screening for the approved terraces, as indicated on drawing nos.LH10-209-201A, 205A, 206 and 204 shall be obscure glazed to all sides and installed before the flats are occupied. The screens shall be retained as such thereafter.

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

8) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.LH10-209-101, 102, 103, 104A, 105A, 201A, 202, 203, 204, 205A and 206 received on 13th December 2010 and 23 February 2011.

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

BH2011/00083

5-6 Western Road Hove

Application for removal of condition 1 of BH2007/02454 (Part retrospective application for the erection of a four storey building over an existing basement level nightclub, comprising a ground floor bar (A4) and six flats over the floors above, and including alterations to existing elevations) which states that the ground floor bar hereby permitted shall not be used in connection with the basement nightclub at any time.

Applicant: Mr Esghi-Nikkah

Officer: Adrian Smith 290478

Refused on 22/03/11 PLANNING COMMITTEE

1) UNI

Policy SR12 of the Brighton & Hove Local Plan seeks to resist the formation of large A4 drinking establishments where the premises would be within 400m of another establishment falling into the above category; the premises would operate within, or abutting, premises containing residential accommodation; or where the use would cause nuisance or an increase in disturbance to nearby residents by reason of noise either from within the premises or as a result of people leaving the premises late at night. Policies SU10 and QD27 seek to protect the amenities of residential occupiers from noise disturbance. The

proposed removal of the condition and the installation of an internal door to connect the two units would result in the creation of a single large drinking establishment in close proximity to an existing large drinking establishment, thereby significantly harming the amenities of adjacent residents by way of late night noise disturbance in an area indentified as being prone to late night disturbance and anti-social behaviour, contrary to the above policies.

BH2011/00138

61 Western Road Hove

Continuation of use of premises as a language school (D1).

Applicant: Regency College

Officer: Jason Hawkes 292153

Approved on 24/03/11 DELEGATED

1) UNI

The premises shall only be used as a language school and for no other purpose (including any other purpose in Class D1) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities enjoyed by neighbouring properties in accordance with policy QD27 of the Brighton & Hove Local Plan.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings showing the existing layout received on the 17th March 2011.

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

BH2011/00183

Flat 3 7 Palmeira Avenue Hove

Replacement of existing timber windows with UPVC windows.

Applicant: Ms Trisha Miller

Officer: Mark Thomas 292336

Refused on 28/03/11 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. Further, policy QD14 of the Local Plan requires all development to use material sympathetic to the parent building. The recipient property and the wider Brunswick Town conservation area is characterised by timber framed sliding sash windows, with some examples of timber casement windows to rear elevations. The proposal to install UPVC units would represent an unsightly addition to the detriment of the property. The proposal is therefore contrary to the aforementioned policy.

BH2011/00217

61 Holland Road Hove

Application for Approval of Details Reserved by Condition 10 and 11 of application BH2010/01688.

Applicant: Mr Guy Barwell

Officer: Jason Hawkes 292153

Approved on 06/04/11 DELEGATED

BH2011/00218

61 Holland Road Hove

Application for Approval of Details Reserved by Condition 6 of application BH2010/01689.

Applicant: Mr Guy Barwell

Officer: Jason Hawkes 292153

Approved on 06/04/11 DELEGATED

BH2011/00246

Flat 1 52 Brunswick Square Hove

Installation of guarding, removal of roof light and renewal of roof covering and tiling to existing terrace.

Applicant: Mr Alex Pummell

Officer: Jason Hawkes 292153

Approved on 18/03/11 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 new tiling for the terrace shall match the existing tiling as closely as possible.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.10/051/01A and 02A received on 11th March 2011.

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

BH2011/00247

Flat 1 52 Brunswick Square Hove

Installation of guarding, removal of roof light and renewal of roof covering and tiling to existing terrace.

Applicant: Mr Alex Pummell

Officer: Jason Hawkes 292153

Approved on 29/03/11 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 new tiling for the terrace shall match the existing tiling as closely as possible.

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

BH2011/00263

Flat 9 29 Brunswick Terrace Hove

Internal alterations to layout of flat.

Applicant: Mrs Sarah Johnston

Officer: Jason Hawkes 292153

Approved on 31/03/11 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 new door shall be painted timber with recessed panels and the new door and its architrave shall match any original doors and architraves within the building. Any fireproofing to the door should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

BH2011/00341

41-42 Brunswick Terrace Hove

Recovering of flat roof from felt to asphalt incorporating installation of access hatch.

Applicant: Countrywide

Officer: Mark Thomas 292336

Approved on 29/03/11 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.

BH2011/00342

1 Brunswick Road Hove & 124 - 125 Western Road Hove

Painting of South elevation of building.

Applicant: Trustees of C E A Wakeford Deceased

Officer: Clare Simpson 292454

Approved on 06/04/11 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) BH13.02

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings not numbered received on the 7th February 2011.

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

BH2011/00343

1 Brunswick Road Hove & 124 - 125 Western Road Hove

Painting of South elevation of building.

Applicant: Trustees of C E A Wakeford Deceased

Officer: Clare Simpson 292454

Approved on 06/04/11 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) BH13.02

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

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

BH2011/00520

Flat 1 & 3 12 - 13 Brunswick Terrace Hove

Application for Approval of Details Reserved by Condition 2 of application BH2010/01915.

Applicant: Valerie Haigh

Officer: Paul Earp 292193

Approved on 01/04/11 DELEGATED

BH2011/00593

Garages Opposite 2 St Johns Road Hove

Non Material Amendment to BH2009/01454 to install 2nd rooflight to east elevation to replace the single rooflight originally approved. Both new rooflights will be obscured glazed and kept fixed shut in accordance with condition 9 of the approval.

Applicant: Adjust Building Ltd

Officer: Guy Everest 293334

Refused on 29/03/11 DELEGATED

1) UNI

The proposed revisions to the scheme approved under application BH2009/01454 are considered material and warrant the submission of a further application for planning permission to enable the Local Planning Authority to fully assess the revised proposals in respect of the following issues:

"Impact on the design and appearance of the host building and the wider setting; and "Impact on neighbouring properties.

CENTRAL HOVE

BH2010/03709

143 - 145 Church Road Hove

Change of Use from bank (A2) to café (A3) with external alterations including bi-folding doors, installation of awnings at ground floor level, wall mounted lantern, new fire escape and ventilation and extract equipment.

Applicant: Havana

Officer: Guy Everest 293334

Approved on 24/03/11 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 casings into which the awnings retract shall be finished in a colour to match that of the main shopfront fascia and shall be retained as such thereafter.

Reason: In the interests of visual amenity and to comply with policy QD11 of the Brighton & Hove Local Plan and the provisions of Supplementary Planning Document 02: Shop Front Design.

