

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

BH2010/03813

50 London Road Brighton

Change of use from retail (A1) to hot food take-away (A5) including installation of extract duct at rear.

Applicant: Mr Armia Takla

Officer: Sue Dubberley 293817

Approved on 10/05/11 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) BH07.01

The use hereby permitted shall not be open to customers except between the hours of 0900 to 2400 Sundays to Thursdays and Bank Holidays, 0900 to 0200 Fridays to Saturdays.

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 recommendations and equipment specifications contained within the acoustic report by Messrs Sound Solution Consultants dated March 2011 Document 10561 R1 shall be implemented in full unless an alternative is agreed in writing by the Local Planning Authority.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.10.12.02/1 and 2 received on 24/01/2011 and drawing no.10.12.02/3A received on 25/02/2011.

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

BH2011/00153

38 Mackie Avenue Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2007/04248 Appeal Decision.

Applicant: Mr K Norrish

Officer: Louise Kent 292198

Approved on 12/05/11 DELEGATED

BH2011/00492

Site Adjacent 81 Carden Hill Brighton

Application for Approval of Details Reserved by Conditions 2, 3, 5 and 10 of application BH2010/01177.

Applicant: Mr Nick Wells

Officer: Sue Dubberley 293817

Approved on 06/05/11 DELEGATED

BH2011/00512

31 Woodbourne Avenue Brighton

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

Applicant: Mr Bernie Baker

Officer: Sonia Gillam 292359

Refused on 06/05/11 DELEGATED

1) UNI

The development is not permitted development under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995, as amended, by reason that:

- a) the height of the eaves of the proposed side extension would exceed the height of the eaves of the existing dwellinghouse;
- b) the applicant has failed to demonstrate that the proposed side extension would not extend beyond a wall which:
 - i) fronts a highway, and
 - ii) forms either the principal elevation or a side elevation of the original dwellinghouse.

2) UNI2

The development is not permitted development under Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995, as amended, by reason that:

- a) the roof alterations would increase the cubic content of the dwellinghouse by more than 50 cubic metres.
- b) the applicant has failed to demonstrate that the proposed side window to the gable end would be non-opening or that the parts that can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

BH2011/00622

16 Church Hill Brighton

Removal of shutters from front elevation windows and painting of woodwork to front and rear elevations.

Applicant: Mr Nigel Robinson

Officer: Chris Swain 292178

Approved on 28/04/11 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

Upon the removal of the shutters the walls shall be made good and painted to match the existing walls and retained as such thereafter.

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

BH2011/00629

Unit 1 Carden Avenue Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2010/03622.

Applicant: Marks & Spencer Plc

Officer: Aidan Thatcher 292265

Approved on 28/04/11 DELEGATED

BH2011/00771

33 Highview Way Brighton

Erection of single storey conservatory extension to rear.

Applicant: Mr & Mrs Gladwell

Officer: Sonia Gillam 292359

Approved on 06/05/11 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. B.T.03-11-12A, B, C, D and E received on 16th March 2011.

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

BH2011/00776

17 Cuckmere Way Brighton

Certificate of Lawfulness for proposed erection of single storey side extension, rear dormer and front porch.

Applicant: Mr Tony Fenton

Officer: Helen Hobbs 293335

Approved on 10/05/11 DELEGATED

BH2011/00844

82 Carden Avenue Brighton

Certificate of Lawfulness for proposed hip to gable loft conversion incorporating front rooflights, rear dormer with Juliet balcony and associated external alterations.

Applicant: Mr & Mrs Haslam

Officer: Chris Swain 292178

Approved on 16/05/11 DELEGATED

BH2011/00851

Brighton Retail Park Carden Avenue Brighton

Display of externally illuminated totem sign.

Applicant: Legal and General Assurance Society Limited

Officer: Aidan Thatcher 292265

Approved on 18/05/11 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.

8) BH10.08

The advertisement shall not be illuminated later than 23:00 or after the premises are closed to the public (whichever is the earlier) and shall not be illuminated before 07:00 on any day.

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

BH2011/00877

33 Cuckmere Way Brighton

Certificate of Lawfulness for a proposed hip to gable roof extension incorporating rear dormer and front rooflights.

Applicant: Mr Andrew Cooper

Officer: Louise Kent 292198

Approved on 13/05/11 DELEGATED

BH2011/00881

110 Mackie Avenue Brighton

Loft conversion incorporating hip to gable extension, rear dormer, front velux windows and associated works.

Applicant: Mr Simon Page

Officer: Helen Hobbs 293335

Refused on 18/05/11 DELEGATED

1) UNI

The proposed rear dormer, by virtue of its size, positioning and inappropriate design, would form an incongruous and unsightly bulky feature, detrimental to the character and appearance of the building and the surrounding area. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

2) UNI2

The proposed hip to gable roof extension will disturb the visual balance and character of this pair of semi-detached properties to the detriment of the character and appearance of the street scene. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

BH2011/00883

195 Surrenden Road Brighton

Non Material Amendments to BH2010/01763 to allow 2 no. rooflights to the side extension.

Applicant: Mrs Rachel Lock

Officer: Sue Dubberley 293817

Approved on 11/05/11 DELEGATED

1) UNI

The proposed revisions; namely 2 no. rooflights to the side extension are not considered so significant that they warrant the submission of a further application for planning permission.

BH2011/00919

105 Cuckmere Way Brighton

Erection of rear extension at ground and lower ground floor levels.

Applicant: Mr & Mrs Lawrence

Officer: Sonia Gillam 292359

Approved on 13/05/11 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 rooflights in the western 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 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 drawings nos. 1, 2, 3 and 4 and the site location plan and block plan received on 25th March 2011.

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

PRESTON PARK

BH2011/00438

Wheels 11A Preston Park Avenue Brighton

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

Applicant: Mr P Brynin

Officer: Liz Arnold 291709

Approved on 13/05/11 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.

BH2011/00490

13 Preston Road Brighton

Erection of a single storey rear extension. Relocation of extraction flue and condensing unit and the addition of a new air intake grille (part retrospective).

Applicant: Papa Johns (GB) Ltd

Officer: Chris Swain 292178

Approved on 04/05/11 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. BBS54797/E/01A and a site plan received on 17 February 2011, BBS54797/E/02B, a site plan and two annotated drawings received on 7 March 2011, a manufacturer's specification sheet for a condensing unit received on 8 March 2011 and BBS54797/P/02B and BBS54797/P/01K received on 4 May 2011.

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

3) UNI

The high level termination point shall be fitted with an efflux velocity cowl and this shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

4) UNI

The ventilation flue shall be painted to match the side elevation of the property to which it is attached within one month of the date of this permission and shall be retained as such thereafter.

Reason: To preserve the appearance and character of the building and comply with policy QD14 of the Brighton & Hove Local Plan.

5) UNI

Noise associated with the kitchen extraction system and condensing unit 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 and to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.

6) UNI

Details of an electrostatic precipitator for the kitchen ventilation system shall be submitted and approved in writing by the Local Planning Authority. The electrostatic precipitator shall be installed in accordance with the approved details provided and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

BH2011/00614

67 Florence Road Brighton

Erection of single storey side/rear extension to replace existing. Loft conversion incorporating 2no dormers to rear, rooflight to front roofslope and removal of chimney stack (Part retrospective)

Applicant: Mr Saul Rajak

Officer: Sonia Gillam 292359

Approved on 13/05/11 DELEGATED

1) BH01.01

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

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

2) BH12.05A

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

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

3) UNI

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 western side elevation 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.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 0126.EXG.01revA, 0126.EXG.02revA, 0126.PL.020, 0126.PL.021revA, 0126.PL.022, 0126.PL.023 received on 3rd March 2011.
Reason: For the avoidance of doubt and in the interests of proper planning.

5) UNI

The new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.
Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2011/00668

119 Waldegrave Road Brighton

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

Applicant: Ms Jo Briggs

Officer: Helen Hobbs 293335

Refused on 10/05/11 DELEGATED

1) UNI

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

BH2011/00681

48 Balfour Road Brighton

Formation of rear terrace area and associated retaining walls.

Applicant: Mr Nick Seecharan

Officer: Helen Hobbs 293335

Approved on 04/05/11 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, 06 and 07 received on 9th March 2011.

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

BH2011/00826

30 Cleveland Road Brighton

Re-instating the finial and roundalls to front elevation bargeboards. Installation of new timber framed window to front elevation (part-retrospective).

Applicant: Mrs R Woodhouse

Officer: Sonia Gillam 292359

Approved on 06/05/11 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 finial and roundalls hereby permitted shall match the original finial and roundalls at No. 30 Cleveland Road, shall be white painted timber 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.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings entitled "No. 30 Cleveland Rd, Brighton", "Pivot Window", and "Section thru circular pivot window" and the site location plan received on 17th March 2011.

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

BH2011/00914

124 Springfield Road Brighton

Conversion of flat and maisonette to form single dwelling house incorporating single storey rear extension, loft conversion with rear rooflight and associated alterations.

Applicant: Mr & Mrs Carr

Officer: Liz Arnold 291709

Approved on 18/05/11 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 walls 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. 036_PL_002, 036_PL_003 and 036_PL_004 received on the 28th March 2011 and drawing no. 036_PL_005_A received on the 6th May 2011.

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

BH2011/00933

Ground Floor 51 Old Shoreham Road Brighton

Replacement of garage door with window in connection with conversion of garage to living space.

Applicant: Miss Katie Hamilton

Officer: Jonathan Puplett 292525

Approved on 06/05/11 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 location plan and drawing no. OSR51PRO/01, 'House_Plan_Before' and 'House_Plan_After' received on the 7th of April 2011.

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

BH2011/01073

33 Old Shoreham Road Brighton

Loft conversion incorporating front rooflight and rear dormers.

Applicant: Mrs Mary Mohanaei

Officer: Liz Arnold 291709

Approved on 13/05/11 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

Access out of the enlarged ground floor window opening hereby approved to the flat roof over the basement extension shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. CGH400/002, CH400/003, CH400/004Rev|A and CH400/005RevA received on 11th April 2011.

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

REGENCY

BH2010/02259

5 6 & 7 Powis Villas & Car Park Site Clifton Hill Brighton

Application for variation of condition 23 of application BH2010/00503 to substitute the phrase 'grey water' to say 'rain water'.

Applicant: River Oaks Homes Ltd

Officer: Jason Hawkes 292153

Approved on 03/05/11 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) 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) BH02.06

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) BH02.07

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) 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

The scheme shall be implemented in accordance with the landscaping scheme for 5, 6 & 7 Powis Villas received on the 10th August 2010, approved under BH2010/02602.

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

7) UNI

The scheme shall be implemented in accordance with the irrigation scheme for 5, 6 & 7 Powis Villas received on the 25th August 2010, approved under BH2010/02602.

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

8) UNI

The scheme shall be implemented in accordance with the programme of Archaeological Watching Brief and Written Scheme of Investigation received on the 25th August and 13th September 2010 approved under BH2010/02602. In

the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then demolition work shall cease until archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.

9) UNI

All windows on the side elevations of the new houses 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.

10) UNI

The land levels for the new houses shall be implemented in accordance with the drawing 0956-32P1 received on the 25th August 2010, approved under BH2010/02602.

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

11) UNI

Access to the flat roof to the sides and rear at second floor level 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.

12) UNI

The window louvres for the new houses scheme shall be implemented in accordance with the drawing 0956-36P2 received on the 25th August 2010, approved under BH2010/02602.

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

13) UNI

The scheme shall be implemented in accordance with the drawing 0956-33P1, 0956-34P1 and 0956-35P1 received on the 25th August 2010, approved under BH2010/02602, which indicate that the new dwellings are Lifetime Homes compliant.

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

14) UNI

The scheme shall be implemented in accordance with the pre-assessment report received on the 25th August 2010, approved under BH2010/02602, which demonstrates that the new houses meet a Code for Sustainable Homes rating of Level 3.

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

15) UNI

The scheme shall be implemented in accordance with the Site Waste Minimisation Statement for the new houses received on the 25th August 2010, approved under BH2010/02602, which indicate that the new dwellings are Lifetime Homes compliant.

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

16) UNI

The solar panels for the new houses shall be implemented in accordance with the drawing 0956-07P2 & 0956-16P3 received on the 25th August 2010 approved under BH2010/02602.

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

17) UNI

The development for the new houses shall incorporate the rain water recycling facilities into the scheme as indicated on the drawings 2917-05D, DS0980 & DS0621P and outlined in the details received on the 19th July 2010.

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

18) UNI

The development for the new houses shall incorporate the layout for the basement car park as indicated on the drawings Figure 2.12 and outlined in the details received on the 2nd March 2011 approved under BH2010/02602.

Reason: To ensure the parking arrangements is not prejudicial to highway safety in accordance with policy TR7 of the Brighton & Hove Local Plan.

19) UNI

The scheme shall be implemented in accordance with the details and materials for the housing development, approved under BH2010/02602.

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

20) UNI

The scheme shall be implemented in accordance with the details of windows, doors, balconies, canopies, parapets, eaves, gates, boundary walls, steps and railings for the housing development, approved under BH2010/02602, as indicated on drawing 0956-37P2 received on the 25th August 2010.

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

21) UNI

The scheme shall be implemented in accordance with the details of the proposed boundary wall to the Powis Grove frontage, approved under BH2010/02602, as indicated on drawing 0956-31 received on the 25th August 2010.

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, QD14 and HE6 of the Brighton & Hove Local Plan.

22) UNI

The scheme shall be implemented in accordance with the details of the extension to the Clifton Hill flint wall, approved under BH2010/02602, as indicated on drawing 2917-10 received on the 25th August 2010.

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, QD14 and HE6 of the Brighton & Hove Local Plan.