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority no alcohol shall be sold or supplied except to persons who are taking meals on the

restaurant premises and who are seated at tables.

Reason: To ensure that service is solely for seated customers in the manner of a restaurant or café such that there is no vertical drinking space disproportionate to the seating area, and to minimise opportunities for harm to neighbouring amenity and to comply with policies QD27 and SR12 of the Brighton & Hove Local Plan.

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 amenities of nearby residents and to comply with policy QD27 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. P/10/013 001, P/10/013 002 & P/10/013 004 received 29th November 2010; and approved drawing no. P/10/013 003 D received 17th February 2011.

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

6) UNI

The use hereby permitted shall not be open to customers except between the hours of 07:30 and 00:00 (midnight) on Mondays to Saturdays and 08:00 and 22:30 on Sundays and Bank or Public Holidays.

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

BH2010/03770

35 George Street Hove

Construction of decking with pergola over rear yard area.

Applicant: One Pound Coffee Shop Ltd

Officer: Wayne Nee 292132

Approved on 18/03/11 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 of the rear yard shall be restricted to between the hours of 10.00am to 6.00pm Monday to Saturdays and this area shall not be used at anytime on Sundays, Bank Holidays or Public Holidays.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings received on 23 December 2010.

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

BH2010/03805

8 Victoria Terrace Kingsway Hove

Display of 3no externally illuminated fascia signs, 1no non-illuminated fascia sign and 1no non-illuminated projecting sign.

Applicant: STS Stapletons Tyres

Officer: Wayne Nee 292132

Split Decision on 17/03/11 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) 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.

1) UNI

Policy QD12 of the Brighton & Hove Local Plan states that advertisements and signs should be sensitively designed and located, and should contribute to the visual amenity of the area. Policy HE9 of the Brighton & Hove Local Plan states that advertisements and signs within conservation areas will only be allowed when they do not have any adverse effect on the architectural and historical character or appearance of the building, on a conservation area or on their settings. Supplementary Planning Document 7 on Advertisements also outlines the Council's approach to advertisements. The proposed illumination on this proposed fascia sign (Sign A) would appear incongruous and would be unduly visually prominent at first floor level, which would be detrimental to the appearance and character of the Cliftonville conservation area. The sign is therefore contrary to the above policies and supplementary planning document.

2) UNI2

The proposed projecting sign (Sign E) would represent an unsympathetic addition and an excessive proliferation of advertising, which would result in a cluttered appearance to the detriment of the visual amenity of the recipient building and the wider street scene. Furthermore the sign would be inappropriately sited at second floor level. The sign is therefore contrary to Policies QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 7 on Advertisements.

BH2011/00181

9 Medina Villas Hove

Replacement of single glazed wooden sash windows with double glazed wooden sash windows to front elevation.

Applicant: Mr Michael Jameson

Officer: Wayne Nee 292132

Approved on 05/04/11 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 no. 11,497 received on 21 January 2011.

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

BH2011/00216

14 Connaught Terrace Hove

Proposed single storey side/rear extension.

Applicant: Mrs Jude Buddell

Officer: Mark Thomas 292336

Approved on 21/03/11 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. CT14PRO/03, 04 received on 25th January 2011.

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

BH2011/00273

Connaught School Connaught Road Hove

Demolition of existing single storey mobile classroom unit.

Applicant: Brighton & Hove City Council

Officer: Steven Lewis 290480

Approved on 29/03/11 DELEGATED

1) BH01.04

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

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

BH2011/00353

The Giggling Squid 129 Church Road Hove

Erection of single storey rear extension.

Applicant: Chokdee Limited

Officer: Adrian Smith 290478

Approved on 31/03/11 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

Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of works a photographic record of the flint wall shall be made and the replacement flint boundary wall shall be rebuilt to match exactly the existing, with all flints retained and re-used where possible.

Reason: To ensure the flint wall matches exactly the detailing of the existing, to retain a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority, prior to the occupation of the development hereby permitted, the stained glass window shall be relocated from the ground floor to the first floor window opening and thereafter retained.

Reason: To ensure the retention of this historical feature, to retain 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 nos. 10366-Loc & 10336-01 rev B received on the 8th February 2011.

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

BH2011/00453

4B Hova Villas Hove

Replacement of existing glazed timber framed front door with a new four-panelled timber door incorporating glazing to the top two panels, and installation of double glazing in existing timber framed sash windows.

Applicant: Ms Sheila West

Officer: Mark Thomas 292336

Approved on 28/03/11 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 unnumbered drawings, photos and 'slimlite glass' specification document received on 11th February 2011.

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

BH2011/00550

Flat 22 Bath Court Kings Esplanade Hove

Replacement of existing UPVC patio doors with white aluminium patio doors.

Applicant: Mr & Mrs Nigel Fine

Officer: Mark Thomas 292336

Approved on 06/04/11 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 no. 01 A received on 23rd February 2011.

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

BH2011/00608

Land to Rear of 21 & 23 St Aubyns Hove

Non Material Amendment to BH 2010/03512 to form an underpass (pedestrian access) for fire escape purposes through Northernmost unit for the benefit of occupants of no. 23 St. Aubyns Hove.

Applicant: Godfrey Investments Ltd

Officer: Adrian Smith 290478

Approved on 31/03/11 DELEGATED

BH2011/00735

Land to the rear of 21/23 St Aubyns Hove

Application for Approval of Details Reserved by Condition 2 of application BH2010/03513.

Applicant: Godfrey Investments

Officer: Adrian Smith 290478

Approved on 25/03/11 DELEGATED

GOLDSMID

BH2010/01319

19 The Upper Drive Hove

Demolition of existing house and erection of 9no new flats.

Applicant: Mr & Mrs Green

Officer: Paul Earp 292193

Approved after Section 106 signed on 01/04/11 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) BH01.06

The development hereby permitted shall be carried out in accordance with the approved drawing no's. TA407/1B, 2A, 3C, 4E, 5E, 6E, 7F, 8F, 9E, 10F, 11E, 12G, 13F, 14F, 15F, 16E, 17B, received 19 January 2011.

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

3) BH02.06

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

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

4) BH02.08

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

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

5) BH03.01

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

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

6) BH04.01A

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

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

7) BH05.01B

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

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

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

A completed pre-assessment estimator will not be acceptable.

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

8) BH05.02B

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

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

9) BH05.10

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.

10) BH06.02

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

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

11) 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.

12) 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.

13) BH11.03

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

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

14) UNI

A full method statement demonstrating how trees in close proximity to proposed hardsurfaces are to be treated shall be submitted to and approved by the Local Planning Authority prior to any development commencing. The works shall be implemented in strict accordance with the approved details and thereafter maintained.

Reason: To ensure satisfactory care of trees and to comply with policies QD15 & QD16 of the Brighton & Hove Local Plan.