23) UNI

The new doors leading from the light wells to the underground garages should be four panelled painted timber ones with flush panels with beaded edges to match the original timber doors to the basements of Nos. 6 and 7, and the walls of the light wells and access ways to the garages shall be smooth rendered and painted white.

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

24) UNI

The development site behind and the ground above the underground garages shall be reinstated using topsoil and the paving, lawns and planting beds shall also be reinstated and replanted.

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

25) UNI

On the completion of the works, the boundary fencing along the rear boundary of 5, 6 & 7 Powis Villas shall be reinstated.

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

26) UNI

The scheme shall be implemented in accordance with the landscape scheme, approved under BH2010/02602, as indicated on drawing LP-01A received on the 25th August 2010.

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, QD14 and HE6 of the Brighton & Hove Local Plan.

27) UNI

The scheme shall be implemented in accordance with the Ground Appraisal received on the 25th August 2010 approved under BH2010/02602.

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

28) UNI

The Elm tree in the Clifton Hill car park site shall be protected in accordance with the submitted BS5837 Compliance Report received on the 22nd February 2010 approved under BH2010/00503. The protective fencing shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

BH2010/02602

5 6 & 7 Powis Villas & Clifton Hill Car Park Brighton

Application for Approval of Details Reserved by Conditions 2, 7, 8, 9, 10, 16, 18, 19, 20, 21, 22, 25, 26, 27, 28, 29, and 30 of application BH2010/00503.

Applicant: River Oaks Homes Ltd

Officer: Jason Hawkes 292153

Approved on 03/05/11 DELEGATED

BH2010/03814

Bandstand Kings Road Arches Brighton

Installation of 7no light fittings to ground floor soffit with associated wiring to provide illumination to café seating area.

Applicant: Brighton & Hove City Council

Officer: Clare Simpson 292454

Approved Secretary of State on 05/05/11

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 colour of the light fittings shall be painted to match the colour of the painted soffit of the bandstand and retained as such thereafter.

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

BH2010/03996

128 Western Road Brighton

Alterations to shop front (Part Retrospective).

Applicant: Mr Silvia Irofti

Officer: Wayne Nee 292132

Approved on 06/05/11 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. ML/02 received on 17 January 2011, drawing nos. D1, D2 and Mbar/01A received on 30 March 2011, and drawing nos. 4, 5, 6, 7 and PA/ML/01REV received on 14 April 2011.

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

2) UNI

Before development commences, the following details shall be submitted to and approved by the local planning authority in writing;-

- i) Details and samples of the paving of the entrance recess including a 1:10 scale layout plan,
- ii) Details of the reinstatement of the fascia and cornice including a 1:10 scale section through the cornice and fascia showing their relationship to the corbels and a 1:1 scale section through the cornice,
- iii) Details of any blind and blind box,
- iv) Details of any security grille,

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

Reason: As insufficient information has been submitted; to ensure a satisfactory appearance to the development and to comply with policies QD10 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The metal panel sign, redundant Dutch blind box and boxing out of the fascia shall be removed to expose the original fascia and cornice and where these are missing they shall be reinstated in their original positions in timber with the fascia being set back behind the faces of the corbels.

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

4) UNI

The profiles of the outer side jambs of the shop windows and the side jambs of the fanlight above the door shall match the head rail of the shop windows.

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

BH2011/00084

Flat 1 13 St Michaels Place Brighton

Replacement of rear windows and door at ground floor level (flat 1) with upvc.

Applicant: Ms Rosalind Charters

Officer: Wayne Nee 292132

Approved on 06/05/11 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 unnumbered drawing received on 12 January 2011.

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

BH2011/00166

70-73 Western Road Brighton

Application for Approval of Details Reserved by Conditions 2, 4, 6, and 9 of application BH2009/02485.

Applicant: Deramore (L) Ltd

Officer: Jason Hawkes 292153

Approved on 10/05/11 DELEGATED

BH2011/00434

11 Imperial Arcade Brighton

Change of use of middle and upper levels from café/snack bar (A3) and indoor sports (D2) to retail (A1).

Applicant: R Barker (Tarring) Limited

Officer: Jason Hawkes 292153

Approved on 06/05/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.4181-LP11 RevA received on the 14th February 2011.

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

BH2011/00516

28A Clifton Terrace Brighton

Replacement of rear courtyard window with timber panelled French doors.

Applicant: Mr S Mannion

Officer: Charlotte Hughes 292321

Approved on 17/05/11 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) BH13.05

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. D.01/a received on 9th May 2011.

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

BH2011/00613

45-46 North Street Brighton

Erection of extension at roof level of no.45 to form new one bedroom flat across No's 45 & 46 North Street.

Applicant: Mr E Sharanizadeh

Officer: Guy Everest 293334

Refused on 06/05/11 DELEGATED

1) UNI

The existing building (no. 46) makes a significant contribution to the street scene and to the character and appearance of the Old Town Conservation Area. The additional storey and resulting levelling of building heights would have an unacceptable effect on the varied appearance of the street and would weaken the prevailing character and appearance of the area. Furthermore the design and detailing of the extension, and particularly the new window opening, would appear poorly proportioned in relation to the existing building and those adjoining. The proposal is thereby contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and to the provisions of supplementary planning guidance note 1, roof alterations and extensions.

BH2011/00796

8 Vine Place Brighton

Erection of two storey rear extension including excavation of rear basement level.

Applicant: Mr Dan Andrew

Officer: Jason Hawkes 292153

Approved on 12/05/11 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) BH05.08

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

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced and to comply with 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.

3) UNI

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

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

4) UNI

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

- i) elevations and sections at 1:10 scale of the parapets, eaves, fascias, copings, cills, the junction of the extension with the reconstructed rear boundary wall, "ships" style ladder, Juliet balcony doors and windows and all other features,
- ii) sectional profiles at 1:1 scale of window and door frames,
- iii) details of the rooflights,
- iii) details and samples of materials,

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

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.14601.01, 18 & 19 received on the 23 March 2011 and 22nd April 2011.

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

BH2011/00799

Dukes Yard Duke Street Brighton

Application for Approval of Details Reserved by Condition 4 of application BH2010/03832.

Applicant: Mrs S M Davis

Officer: Steven Lewis 290480

Approved on 17/05/11 DELEGATED

BH2011/00825

New Venture Theatre Bedford Place Brighton

Replacement of floor boards in south hall.

Applicant: Mr Jerry Lyne

Officer: Jason Hawkes 292153

Approved on 12/05/11 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

Prior to commencement of works, details and a sample of the finish and stain colour shall be submitted to and approved by the local planning authority in writing.

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

3) UNI

The new floor boards shall be of pine and shall match the widths, lengths and thicknesses of the existing ones unless otherwise approved in writing by the local planning authority before work commences.

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

BH2011/00908

26 Clifton Terrace Brighton

Replacement of existing first and second floor windows to front elevation with timber framed windows.

Applicant: Mr Ian Pointer

Officer: Steven Lewis 290480

Approved on 18/05/11 DELEGATED

1) BH01.01

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

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

2) BH12.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved unnamed drawings no. 11D-P-01 A, 11D-P-02 A & 11D-P-03 received on 13/04/2011.

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

ST. PETER'S & NORTH LAINE

BH2010/03276

Sovereign House Church Street Brighton

Proposed glazed office infill within existing building atrium.

Applicant: Aberdeen Asset Management

Officer: Jonathan Puplett 292525

Approved on 16/05/11 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) 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.

3) UNI

The sustainability measures detailed at page 14 of the approved Design and Access Statement received on the 18th of October 2011 shall be carried out in their entirety prior to the occupation of the approved office floorspace and shall be retained as such thereafter.

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

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 the occupiers of adjoining properties 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 Design and Access Statement received on the 18th of October 2010, supporting statement received on the 1st of November 2010, drawing nos. P001/A, P002/A, P100/A, P101/A, P102/A, P103/A, P120/A, P130/A, P131/A, P200/A, P201/A, P202/A, P203/A, P204/A, P500/A, P501/A, P502/A, P600/A, P601/A, P602/A and P603/A received on the 1st of November 2010, 'Town Planning Statement' received on the 4th of January 2011, 'A260 - Roof Top Plant - Additional Information' and drawing nos. A098 and A099 received on the 7th of January 2011, drawing nos. P104/B, P205/B and P505 received on the 19th of January 2011, 'Atrium Plant Noise Emission' Report received on the 1st of February 2011, and drawing nos. P198/D and P199D received on the 10th of February 2011.

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

BH2011/00177

Land Rear of 39 Gardner Street Brighton

Application for Approval of Details Reserved by Conditions 2, 5, 7, 8, 9, and 10 of application BH2008/00671.

Applicant: Mr Duncan Thomas

Officer: Sue Dubberley 293817

Split Decision on 12/05/11 DELEGATED

1) UNI

Approve the details pursuant to conditions 5, 7, 8, 9, and 10 of application subject to full compliance with the submitted details.

1) UNI

REFUSE approval of the discharge of condition 14 for the following reasons:

1. No details of a scheme to provide sustainable transport infrastructure has been finalised and agreed.

BH2011/00305

11 - 12 Vine Street Brighton

Change of use from retail (A1) to office (B1). (Retrospective).

Applicant: Mrs Christine Woollard

Officer: Liz Arnold 291709

Approved on 13/05/11 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.PL-101 received on 2nd February 2011.

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

BH2011/00533

33 Prince's Road Brighton

Loft conversion incorporating rooflight to front elevation (Retrospective).

Applicant: Mr David Ruffett

Officer: Chris Swain 292178

Approved on 18/05/11 DELEGATED

BH2011/00538

24 Albert Road Brighton

Application for Approval of Details Reserved by Conditions 2, 4, 8 and 9 of application BH2010/00041.

Applicant: Mr Z Solomon

Officer: Aidan Thatcher 292265

Approved on 12/05/11 DELEGATED

BH2011/00603

100 Ditchling Road Brighton

Installation of boundary wall with piers to front elevation and 4no rooflights.

Applicant: Mr Sean Parsons

Officer: Sonia Gillam 292359

Refused on 28/04/11 DELEGATED

1) UNI

The proposed rooflights would, by virtue of their siting, design and materials, form incongruous and unsympathetic features on this historic building and would detrimentally impact on the character and appearance of the Round Hill Conservation Area and the visual amenities enjoyed by neighbouring properties. The development is therefore contrary to policy HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance SPGBH01 Roof Alterations and Extensions.

2) UNI2

The proposed wall to the front elevation, by virtue of the enclosing of the front forecourt area on Ditchling Road, appears incongruous and out of character with the shopfront façade and with the immediate surroundings of commercial buildings with open forecourts that are a particular feature of the townscape on this corner. The development would not preserve or enhance the Round Hill Conservation Area and is therefore contrary to policy HE6 of the Brighton & Hove Local Plan.

BH2011/00625

19 Over Street Brighton

First floor rear extension.

Applicant: Mr Nick Gorton

Officer: Liz Arnold 291709

Approved on 10/05/11 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. D02RevB received on the 7th April 2011 and drawing no. D03RevB received on the 3rd May 2011.

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

BH2011/00631

4 Over Street Brighton

Alterations to front elevation including replacement of existing windows with timber framed sash windows and re-alignment of bay windows.

Applicant: Mr Thomas Lachlan

Officer: Chris Swain 292178

Approved on 12/05/11 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 four unnumbered drawings, a site plan, a design and access statement and two annotated photographs received on 4 March 2011, an unnumbered drawing received on 15 March 2011, an unnumbered drawing received on 17 March 2011 and an unnumbered drawing received on 20 April 2011.

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

3) UNI

The hereby approved windows shall be painted white 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.

4) UNI

The joinery details of the replacement windows must match exactly the joinery profiles of the windows at the adjoining property, No.5 Over Street.

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

5) UNI

The decorative banding to the bay, above the ground floor window shall be reinstated to match the adjoining property, No.5 Over Street and the exterior of the bay made good 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.

BH2011/00657

56 London Road Brighton

Application for Approval of Details Reserved by Condition 4 of application BH2010/02854.

Applicant: Dominos Pizza Group Ltd

Officer: Jonathan Puplett 292525

Approved on 05/05/11 DELEGATED

BH2011/00660

First & Second Floors Maisonette 53 Buckingham Place Brighton

Conversion of existing maisonette incorporating loft conversion with roof lights to form 1no two bedroom flat and 1no one bedroom flat.

Applicant: Brighton & Hove Securities Ltd

Officer: Anthony Foster 294495

Approved on 10/05/11 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) 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.

5) UNI

Access to the flat roof accessed via the proposed rear bedroom of the first floor flat 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

The development hereby permitted shall be carried out in accordance with the approved drawings no. 0524/001/, /002, /003 submitted on 07/03/11.

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

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until the sustainability measures detailed within the submitted Sustainability Checklist have been fully implemented, and such measures shall thereafter be retained as such.

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.

BH2011/00671

New England House New England Street Brighton

Installation of new handrail to rear fire escape stairs and landings.

Applicant: Brighton & Hove City Council

Officer: Aidan Thatcher 292265

Approved on 05/05/11 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. SK1, SK2, 001/A, 002/A and 003/A received on 08.03.11.

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

BH2011/00730

Garage at Rear of 51 Buckingham Place Brighton

Demolition of garage and erection of new two storey dwelling.

Applicant: Ms Jo Bunday

Officer: Kate Brocklebank 292175

Refused on 13/05/11 DELEGATED

1) UNI

The applicant has failed to demonstrate that the proposed house, by reason of its size, height and close proximity to dwellings in Buckingham Place, would not have an unacceptable overbearing impact upon neighbouring properties. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

It is considered that by virtue of the limited plot size, close proximity to the neighbouring buildings and the plot subdivision the proposal results in overdevelopment of the plot and a cramped form of development which constitutes 'town cramming' to the detriment of the character of the area contrary to policies QD1, QD2, QD3 of the Brighton & Hove Local Plan.