15) UNI

Prior to commencement of development, detailed proposals for all the roofs identified for greening shall be submitted for approval in writing by the Local Planning Authority. The roof shall be implemented as approved before the dwellings are occupied and maintained to the satisfaction of the Local Planning Authority thereafter.

Reason: To ensure a satisfactory appearance to the development and enhance nature conservation and to comply with policies QD1, QD2 and QD15 of the Brighton & Hove Local Plan.

16) UNI

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

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

17) UNI

The development hereby permitted shall not commence unless and until the vehicular crossover onto the public highway has been constructed in accordance with the Council approved Manual for Estate Roads and under licence from the Highway Operations Manager.

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

BH2010/03915

St Michaels Lodge Lansdowne Road Hove

Internal and external alterations including revised façade and fenestration, demolition of East wing and erection of two storey extension with enlarged basement and single storey glazed link, detached garage, formation of natural swimming pond to South and associated works.

Applicant: Mr Ruslan Evans

Officer: Steven Lewis 290480

Approved on 23/03/11 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 there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing and planted screening for the garage.

Reason: To enhance the appearance of the development in the interest of the special architectural and historical appearance and setting of the listed building and to accord with policies HE and HE3 of the Brighton & Hove Local Plan.

3) UNI

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the 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 special architectural and historical appearance and setting of the listed building and to accord with policies HE1 and HE3 of the Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

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

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

6) UNI

No works shall take place until full details of the proposed windows and doors including 1:20 scale sample elevations and 1:1 scale profiles of the detailing 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.

7) UNI

Deep trial pits/boreholes and a further engineers' report and recommendations for the construction details of the pond are required to be submitted to and approved in writing by the Local Planning Authority prior to the excavation of the pond. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure the excavation does not pose a structural risk to the Lodge, Boundary Wall or Highway, in the interest of preserving the listed building, and to comply with policy HE1 of the Brighton & Hove Local Plan.

8) UNI

No development shall commence until full details of existing and proposed ground levels within the site and on land adjoining the site to OS Datum, by means of spot heights and cross-sections, proposed siting and finished floor levels and roof height of the rotunda building, have been submitted to and approved by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved level details.

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

9) UNI

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

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

10) UNI

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

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

11) UNI

All rainwater goods shall be concealed as indicated on the approved drawings and retained as such, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to preserve the setting of the Listed Building in accordance with policies HE1 & HE3 of the Brighton & Hove Local Plan.

12) UNI

No expansion joints, external beads or stops shall be used in the render.

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

BH2010/03916

St Michaels Lodge Lansdowne Road Hove

Alterations to façade and fenestration, demolition of East wing and erection of two storey extension with enlarged basement and single storey glazed link, detached garage, formation of natural swimming pond to South and associated works.

Applicant: Mr Ruslan Evans

Officer: Steven Lewis 290480

Approved on 28/03/11 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

Any trees that need pruning to facilitate the development as outlined in the submitted RW Green Ltd Arboricultural Report dated February 2011 shall be pruned to BS 3998 (2010) Recommendations for Tree Works, prior to the commencement of development on site.

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.

3) UNI

Prior to the commencement of development, all trees remaining on site should be protected to BS 5837 (2005) Trees in Relation to Construction as per the submitted Arboricultural Report.

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

4) UNI

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

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

5) UNI

No expansion joints, external beads or stops shall be used in the render.

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

6) UNI

No works shall take place until full details of the proposed windows and doors including 1:20 scale sample elevations and 1:1 scale profiles of the detailing 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.

7) UNI

Deep trial pits/boreholes and a further engineers' report and recommendations for the construction details of the pond are required to be submitted to and approved in writing by the Local Planning Authority prior to the excavation of the pond. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure the excavation does not pose a structural risk to the Lodge, Boundary Wall or Highway, in the interest of preserving the listed building, and to comply with policy HE1 of the Brighton & Hove Local Plan.

8) UNI

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

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

9) UNI

No development shall commence until full details of existing and proposed ground levels within the site and on land adjoining the site to OS Datum, by means of spot heights and cross-sections, proposed siting and finished floor levels and roof height of the rotunda building, have been submitted to and approved by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved level details.

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

10) UNI

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

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

11) UNI

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

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

12) UNI

All rainwater goods shall be concealed as indicated on the approved drawings and retained as such, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to preserve the setting of the Listed Building in accordance with policies HE1 & HE3 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 and planted screening for the garage.

Reason: To enhance the appearance of the development in the interest of the special architectural and historical appearance and setting of the listed building and to accord with policies HE and HE3 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 special architectural and historical appearance and setting of the listed building and to accord with policies HE1 and HE3 of the Brighton & Hove Local Plan.

15) UNI

The development hereby permitted shall be carried out in accordance with the approved Alan Phillips Architecture drawing nos. SML00, SML01, SML02, SML03, SML04, SML05, SML06, SML07, SML08, SML09 Rev B, SML10 Rev B, SML11 Rev B, SML12 Rev B, SML13 Rev B, SML14 Rev B, SML15 Rev B, SML16 Rev B, SML17 Rev B, SML18 Rev B, SML19, SML20, SML21, SML22 Rev B, SML23 Rev B, SML24 Rev B, SML25, SML26 Rev B, SML27 Rev B, SML28 Rev B, SML29 Rev B, SML30 Rev B, SML31, SML15 Rev B Naked Garage, SML16 Rev B Naked Garage, SML17 Rev B Naked garage, SML18 Rev B Naked Garage, HOP Engineers Drawings 13474/01/01 & 13474/01/02 received on 20/12/2010, 26/01/2011 & 10/03/2011.

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

BH2010/03995

4 Coniston Court Holland Road Hove

Replacement of existing timber framed windows with UPVC.

Applicant: Miss Lucy Samy

Officer: Mark Thomas 292336

Approved on 29/03/11 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 specification document received on 30th December 2010 and photos received on 31st January 2011 and 11th February 2011.

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

BH2011/00008

14 Wilbury Villas & 69 Wilbury Avenue Hove

Alterations and extensions to existing building incorporating demolition of existing rear extension and erection of extensions at lower ground, ground and first floor levels to rear of 14 Wilbury Villas and erection of porch to East elevation at 69 Wilbury Avenue.

Applicant: HML Properties Ltd

Officer: Steven Lewis 290480

Approved on 25/03/11 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) 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.

4) 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.

5) UNI

Access to the flat roof over the hereby approved lower ground floor extension to 14 Wilbury Villas 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.

6) UNI

Prior to their erection details of the replacement boundary walls to Wilbury Avenue and Wilbury Villas and of the new retaining walls / balustrading to lower ground floor level patios shall be submitted to and approved in writing by the Local Planning Authority. The details shall include samples of materials and drawings at a 1:20 scale. The development shall be completed in accordance with the agreed details and be maintained as such thereafter.