3) UNI3

The proposal would involve developing the majority of the curtilage of the site placing unacceptable pressure on the limited space available for recycling, cycle parking and amenity space. The proposed provision of cycle parking prohibits the use of the shared amenity space and recycling store by the existing flats as approved under BH2007/00080, the impact of which the application fails to address. The plans submitted do not sufficiently demonstrate how the existing and proposed households could use this area in addition to the occupiers of the dwelling subject of this application. Consequently the applicant has failed to demonstrate that there is sufficient private usable outside amenity space, recycling and cycle storage for each unit of accommodation on this site contrary to policies SU2, HO5 and TR17 of the Brighton & Hove Local Plan.

BH2011/00739

21 Princes Road Brighton

Installation of rooflight to front roof slope.

Applicant: Ivan Vaughan

Officer: Sonia Gillam 292359

Approved on 05/05/11 DELEGATED

1) BH01.01

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

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

2) BH12.05A

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. P/21P/01 received on the 11th March 2011.

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

BH2011/00767

22 Queens Road Brighton

Change of use of lower ground floor from ancillary office storage (B1) to 1no one bedroom flat with associated external alterations.

Applicant: First People Recruitment

Officer: Anthony Foster 294495

Refused on 12/05/11 DELEGATED

1) UNI

The proposed basement unit would be substantially enclosed, would receive inadequate natural light and have a poor outlook and would suffer a significant overbearing impact from the approved homes to the rear and therefore fail to provide an acceptable residential environment for future occupiers, contrary to Brighton & Hove Local Plan policy QD27.

BH2011/00792

3 Park Crescent Brighton

Alterations to layout including relocation of bathroom, removal of walls and installation of stair balustrade. External works including installation of sash windows, French doors and solar panels.

Applicant: Mr & Mrs Michael O'Connell

Officer: Helen Hobbs 293335

Approved on 12/05/11 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

No works shall take place until details of the type, design and dimensions of the solar panels have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details and maintained as such thereafter.

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

5) UNI

No works shall take place until details of the pattern and dimensions of the black and white tiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details and maintained as such thereafter.

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

WITHDEAN

BH2010/02201

20 Green Ridge Brighton

Certificate of lawfulness for proposed single storey rear extension with flat roof with rooflights, single storey side extension and roof alterations including new chimney flue, rear dormer, side dormer and rooflights to front and side elevations.

Applicant: Mr Tim Stean

Officer: Steven Lewis 290480

Approved on 01/09/10 DELEGATED

BH2011/00336

227 - 233 Preston Road Brighton

Change of Use of car showroom/workshop (SG04) to 2no retail units (A1) incorporating installation of external condenser unit, air conditioning units and an ATM machine.

Applicant: Sainsburys Supermarkets Ltd / Caffyns PLC

Officer: Adrian Smith 290478

Refused on 10/05/11 PLANNING COMMITTEE

1) UNI

The proposed development would have a negative impact on residential amenity by reason of additional traffic movements in the servicing, deliveries and operation of and to the store contrary to policies QD27 and SU10 of the Brighton & Hove Local Plan 2005.

2) UNI2

The applicant has failed to demonstrate that the proposed development would not have a detrimental impact on the vitality and viability of nearby retail units contrary to policies SR1 and SR2 of the Brighton & Hove Local Plan 2005.

3) UNI3

The character and intensity of use which would be created by the proposed development does not reflect the key design principles of the neighbourhood contrary to policy QD2 of the Brighton & Hove Local Plan 2005.

4) UNI4

The local planning authority is not satisfied that the traffic movements within the site and on adjacent roads would not result in a significant increase in safety risk both to pedestrians and vehicles within the site and on the adjacent highway contrary to policies TR1, TR7 and TR8 of the Brighton & Hove Local Plan 2005.

BH2011/00417

Flat B Upperdene Court 2 Westdene Drive Brighton

Replacement of four white wooden framed single glazed windows with white UPVC clear K double glazed at rear of flat.

Applicant: Miss Claire Mold

Officer: Wayne Nee 292132

Approved on 28/04/11 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 supporting information received on 11 February 2011 and 08 April 2011.

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

BH2011/00527

54 Eldred Avenue Brighton

Display of externally illuminated fascia sign and non-illuminated fascia sign and wall plaque.

Applicant: Dr Vanessa Woods

Officer: Christopher Wright 292097

Approved on 28/04/11 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.

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.

8) UNI

The illumination of the single illuminated sign hereby approved shall accord with the Institute of Lighting Engineers' Technical Report No. 5 - The Brightness of Illuminated Advertisements (as amended).

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

BH2011/00644

296 Dyke Road Brighton

Erection of three storey 2no bedroom dwelling to replace existing garage.

Applicant: Mr Clive Gordon

Officer: Mark Thomas 292336

Refused on 09/05/11 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 dwelling by virtue of its bulk, height, positioning, and proximity to neighbouring boundaries represents an overbearing development for the occupiers of nos. 296 and 298 Dyke Road, which would result in significant overshadowing, increased sense of enclosure and loss of outlook. Further, the proposed first floor balcony would provide for harmful views towards no.2 and 4 Matlock Road resulting in significant overlooking/ loss of privacy. As such the proposed development is considered to be contrary to the aforementioned planning policy.

2) UNI2

Policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan seek to ensure the efficient and effective use of sites with developments that demonstrate a high standard of design taking into account the height, scale, and bulk of existing buildings. The proposed building, by virtue of its scale, positioning and projection, would serve to close the visual gap at this corner location between properties on Matlock Road and Dyke Road. Further, the dwelling would have a horizontal emphasis and lack of setback from the pavement of Matlock Road uncharacteristic of the wider street scene. The proposed bathroom window would be unduly large and would result in a visually cluttered side elevation. Overall the proposed dwelling would represent an incongruous addition to the street scene and an overdevelopment of the site thereby detracting from the character and appearance of the area, contrary to the aforementioned planning policies.

BH2011/00666

120 Eldred Avenue Brighton

Raised decking to rear elevation with garden store below.

Applicant: Mr Nigel Collins

Officer: Mark Thomas 292336

Approved on 03/05/11 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. 433/01 received on 8th March 2011.

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

BH2011/00695

336 Dyke Road Brighton

Alterations to vehicle access, drive and boundary wall and creation of new crossover at front of property. Replacement of single storey rear conservatory.

Applicant: Mr Antony Turck

Officer: Wayne Nee 292132

Approved on 09/05/11 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) 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.

4) UNI

Before development commences, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Method Statement shall include the following details:

- i) The on-street Elm on the narrow verge shall be protected as far as is practicable during the course of the development, and the crossovers hereby permitted shall be constructed in accordance with BS 5837 (2005) Trees in relation to construction.
- ii) The crossovers hereby permitted shall both be constructed in accordance with Arboricultural Practice Note 1 Driveways Close to Trees.

And the works shall be carried out and completed fully in accordance with the approved details.

Reason: In order to secure the satisfactory preservation of trees within the site and to comply with policy QD16 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 769.02A, 769.10, 769.11, 769.12, and 769.13 received on 10 March 2011, and drawing no. 769.01 received 14 March 2011.

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

BH2011/00725

56 Bates Road Brighton

Certificate of Lawfulness for proposed rear dormer and rooflights to front elevation.

Applicant: Mr & Mrs Thomas

Officer: Mark Thomas 292336

Approved on 06/05/11 DELEGATED

BH2011/00728

Varndean College Surrenden Road Brighton

Glazing of covered walkways to courtyards.

Applicant: Varndean College

Officer: Paul Earp 292193

Approved on 17/05/11 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 window frames hereby approved shall match the thickness of the arched frames to the existing adjacent windows and be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the building 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 drawings no. 021/11/1-5 received on 15 March 2011.

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

BH2011/00743

36 Withdean Road Brighton

Erection of two storey side extension incorporating a garage and construction of hardstand to side elevation with associated works.

Applicant: Reinhardt Slabbert

Officer: Wayne Nee 292132

Approved on 09/05/11 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

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.

4) UNI

Before development commences, within an arboricultural method statement/structural report, the following details shall be submitted to and approved by the local planning authority in writing:-

- i) The garage shall be constructed on a pile and raft foundation or similar to protect the roots of the Larch tree (shown as T3 on approved drawings) that is in close proximity.
- ii) The boles of the ash closest to the entranceway and the larch tree (shown as T1 and T3 respectively on approved drawings) shall be protected during the course of the development by means of a framework with hoarding attached.
- iii) The Ash tree on the bank at the corner of the property (shown as T2 on the approved drawings) shall be protected to BS 5837 (2005) during the course of the development.
- iv) The driveway leading down to the garage shall be constructed in accordance with BS 5837 and APN Driveways in relation to trees. This driveway, which will be raised, shall be kept away from the bole of the larch (T3) and constructed in such a way as to not damage any roots in its vicinity. And the works shall be carried out and completed fully in accordance with the approved details.

Reason: In order to secure the satisfactory preservation of trees within the site and to comply with policy QD16 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the tree survey, and the approved drawing nos. 1351/1454 and 1351/1455A received on 14 March 2011.

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

BH2011/00780

4 The Heights Brighton

Certificate of Lawfulness for a proposed two storey rear extension to replace existing conservatory.

Applicant: Mr Christopher & Mrs Elizabeth Gurtler

Officer: Wayne Nee 292132

Approved on 12/05/11 DELEGATED

BH2011/00861

Flat 20 Woodside Lodge Tivoli Crescent Brighton

Removal of existing window and installation of uPVC double glazed door.

Applicant: Mr Stephen Reynolds

Officer: Clare Simpson 292454

Approved on 18/05/11 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. 001A D1 received on the 5th April 2011.

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

BH2011/00863

15 Robertson Road Brighton

Certificate of Lawfulness for proposed loft conversion incorporating front rooflights and rear dormer.

Applicant: Ms Juliet Kac

Officer: Wayne Nee 292132

Approved on 17/05/11 DELEGATED

BH2011/01037

3 Varndean Road Brighton

Certificate of lawfulness for proposed 2 storey rear extension with associated external alterations.

Applicant: Mrs Katy Brown

Officer: Mark Thomas 292336

Approved on 11/05/11 DELEGATED

BH2011/01063

24 Cornwall Gardens Brighton

Non Material Amendment to BH2010/00482 to substitute the cedar timber boarding around the top quarter of the workshop with clay tiles with timber tiling battens as defined for the roof.

Applicant: Mr Nick Johns

Officer: Wayne Nee 292132

Approved on 05/05/11 DELEGATED

BH2011/01114

42 Green Ridge Brighton

Non Material Amendments to BH2011/00093 for change of roof tiles from plain tiles to Marley Anglia interlocking roof tiles.

Applicant: Mr Paul Milyard

Officer: Charlotte Hughes 292321

Approved on 16/05/11 DELEGATED

BH2011/01117

1 Copse Hill Brighton

Non Material Amendments to BH2011/01117 for the addition of obscured window with openable fan light only to bedroom and alteration to approved bathroom window to have openable fan light and match the existing.

Applicant: Mr Scott Brady

Officer: Mark Thomas 292336

Refused on 09/05/11 DELEGATED

EAST BRIGHTON

BH2010/03095

Flat 3 10 Belgrave Place Brighton

Installation of two fireplaces to replace existing.

Applicant: Mrs Susan Davies

Officer: Chris Swain 292178

Approved on 05/05/11 DELEGATED

1) BH01.05

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

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

BH2010/03909

26 St Marys Square Brighton

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

Applicant: Mr N Jackson

Officer: Louise Kent 292198

Approved on 28/04/11 PLANNING COMMITTEE

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawing received on 5 April 2011.

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

BH2011/00584

17 Portland Mansions 134 - 136 Marine Parade Brighton

Replacement of existing single glazed timber sash windows with double glazed timber sash windows.

Applicant: Mrs Adhya

Officer: Liz Arnold 291709

Approved on 06/05/11 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the details submitted the meeting rail depth shall be 33mm.

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 no.1710/01 and a drawing titled Standard Detail Sheet No. 3 received on the 25th February 2011 and a letter from Terry Rickards and a drawing titled Standard Detail Sheet No. 9A received on the 14th April 2011.

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

BH2011/00727

Basement Flat 23 College Gardens Brighton

Replacement of existing front casement window with timber sash window.

Applicant: Mr Journeaux

Officer: Chris Swain 292178

Approved on 11/05/11 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. 4594/01-05 (inclusive) received on 11 March 2011 and a design and access statement received on 16 March 2011. Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/00741

26 Bloomsbury Place Brighton

Reconstruction of oriel bay structure to rear with replacement of bay windows incorporating double glazing. Recovering of flat roof to rear incorporating insulation and replacement guttering and removal of cast iron pipe to rear.

Applicant: Mr Ronald Smith

Officer: Chris Swain 292178

Approved on 09/05/11 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. 8620/4, 860/05 and 860/06, a site plan, a design and access statement and a manufacturer's specification sheet received on 14 March 2011.

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

3) UNI

All render to the rear elevation shall be a traditional lime based mix, with no external beads, stops or bells drips.

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

4) UNI

The external lead flashing protruding below the window cills to the rear bay shall be painted to match exactly the colour of the existing exterior walls of the rear bay and retained as such thereafter.

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

5) UNI

The joinery details of the replacement windows must match exactly the joinery profiles of the existing windows.

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

BH2011/00742

26 Bloomsbury Place Brighton

Reconstruction of oriel bay structure to rear with replacement of bay windows incorporating double glazing. Recovering of flat roof to rear incorporating insulation and replacement guttering and removal of cast iron pipe to rear.