Reason: To ensure satisfactory appearance to the development and to comply with policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

7) UNI

The alterations at lower ground floor level to the east and southern elevations of the building shall match the existing ground floor level of the building to the east and southern elevations in material, colour, style, bonding and texture.

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.

8) UNI

The development hereby permitted shall be carried out in accordance with the approved Turner Associates drawings no. TA436C/01 Rev A, TA436C/20 Rev F, TA436C/30 Rev E, TA436C/31 Rev E, TA436C/32 Rev D, TA436C/33 Rev E, TA436C/34 Rev C, TA436C/35 Rev E, TA436C/36 Rev F, TA436C/37 Rev E, TA436C/38 Rev E, TA436C/39 Rev C, TA436C/40 Rev E, TA436C/41 Rev E, TA436C/44 Rev E received on 14/03/2011.

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

9) UNI

All planting, seeding or turfing in the scheme of landscaping, as outlined in the RW Green Limited report dated August 2010, 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.

BH2011/00129

Flat 3 Park Villas 2 Somerhill Avenue Hove

Replacement of existing windows and doors with UPVC units.

Applicant: Mrs Ann Carpenter

Officer: Mark Thomas 292336

Approved on 31/03/11 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 windows and balcony door hereby approved shall feature lead work to match the design of the existing units.

Reason: For the avoidance of doubt, to ensure a satisfactory appearance to the development and to comply with policy QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawing, window specification document by 'Shaws Installation Ltd' and photos received on 17th January 2011.

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

BH2011/00190

20 Glendale Road Hove

Certificate of Lawfulness for proposed loft conversion incorporating rear dormers, front rooflights and alterations to fenestration.

Applicant: Mr Stephen Beatty

Officer: Christopher Wright 292097

Approved on 28/03/11 DELEGATED

BH2011/00196

64 Palmeira Avenue Hove

Application for variation of condition 2 of application BH2006/03924 and condition 1 of subsequent application BH2009/00164, to increase the number of children attending the nursery on Monday to Fridays, from 53 to 56.

Applicant: Miss Philippa Martin

Officer: Steven Lewis 290480

Approved on 01/04/11 DELEGATED

1) UNI

The number of children attending the nursery shall not exceed 56 at any one time Monday to Friday.

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

2) UNI

The use of the nursery for no more than 40 children at any one time upon Saturdays shall be for a limited period expiring on 31st September 2011 after which the nursery will cease to operate on Saturdays.

Reason: The use of the premises upon a Saturday is considered acceptable on a temporary basis to provide an opportunity to assess the impact of the additional opening hours on neighbouring amenity and the success of any amendments to the management plan that may be required, in compliance with policies SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The premises shall not be open or in use except between the hours of 07.30 and 19.30 hours on Mondays to Fridays; between the hours of 10:00 and 16:00 on Saturdays; and at no time on Sundays.

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

4) UNI

Access to the garden for nursery use shall only be between the hours of 09.00 and 17.30 on Monday to Fridays; between the hours of 10:00 and 16:00 on Saturdays; and at no time on Sundays.

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered site and block plans received on 04/02/2011.

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

6) UNI

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

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

7) UNI

Prior to implementation of this planning permission details of the management of the use of the outdoor space should be submitted to and agreed in writing by the Local Planning Authority and the area shall only be used in accordance with these approved details.

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

8) UNI

Prior to implementation of this planning permission, an updated travel plan for visitors to the nursery and staff shall be submitted to and agreed in writing by the Local Planning Authority. The plan should include a travel survey of staff and parents, staggered pick up and drop off times and shall thereafter be implemented as agreed.

Reason: To comply with policies TR1 and TR4 of the Brighton & Hove Local Plan.

9) UNI

The first floor nursery room shall be used by no more than 6 children at any one time Monday to Saturday.

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

BH2011/00249

Sussex County Cricket Club Eaton Road Hove

Application for Approval of Details Reserved by Conditions 4 and 5 of application BH2010/02011.

Applicant: Sussex County Cricket Club

Officer: Paul Earp 292193

Approved on 24/03/11 DELEGATED

BH2011/00284

47 Denmark Villas Hove

Conversion of two flats on the first and second floor into one maisonette. Change of fire escape layout incorporating alterations to fenestration. Installation of rooflights to rear elevation.

Applicant: Mrs Sally Holland

Officer: Mark Thomas 292336

Approved on 21/03/11 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 no. 3, 6, 7, 8 and drawing 'Product survey' received on 1st February 2011.

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

BH2011/00328

14 Wilbury Villas & 69 Wilbury Avenue Hove

Alterations and extensions to existing building incorporating demolition of existing rear extension and erection of extensions at lower ground, ground and first floor levels to rear of 14 Wilbury Villas and erection of porch to East elevation at 69 Wilbury Avenue with amendments to fenestration (Part Retrospective).

Applicant: HML Properties Ltd

Officer: Steven Lewis 290480

Approved on 06/04/11 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) 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.

4) UNI

The alterations at lower ground floor level to the east and southern elevations of the building shall match the existing ground floor level of the building to the east and southern elevations in material, colour, style, bonding and texture.

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

5) UNI

All planting, seeding or turfing in the scheme of landscaping, as outlined in the RW Green Limited report dated August 2010, shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

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

6) UNI

The 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.

7) UNI

Access to the flat roof over the hereby approved lower ground floor extension to 14 Wilbury Villas 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.

8) UNI

The rooflights indicated on approved plan nos. TA463C/34 Rev D & TA463C/36 Rev G with vertical glazing bars hereby approved shall be carried out in strict accordance with the approved details and the glazing bars shall thereafter be retained.

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

9) UNI

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

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

10) UNI

The development hereby permitted shall be carried out in accordance with the approved Turner Associates drawings nos. TA463C/01 Rev A, TA463C/02, TA463C/03, TA463C/04, TA463C/05, TA463C/06, TA463C/07, TA463C/08,

TA463C/09, TA463C/10, TA463C/11, TA463C/12, TA463C/13, TA463C/14, TA463C/15, TA463C/20 Rev G, TA463C/30 Rev C, TA463C/31 Rev D, A463C/32 Rev C, TA463C/33 Rev H, TA463C/34 Rev D, TA463C/35 Rev F, TA463C/36 Rev G, TA463C/37 Rev D, TA463C/38 Rev F, TA463C/39 Rev D, TA463C/40 Rev F, TA463C/41 Rev F, TA463C/42 Rev B, TA463C/43 Rev C & TA463C/44 Rev C received on 04/02/2011 & 11/03/2011.

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

11) UNI

Prior to their erection details of the replacement boundary walls to Wilbury Avenue and Wilbury Villas and of the new retaining walls / balustrading to lower ground floor level patios shall be submitted to and approved in writing by the Local Planning Authority. The details shall include samples of materials and drawings at a 1:20 scale. The development shall be completed in accordance with the agreed details and be maintained as such thereafter.