Applicant: Mr Ronald Smith

Officer: Chris Swain 292178

Approved on 09/05/11 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 joinery details of the replacement windows must match exactly the joinery profiles of the existing windows.

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

3) UNI

All render to the rear elevation shall be a traditional lime based mix, with no external beads, stops or bells drips.

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

4) UNI

The external lead flashing protruding below the window cills to the rear bay shall be painted to match exactly the colour of the existing exterior walls of the rear bay and retained as such thereafter.

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

BH2011/00751

4 Eastern Terrace Mews Brighton

Installation of rooflight, solar panel and photovoltaic panel to roof, revised fenestration incorporating installation of double glazing and associated works.

Applicant: Mr & Mrs Yoram & Nicky Allon

Officer: Jonathan Puplett 292525

Approved on 11/05/11 DELEGATED

1) BH01.01

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

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

2) BH12.03

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

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

3) 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.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 030ET-06, 07, 08 and location plan received on the 14th of March 2011, drawing no. 030ET-09a received on the 5th of May 2011, and 'Solatube' solar tube specification, 'Sharp' photovoltaic panel specification and 'Thermomax' solar thermal panel specification received on the 5th of May 2011.

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

BH2011/00827

Royal Sussex County Hospital Eastern Road Brighton

Refurbishment of existing building incorporating external alterations and new roof.

Applicant: Brighton & Sussex University Hospitals Trust

Officer: Mick Anson 292354

Approved on 06/05/11 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: TGM-AR-CRS-A00-PS-L6-500 Rev F01; 0501 Rev F01; 0502 Rev FO1; 0503 Rev FO1; 0504 Rev F01; 0505 Rev FO1; 0506 Rev FO1; 0507 Rev FO1 received on 18th March 2011.

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

BH2011/00831

24 Sudeley Place Brighton

Removal of 2no windows and 1no door and installation of 1no sliding sash window and French doors to rear elevation.

Applicant: Mrs Louise Vosper-Cole

Officer: Sonia Gillam 292359

Approved on 12/05/11 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. 101, 001, 002, Sales-SA3, Sales-SA5 received on the 21st March 2011.

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

3) UNI

The new window shall be white, painted softwood, double hung vertical sliding sash with concealed trickle vents and shall be retained as such.

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

HANOVER & ELM GROVE

BH2010/03994

Ainsworth House Wellington Road Brighton

Demolition of existing Ainsworth House building and construction of new four storey block of 12 flats and 3 terraced houses with associated car parking and landscaping.

Applicant: Brighton & Hove City Council

Officer: Jonathan Puplett 292525

Approved after Section 106 signed on 05/05/11 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) 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) BH06.01

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.

5) 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.

6) UNI

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash), to be used in the construction of the external surfaces of the building hereby approved, and sample sections of the frames of the windows and glazed doors to be installed have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

7) UNI

No development shall commence until sample elevations and sections at a 1:20 scale of the windows and window reveals, glazed doors, dormers, balconies, louvers, projecting angled bays, entrance doors, parapets and front boundary wall 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 and be maintained as such thereafter.

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

8) UNI

No development shall commence until details of the materials to be used to surface the hard landscaped areas of the site have been submitted to and approved in writing by the Local Planning Authority. The hard surfaces shall be

made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure accessibility, to enhance the appearance of the development in the interests of the visual amenities of the area, to reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policies QD15, SU4 and HO13 of the Brighton & Hove Local Plan.

9) UNI

No development shall commence until full drawings and details of the proposed refuse and recycling storage, and cycle storage area have been submitted to an approved in writing by the Local Planning Authority. The cycle storage details shall include measures to ensure that the storage is covered and secure. The storage facilities shall be installed in strict accordance with the approved details prior to the occupation of the residential units hereby approved and shall be maintained as such thereafter.

Reason: To ensure that appropriate storage provision is provided, that such storage is of an acceptable appearance, and to comply with policies QD1, QD2, SU2 and TR14 of the Brighton & Hove Local Plan.

10) UNI

No development shall commence until fences for the protection of trees to be retained on the site and the trees to the rear of the site which are subject to Tree Preservation Orders, have been erected in accordance with the scheme detailed in the approved Arboricultural Statement received on 6th April 2011. The trees shall be protected in accordance with BS 5837 (2005) 'Trees in Relation to Construction'. 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 and alongside 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.

11) UNI

No development shall commence until the trees located in close proximity to the proposed development, including those subject to Tree Preservation Orders located to the rear of the site are pruned in accordance with BS 3998 (2010) 'Tree Work - Recommendations'.

Reason: To protect the trees which are to be retained on the site and alongside 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

No development shall commence until details of the construction of new crossover and for the reinstatement of redundant crossover has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details.

Reason: In order to ensure the safety of users of the pavement and road and to comply with policy TR7 of the Brighton & Hove Local Plan.

13) UNI

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 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,
- (b) 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.

14) UNI

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

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

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

15) UNI

No development shall commence until details of the construction of the green / brown roofs have been submitted to and approved in writing by the Local Planning Authority. The details shall include a timescale for implementation, cross section, construction method statement and the seed/planting mix. The scheme shall then be carried out in 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.

16) 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

17) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no 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.

18) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no works to clear the site shall take place during the bird nesting season (1 March-31 July inclusive).

Reason: To ensure that nesting birds are not disturbed and to comply with policy QD18 of the Brighton & Hove Local Plan.

19) UNI

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

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

20) UNI

The first and second floor / roof level windows in the south-east facing elevation of the rear-most dwelling hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

21) UNI

None of the residential units hereby approved shall be occupied until the 12 bird nesting boxes and 12 bat roosting boxes have been installed to the trees annotated T2, T3, T4 and T6 on the approved drawing no. PL(00)004 E and are available for use. The 12 bird nesting boxes and 12 bat roosting boxes shall be retained as such thereafter.

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.

22) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. PL(00)002A, 003A and 011 received on the 22nd of December 2010, no. PL(00)001B received 7th of January 2011, drawing no. PL(00)005C received on the 3rd of March 2011, drawing nos. PL(00)0012, 013, 014, and 015 received on the 16th of March 2011, drawing nos. PL(00)007G and 008G received on the 4th of April 2011, drawing nos. PL(00)006C, 09D and 010C received on the 5th of April 2011, drawing no. PL(00)004F received on the 7th of April 2011, Design and Access Statement, Daylight and Sunlight Report, Sustainability Statement, Supporting Planning Statement, Affordable Housing Statement, Accommodation Schedule, and Sustainability Checklist received on the 22nd of December 2010, Sustainability Pre-Assessment reports received on the 7th of February 2011, Land Contamination Assessment Report received on the 14th of March 2011, and the Ecological and Arboricultural Appraisal Report received on the 6th of April 2011.

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

BH2011/00090

Land to the side of and 14 Southover Street Brighton

Demolition of existing single storey workshop building and erection of new 1.8m high close boarded fence and access gates.