Reason: To ensure satisfactory appearance to the development and to comply with policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2011/00339

63 Wilbury Crescent Hove

Certificate of lawfulness for a proposed loft conversion incorporating a rear dormer, rooflights and windows to side gable end.

Applicant: Mr Andrew Briscoe

Officer: Christopher Wright 292097

Approved on 25/03/11 DELEGATED

BH2011/00359

62 Shirley Street Hove

Erection of single storey rear extension.

Applicant: Mrs Laura Turner

Officer: Charlotte Hughes 292321

Approved on 29/03/11 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 revoking order and re-enacting that Order with or without modification), no window shall be constructed in the side elevation of the extension without planning permission obtained from the Local Planning Authority.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.SS62PRO/02A and SS62PRO/03A received on 16th March 2011.

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

BH2011/00387

18 Newtown Road Hove

Erection of single storey rear extension.

Applicant: Miss Elizabeth White

Officer: Charlotte Hughes 292321

Approved on 31/03/11 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 approved shall be constructed 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 QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no.1717/03 received on 9th February 2011.

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

BH2011/00394

21 Hartington Villas Hove

Erection of single storey rear extension and loft conversion.

Applicant: Mr & Mrs Cameron Cox

Officer: Christopher Wright 292097

Approved on 31/03/11 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 windows or openings other than those expressly authorised by this permission shall be constructed on the extension 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.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 101201/P0, P1, P2, P3, P4, P5, P6, P7, P8, P9 and P10, received on 10 February 2011.

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

BH2011/00435

Top Floor Flat 81 Lorna Road Hove

Loft conversion incorporating rear mansard roof, rear dormer and rooflights to front and rear elevations.

Applicant: Mr Philip M Nelson

Officer: Mark Thomas 292336

Refused on 29/03/11 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 (SPGBHI). The proposed mansard roof represents an uncharacteristic addition to the rear roofslope within this setting. The roof extension is inappropriately sized and represents an overly bulky addition to the rear roofslope. Further, the mansard roof is inappropriately detailed in that it features a rooflight whereas windows should be set in projecting dormers, and also features a flat rather than pitched roof. In addition, the proposed front rooflights are either inappropriately sized (the central rooflight) or positioned (the easternmost rooflight) in relation to the fenestration to the elevation below. The proposal is therefore contrary to the above policy and guidance.

BH2011/00646

65 Wilbury Crescent Hove

Certificate of Lawfulness for proposed enlarged rear dormer, rooflights to front elevation and installation of sun pipe to rear roofslope.

Applicant: Mr John Stratton

Officer: Mark Thomas 292336

Approved on 06/04/11 DELEGATED

HANGLETON & KNOLL

BH2011/00152

2 Queens Parade Hove

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

Applicant: Mr Martin Thorpe

Officer: Adrian Smith 290478

Approved on 06/04/11 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 site plan received on the 19th January 2011 and approved drawing no.2637/3 received on the 14th February 2011.

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

BH2011/00204

61 Hallyburton Road Hove

Loft conversion incorporating new side dormers, raising of roof pitch and ridge height to create a third self-contained 1no bed dwelling. Replacement of part aluminium/part white UPVC windows and doors with white UPVC to ground & first floors. (Retrospective)

Applicant: Eco Green Homes Ltd

Officer: Clare Simpson 292454

Refused on 29/03/11 DELEGATED

1) UNI

The dormer windows installed on the west elevation of the building are unduly large and bulky and occupy virtually the entire height of the roof of the building. They are dominant additions which fail to respond to character of the property and give the building a top-heavy appearance. The dormer windows are considered to harm the appearance of the building and Hallyburton Road street scene. The development is contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPG BH1)

BH2011/00476

24 Lark Hill Hove

Erection of a single storey rear extension.

Applicant: Nick Lewry

Officer: Mark Thomas 292336

Refused on 29/03/11 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 single storey extension due to its excessive scale and projection would represent a bulky and incongruous addition to the recipient property, resulting in a visually cluttered rear elevation, and the recipient property having an overextended appearance. The proposal is therefore contrary to the above policy and guidance.

BH2011/00481

38 Clarke Avenue Hove

Certificate of lawfulness for proposed single storey side extension and loft conversion incorporating hip to gable roof extension, rear dormer and rooflights to front.

Applicant: Mr Gary Avey

Officer: Charlotte Hughes 292321

Approved on 31/03/11 DELEGATED

BH2011/00621

3 - 5 West Way Hove

Application for Approval of Details Reserved by Condition 2, 3 and 4 of application BH2010/01929.

Applicant: Simon Hunt Properties

Officer: Guy Everest 293334

Approved on 18/03/11 DELEGATED

BH2011/00680

24 Hangleton Close Hove

Certificate of Lawfulness for proposed loft conversion incorporating rear dormer and associated external alterations.

Applicant: Mr Sam Samagh

Officer: Christopher Wright 292097

Approved on 04/04/11 DELEGATED

NORTH PORTSLADE

BH2011/00081

5 Westway Close Portslade

Demolition of existing garage and erection of single storey rear extension.

Applicant: Ms Linsey Parkes

Officer: Mark Thomas 292336

Refused on 23/03/11 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 single storey extension due to its excessive scale and projection would represent a bulky and incongruous addition to the recipient property, resulting in a visually cluttered rear elevation, and the recipient property having an overextended appearance. Further, the proposed extension would occupy an unacceptably large area of the existing rear garden and, as such, would represent an overdevelopment of the site. The proposal is therefore contrary to the above policy and guidance.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed rear extension by virtue of its bulk, height, positioning, projection and proximity to neighbouring boundaries represents an unneighbourly and overbearing development for the occupiers of no. 10 Oakdene Close and no. 6 Westway Close. As such the proposed development is considered to be contrary to the aforementioned planning policy.

BH2011/00458

8 Westway Close Portslade

Addition of pitched roof over existing garage incorporating rear window.

Applicant: Mr Glenister Bruce

Officer: Mark Thomas 292336

Approved on 06/04/11 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 no. BRUCE/200 received on 16th February 2011.

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

SOUTH PORTSLADE

BH2010/03981

184 Old Shoreham Road Portslade

Conversion of existing dwelling into 1no 3 bedroom maisonette and 2no studio flats incorporating rear extensions and associated external alterations.
(Retrospective).

Applicant: Timpson Properties Ltd

Officer: Charlotte Hughes 292321

Approved on 25/03/11 DELEGATED

1) UNI

Within eight months of the date of this permission (unless otherwise agreed in writing), a Building Research Establishment issued Post Construction Review Certificate, confirming that each residential unit built has achieved an Ecohomes Refurbishment rating, is to be submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate whether 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.