Applicant: Mr Alan Teague

Officer: Liz Arnold 291709

Approved on 06/05/11 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, the east elevation of no. 15 Southover Street fronting the site shall be made good following the demolition of the workshop and painted in a colour to match the rest of the façade within 2 months of the permission hereby approved.

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. 2010/089/PL1RevA2 and 2010/089/PL5RevA3 received on the 11th February 2011 and drawing no. 2010/089/PL2RevB received on the 21st March 2011.

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

BH2011/00130

The Kiosk Elm Grove Brighton

Change of use from retail (A1) to restaurant and hot food take-away (A3/A5) including external alterations and installation of extract duct.

Applicant: Mr Karl Mason

Officer: Anthony Foster 294495

Approved on 05/05/11 PLANNING COMMITTEE

1) UNI

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

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

2) UNI

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

Other than the revisions required by Conditions 5 and 6 of the permission hereby granted, the development hereby permitted shall be carried out in accordance with approved drawing nos. 11002/01 Rev A, /02 Rev A, /03, /04 received on the 2 February 2011.

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

4) UNI

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.

5) UNI

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 SU9 and QD27 of the Brighton & Hove Local Plan.

6) UNI

Notwithstanding the drawings hereby approved, revised details showing the extractor vent concealed within a chimney or similar structure shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the agreed details.

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

7) UNI

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 SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

8) UNI

The use hereby permitted shall not be open to customers except between the hours of 07:30 and 20:00 on Mondays to Fridays and 07:30 and 21:00 on Saturdays, and 09:00 and 13:00 on Sundays, Bank or Public Holidays.

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

BH2011/00612

126 Lewes Road Brighton

Formation of front access stairs to basement.

Applicant: Brighton Developments

Officer: Aidan Thatcher 292265

Approved on 18/05/11 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. site location plan (unreferenced), 11/708/PLA/01 and /02 received on 02.03.11.

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

3) UNI

Notwithstanding the details shown on the approved plan (11/708/PLA/02) the railings hereby permitted shall exactly match the design of the existing railing on the southern boundary of the site, along the joint boundary between nos. 126 and 127 Lewes Road and shall be painted black within 2 weeks of their erection and shall be retained as such.

Reason: In the interests of the character and appearance of the development and the visual amenities of the area and to comply with policy QD1 of the Brighton & Hove Local Plan.

BH2011/00638

4 Milton Road Brighton

Certificate of Lawfulness for Proposed demolition of existing single storey rear extension and erection of new single storey rear extension.

Applicant: Mr & Mrs Paul Hodkin

Officer: Louise Kent 292198

Approved on 13/05/11 DELEGATED

BH2011/00648

93 Southover Street Brighton

Installation of two new windows to side elevation.

Applicant: Mr Simon Mills

Officer: Aidan Thatcher 292265

Approved on 28/04/11 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. M122-100, -101, -102, -103, -104, -105 and -106 received on 07/03/11.

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

3) UNI

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

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

BH2011/00745

4 5 & 6 Richmond Terrace Brighton

Maintenance repair and redecoration including works to handrails and canopies to three balcony structures on front elevation.

Applicant: Hyde Martlet

Officer: Liz Arnold 291709

Approved on 12/05/11 DELEGATED

1) BH01.05

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

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

2) UNI

Notwithstanding the details shown on the Rushby Brewster Calculation Sheet, received on the 14th March 2011, all replacement timber deck timbers to the balconies hereby approved shall exactly match the dimensions of the existing deck timbers.

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.

3) UNI

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.

BH2011/00800

16A Bonchurch Road Brighton

Installation of UPVC windows with retention of existing timber frames to front elevation and replacement of timber windows with UPVC units to rear elevation.

Applicant: Mr David Castelnovo

Officer: Sonia Gillam 292359

Refused on 06/05/11 DELEGATED

1) UNI

The proposed replacement front windows, by reason of the cumulative impact of the materials, method of opening and general design, would form unsympathetic alterations that would fail to reflect the original character and appearance of the building and would detract from the surrounding street scene and as such are contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2011/00808

30 De Montfort Road Brighton

Erection of single storey rear extension.

Applicant: Ms Alexandra Higgins

Officer: Liz Arnold 291709

Approved on 13/05/11 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.10 and 11 received on the 17th March 2011 and drawing no. 12 received on the 23rd March 2011.

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

BH2011/00970

23 Islingword Street Brighton

Certificate of Lawfulness for proposed loft conversion incorporating rear dormer.

Applicant: Mr Danny Burns

Officer: Liz Arnold 291709

Approved on 13/05/11 DELEGATED

HOLLINGDEAN & STANMER

BH2011/00213

Watts Building University of Brighton Lewes Road Brighton

Installation of new external power generator and fuel tank.

Applicant: University of Brighton

Officer: Louise Kent 292198

Approved on 11/05/11 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 commence until a scheme for noise control has been submitted to and approved in writing by the Local Planning Authority. Noise associated with the 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 the guidance provided in BS 4142:1997.

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

3) UNI

The external paint colour of the power generator and fuel tank shall match the paint colour of the north-west elevation of the Watts Building.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos SU1256 A100 & A101 received on 25th January 2011 and drawing SU1256 A103 and photographs SU1256 A104 received on 3rd February 2011.

BH2011/00513

33 Isfield Road Brighton

Erection of a single storey rear extension.

Applicant: Mr Joan Weller

Officer: Louise Kent 292198

Approved on 28/04/11 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 drawings nos. L-01 & L-03 received on 21 February 2011 and L-02 Rev. a & L-04 Rev. A received on 26 April 2011.

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

BH2011/00517

Land to Rear of 66 Wolseley Road Brighton

Demolition of existing garage and erection of a two storey, three bedroom detached dwelling.

Applicant: Mr John Summerfield

Officer: Aidan Thatcher 292265

Refused on 28/04/11 DELEGATED

1) UNI

The proposed development, by virtue of the scale, bulk, massing, and subdivision of the existing plot would be inconsistent with the pattern of existing development and be detrimental to the character of the area, contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development would result in a harmful impact on the amenities of the future occupiers by virtue of inadequate amenity space. As such the development would be contrary to policy HO5 of the Brighton & Hove Local Plan.

3) UNI3

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

4) UNI4

Insufficient information has been submitted to demonstrate that the development can achieve the appropriate level of sustainability. As such the proposal cannot be fully judged against policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 08 'Sustainable Building Design'.

BH2011/00618

8 Romsey Close Brighton

Application for Approval of Details Reserved by Conditions 5, 7, 10,11, 13, 17 and 18 of application BH2008/03825.

Applicant: Mr Haneef Franklin

Officer: Anthony Foster 294495

Approved on 28/04/11 DELEGATED

BH2011/00656

17 Nanson Road Brighton

Demolition of existing single storey side projection and rear conservatory and erection of single storey side and rear extension.

Applicant: Mr John Ashton

Officer: Aidan