2) UNI

Within two months of the date of this permission, details of secure cycle parking facilities for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use within two months of the details being approved and shall thereafter be retained for use at all times.

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

BH2010/04008

19 Station Road Portslade Brighton

Infill of shop front to existing external covered area to form new lobby.

Applicant: Tesco Store Ltd

Officer: Wayne Nee 292132

Approved on 24/03/11 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. 103-1B and 203-1B received on 21 March 2011.

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

BH2010/04009

19 Station Road Portslade Brighton

Proposed ATM and steel security door.

Applicant: Tesco Store Ltd

Officer: Wayne Nee 292132

Approved on 22/03/11 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 submitted plans, a waste bin shall be incorporated within the detailed design/structure of the ATM machine. The waste bin should be flush with the ATM structure and should be positioned no higher than 1060mm from ground level.

Reason: To safeguard the amenities of the locality and to ensure compliance with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 103-2A and 203-2A received on 25 January 2011.

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

BH2010/04010

19 Station Road Portslade Brighton

Installation of bollards on front of shop front.

Applicant: Tesco Store Ltd

Officer: Wayne Nee 292132

Approved on 22/03/11 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. 103-3A and 203-3A received on 25 January 2011.

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

BH2011/00104

2 Benfield Crescent Portslade

Erection of conservatory at rear.

Applicant: Mr & Mrs Tregalis

Officer: Steven Lewis 290480

Approved on 18/03/11 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 site plan, block plan and Stephen Bromley Associates drawings no. 9421/1 received on 14/01/2011.

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

BH2011/00202

44 Windlesham Close Portslade Brighton

Erection of two storey side extension and loft conversion with extension of roof and rooflights to rear.

Applicant: Mr Marcus Barry

Officer: Charlotte Hughes 292321

Approved on 31/03/11 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. 44-P-11-03-C received on 17th March 2011.

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

BH2011/00209

Manor House Drove Road Portslade

Internal and external alterations including changes to cafe layout, revised entrance and disabled access ramp, removal of bay window, alterations to garden wall creating steps to link terraces and associated works.

Applicant: Emmaus

Officer: Adrian Smith 290478

Approved on 21/03/11 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 external detailing and finishes of the works hereby permitted, including all new doors, windows, mouldings, and the eaves cornice and guttering associated with the porch, shall match in design, material, detailing, colour, style, bonding and texture those of the existing building.

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

3) UNI

All noise associated with the extract 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 SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The scale, materials, detailing and finish of the new replacement courtyard wall hereby permitted shall match exactly that of the existing courtyard wall.

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

5) UNI

The railings shown on the approved plans shall be 'D' shaped to match exactly those elsewhere on the building and painted black within one month of installation, and shall be retained as such thereafter.

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

6) UNI

Within one month of the date of their installation, the extract vents hereby permitted shall be painted to match the background wall and shall be retained as such thereafter.

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

7) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. P-01, P-02, P-03, P-04B, P-05A, P-06A, P-07, P-08B, P-09B & P-10A received on the 24th January 2011.

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

8) UNI

All external access steps hereby permitted shall be completed in cast concrete with bullnose cappings.

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

BH2011/00272

2B Vale Road Portslade

Change of Use from office (B1) to retail (A1).

Applicant: Home & Coastal Developments Ltd

Officer: Wayne Nee 292132

Refused on 29/03/11 DELEGATED

1) UNI

The proposal would be contrary to policies EM5 and EM6 of the Brighton & Hove Local Plan which seek to restrict the loss of industrial/office uses unless it has been demonstrated that the use is no longer viable. Applicants are expected to demonstrate active marketing of the unit on competitive terms for a period of twelve months or more. Insufficient information has been submitted with the application to demonstrate that the use of the office - in its current form - is no longer viable and to demonstrate that the use is genuinely redundant. Furthermore the premises has not been marketed to reflect its commercial value, especially in relation to nearby office space.

BH2011/00285

Alma Cottage South Street Portslade

Erection of extensions to basement and ground floor levels at rear and side elevations.

Applicant: Mr & Mrs L Watts

Officer: Wayne Nee 292132

Approved on 05/04/11 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) BH12.02

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

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

4) UNI

Unless otherwise agreed in writing, further details regarding the design and construction of the flint boundary wall with number 10 South Street 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 has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE6 of the Brighton & Hove Local Plan

5) UNI

Before development to the flint wall commences, a sample panel of flintwork shall be constructed on the site and shall be approved in writing Local Planning Authority. The works shall be carried out and completed to match the approved sample flint panel 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 HE6 of the Brighton & Hove Local Plan

6) UNI

Before development to the front car parking area commences, a 1:20 layout plan of the paving, with large scale details of any edges or drainage gulleys to the front car parking area, 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 has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE6 of the Brighton & Hove Local Plan

7) UNI

The bottom panels to the doors to the rear elevation hereby permitted shall have simple or flush panels rather raised and fielded panels.

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

8) UNI

The proposed rendered walls shall be smooth rendered in a cement/lime/sand render mix down to ground level to match the original building and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings. 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 a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

9) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 1582/1-04, 1582/1-17B and 1582/1-018 received on 01 February 2011.

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

10) UNI

Before development commences, 1:1 joinery details of the windows, doors and glazed roof hereby approved 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 has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE6 of the Brighton & Hove Local Plan

HOVE PARK

BH2010/02820

The British Engineerium The Drove way Hove

Application for approval of details reserved by conditions 3, 4 and 5 of application BH2007/03099.

Applicant: The British Engineerium Ltd

Officer: Guy Everest 293334

Approved on 31/03/11 DELEGATED

BH2011/00082

Flat 2 174 Old Shoreham Road Hove

Replacement upvc windows.

Applicant: Mr Geoffrey Richard Storey

Officer: Wayne Nee 292132

Approved on 18/03/11 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 supporting documents received on 11 January 2011.

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

BH2011/00132

Land to Rear of 116 Goldstone Crescent Hove

Erection of 2no storey two bedroom detached dwelling with energy cabin, car parking, cycle store and refuse store.

Applicant: Coastal Management Ltd

Officer: Jason Hawkes 292153

Refused on 25/03/11 DELEGATED

1) UNI

Notwithstanding the inaccuracies in the plans, which do not accurately indicate how the dwelling will appear from the proposed front and rear elevations, the proposal, by virtue of its scale, form and detailing relates poorly to adjacent properties, fails to respect the local context and would look incongruous in the

street scene. For these reasons the development is contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan which seek to ensure that new developments emphasise and enhance the positive qualities of the local neighbourhood.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan aims to protect residential amenity. The development, due to its scale and siting on steeply sloping land would result in an unacceptable loss of outlook and privacy to 114 and 116 Goldstone Crescent and unacceptable loss of outlook to flat 32 Balmoral Court. For these reasons the proposal results in a loss of amenity for neighbouring properties and is contrary to policy QD27.

BH2011/00146

42 Tongdean Avenue Hove

Erection of five bedroom residential dwelling to replace existing bungalow.

Applicant: Mr & Mrs Hepburn

Officer: Clare Simpson 292454

Approved on 25/03/11 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) BH02.07

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

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

4) BH04.01A

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

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

5) 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.

6) 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.

7) BH11.02

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

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

8) BH12.07

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

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

9) UNI

The window and doors shall be constructed in accordance with approved drawings 0952-W-500-P1, 501-P1, 503-P1, 504-P1, 505-P1 and retained as such thereafter.

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

10) UNI

The approved balconies, including the screening details shall be carried out in accordance with approved drawing 0952-W-501-P1 and 502-P2 before the dwelling is occupied and retained in place thereafter.

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

11) UNI

No development shall commence until tree protection methods are in place for all trees to be retained on site. The protection methods shall accord with British Standard BS 5837 (2005) Trees in Relation to Construction. The protection methods shall be retained in place until the completion of the development.

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.

12) UNI

The development hereby permitted shall take in accordance with the approved Arboriculture Method Statement including tree protection for the construction of the pedestrian path and driveway to the front of the property in accordance with the details approved by the Local Planning Authority under application BH2010/03857.

Reason To secure the preservation of existing trees on site and in accordance with policy QD16 of the Brighton & Hove Local Plan.

13) UNI

Other than the those areas specifically identified as balconies and terraces on the approved drawings P109-P1 and P110-P1, access to the flat roof areas on the building 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.

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.

14) UNI

The development shall be carried out in strict accordance with the following approved samples: Chalk 2500 render sample by Weber (elevations), Rheinzink Pre-weathered Blue Grey (roof), Natural Burlington Slate Sample (ground floor elevations, Double glazed powder coated aluminium - RAL 7016 (windows) and retained thereafter.

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

15) UNI

Within 3 months of the date of this permission and unless otherwise agreed in writing by the Local Planning Authority, a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for the residential unit shall be 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.

16) UNI

Within six months of the date of this decision, a scheme for hard landscaping including hard surfacing, means of enclosure and front boundary treatments for the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before occupation of the building and retained as such thereafter.

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.

17) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos.0952-P-100, 106P1, 107P1, 108P1, 109P1, 110P1, 111P1, received on the 18th January 2011 and drawing number 112P1, 113P1, 114P1, 115P1, 116P1, 117P1 and supporting information submitted on the 28TH January 2011 and landscaping drawings 002, 003 received on the 23rd March 2011 and balcony/door/window drawings 0952-W-500-P1, 501-P1, 502-P2, 503-P1, 504-P1, 505-P1 received on the 24th March 2011.

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

BH2011/00159

2 Tongdean Place Hove

Roof conversion of existing detached garage incorporating 3 no. dormers to south elevation and separate entrance with external stairs to east.

Applicant: Mr Roberts

Officer: Clare Simpson 292454

Refused on 23/03/11 DELEGATED

1) UNI

The proposed roof extension to the garage would be an unattractive extension to the building which would result in a bulky and unappealing appearance when viewed from the rear. In addition it is considered that a two-storey building in close proximity would be overly prominent when viewed from the garden of 4 Tongdean Road. The proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2011/00274

30 Radinden Manor Road Hove

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

Applicant: Mr & Mrs Lewis Power

Officer: Christopher Wright 292097

Approved on 18/03/11 DELEGATED

BH2011/00296

3 Queen Mary Avenue Hove

Erection of single storey rear extension at first floor level incorporating revised fenestration.

Applicant: Mr Andrew Parry & Mrs Gaynor Parry

Officer: Mark Thomas 292336

Approved on 30/03/11 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.5.02.11 received on 2nd February 2011.

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

BH2011/00325

52 Hill Brow Hove

External alterations including increase in height to existing piers, installation of railings to boundary wall and widening of existing driveway entrance. Installation of 2 sets of automatic gates (part retrospective).

Applicant: Ms Maria Higgins

Officer: Wayne Nee 292132

Approved on 31/03/11 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 0111/814/01, 02, 03 and 04 received on 02 February 2011.

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

BH2011/00340

115 Nevill Avenue Hove

Erection of detached pitched roof garden studio/storage building to replace existing garage.

Applicant: Mr Steve Carroll-Turner

Officer: Wayne Nee 292132

Approved on 04/04/11 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. 0058/001, 002, 003, 004, 005, 006, 007 and 008 received on 07 February 2011.

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

BH2011/00381

7 Aldrington Avenue Hove

Erection of single storey rear extension.

Applicant: Ms Keziah Barton-White

Officer: Christopher Wright 292097

Approved on 06/04/11 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 windows or openings other than those expressly authorised by this permission shall be constructed on the extension 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.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved location plan, block plan and drawing no. 01 received on 10 February 2011.

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

BH2011/00466

139 Shirley Drive Hove

Loft conversion incorporating side dormers, erection of single storey rear extension, demolition and replacement of existing garage and erection of pitched roof porch.

Applicant: Mr David Vaughan

Officer: Mark Thomas 292336

Refused on 31/03/11 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 (SPGBHI). The proposed front and side dormers are inappropriately sized and represent overly bulky additions to the front and side roofslopes. Further, the side dormers feature unacceptably large areas of tile hung cladding. The combination of the proposed front porch and dormer together with the existing features of the front elevation would result in a cluttered front elevation. The proposed single storey rear extension due to its irregular footprint, subsequent complex roof form, and varying roof ridge heights would, together with the proposed rear roof extension, result in an unacceptably fussy and cluttered rear elevation. For these reasons the proposed development is considered to represent significant harm to the character and appearance of the recipient property and the wider street scene. The proposal is therefore contrary to the above policy and guidance.

2) UNI2

Policies QD14 and QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed development would result in an unacceptable level of overlooking and subsequent loss of privacy for the residents of no. 141 Shirley Drive. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/00497

45 Amherst Crescent Hove

Conversion of garage to form ancillary accommodation.

Applicant: Mr Mohammad Sola

Officer: Mark Thomas 292336

Approved on 06/04/11 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

With the exception of the proposed windows and doors which are to be constructed in white uPVC, 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. D_1000/02C, 03B received on 18th February 2011.
Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/00819

Unit 4 Goldstone Retail Park Newtown Road Hove

Non Material Amendment to BH2010/02779 details of layout and access arrangements to the proposed mezzanine (Pets at home unit).

Applicant: Scottish Widows Investment Partnership (SWIP)

Officer: Steven Lewis 290480

Approved on 06/04/11 DELEGATED

WESTBOURNE

BH2010/03755

120 Portland Road Hove

Change of Use of lower ground floor from offices (B1) to 1no one bedroom flat with associated bin and cycle storage.

Applicant: Mr P Meredith

Officer: Christopher Wright 292097

Refused on 01/04/11 DELEGATED

1) UNI

The proposed conversion of the basement level to a residential unit would, by reason of the site level and limited number and position of windows and openings in relation to the floor plan, receive inadequate natural light and provide a poor outlook for future occupiers. As such the development would not provide for a satisfactory standard of living accommodation and would be detrimental to the amenity of future occupiers and is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2011/00029

120 Portland Road Hove

Change of use of ground floor Architect's Office (B1) to Financial and Professional Service Office (A2) with ancillary storage, together with replacement shopfront (Amendment).

Applicant: Mr P Meredith

Officer: Christopher Wright 292097

Approved on 06/04/11 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 only be used for professional services open to visiting Members of the Public (Use Class A2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification)) and for no other purpose.

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

3) UNI

No development shall take place until details and samples of the materials (including colour of render, paintwork and colourwash) to be used in the

construction of the external surfaces of the shopfront 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 QD10 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved location plan and block plan received on 6 January 2011; and drawing nos. 10/617/02 Revision A and 10/617/03 Revision A received on 7 March 2011.

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

BH2011/00179

Flats 5 & 6 33 Westbourne Villas Hove

Loft conversion to flats 5 and 6 incorporating rear dormers and rooflights to front and rear elevations and associated external alterations.

Applicant: Mr S Cohen

Officer: Wayne Nee 292132

Refused on 18/03/11 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. Policy HE6 states that proposals within the setting of a conservation area should preserve or enhance the character of the area and should show a consistently high standard of design and detailing. There is further advice contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposed dormers - by virtue of their width, their design, and the fenestration detail - would form an inappropriate and incongruous addition which would result in material harm to the appearance and original character of the existing property. Furthermore, proposed dormers of this size would dominate the rear roof slope which would be detrimental to the character and appearance of the Sackville Gardens Conservation Area. The proposal is therefore contrary to Policies QD14 and HE6 of the Brighton & Hove Local Plan and SPGBH1.

BH2011/00230

First Floor Flat 54 Sackville Gardens Hove

Installation of rear staircase leading from first floor flat to garden to replace existing. (Retrospective)

Applicant: The Hardwick Hartley Partnership

Officer: Clare Simpson 292454

Refused on 24/03/11 DELEGATED

1) UNI

The staircase structure includes a raised platform which is used as a balcony. This platform, by virtue of its size and elevated position is un-neighbourly and intrusive and provides extensive overlooking of neighbouring gardens, to the detriment of the enjoyment of these areas. In addition the platform would allow views in to the rear windows of neighbouring properties which would result in a loss of privacy. The application is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/00261

61 Rutland Gardens Hove

Replacement of existing wooden sash windows with UPVC windows to ground floor.

Applicant: Mrs Beverley Kirwan

Officer: Mark Thomas 292336

Approved on 28/03/11 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 photos and window schedule received on 31st January 2011.

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

BH2011/00308

19 - 20 Westbourne Villas Hove

Loft conversion to form 2no self contained flats incorporating dormers to front and rear.

Applicant: Baron Homes Corporation Ltd

Officer: Jason Hawkes 292153

Approved on 28/03/11 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) BH04.01

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

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

4) BH06.02

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

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

5) UNI

The dormers shall be finished in matching roofing materials with painted timber vertical sliding sash windows and shall be retained as such.

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

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.1941/4 & 7A received on 3rd February 2011.

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

BH2011/00310

19 - 20 Westbourne Villas Hove

Erection of second floor rear extension to form 1no self contained flat, incorporating removal of existing fire escape and balconies replaced with metal railings.

Applicant: Baron Homes Corporation Ltd

Officer: Jason Hawkes 292153

Refused on 05/04/11 DELEGATED

1) UNI

The proposed rear tile hung extension, by virtue of its excessive size, inappropriate design and materials, would form an incongruous and unsympathetic feature poorly related to the appearance of the host building and would be detrimental to the visual amenity of the surrounding area. The proposal would not preserve or enhance the character and appearance of the conservation area and would be contrary to the objectives of development plan policies QD1, QD2, QD14 & HE6 of the Brighton & Hove Local Plan.

2) UNI2

Due to the position and bulk of the second floor rear extension, the proposal would result in a significant loss of outlook, light and a heightened sense of enclosure to a first floor bedsitting room at 20 Westbourne Villas which relies on a rear facing window as its main source of light and outlook. The proposal would therefore lead to a loss of amenity and would be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2011/00317

25 Pembroke Crescent Hove

Part demolition of existing rear extension. Erection of new ground floor rear and side extension, incorporating rooflights, alterations and replacement windows.

Applicant: Mr Dan Drury

Officer: Charlotte Hughes 292321

Approved on 04/04/11 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 approved 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.

3) UNI

The rooflight to the rear roofslope shall have a steel or cast metal frame fitted flush with the adjoining roof surface and it 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 unnumbered drawings received on 3rd February 2011, the joinery details received on 29th March 2011 and the email received on 1st April 2011.

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

WISH

BH2010/03887

4 Lennox Road Hove

Erection of single storey rear extension (part retrospective)

Applicant: Mr Dan Saunders

Officer: Wayne Nee 292132

Approved on 21/03/11 DELEGATED

1) 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.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. LR4PRO/02 received on 16 December 2010, drawing no. LR4PRO/05 received on 24 January 2011 and drawing nos. LR4PRO/01A and 04A received on 21 March 2011.

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

BH2011/00315

165 New Church Road Hove

Erection of two storey side extension.

Applicant: Mr & Mrs M French

Officer: Wayne Nee 292132

Approved on 21/03/11 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. 10337-Loc/A, 10337-01, and 10337-02B received on 03 February 2011.

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

BH2011/00447

55 Boundary Road Hove

Change of use from financial offices (A2) to training centre (D1).

Applicant: Portslade Learning Community CIC

Officer: Mark Thomas 292336

Approved on 29/03/11 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 proposed D1 premises shall be used for non-residential education/training purposes only and for no other purpose including any other purpose in Class D1 of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification.

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

3) UNI

The Training Centre hereby approved shall not be open to the public except between the hours of 09.00 and 21.00 Monday to Friday, and 09.00 and 14.00 on Saturdays.

Reason: To safeguard the amenities of the locality 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 no. 01 received on 16th February 2011.

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

Withdrawn Applications

BH2011/00449

27 Coleman Avenue Hove

Certificate of lawfulness for proposed conversion of existing garage into habitable rooms with external alterations to front and side elevations.

Applicant: Mr Tom Bailey

Officer: Mark Thomas 292336

WITHDRAWN ON 21/03/11

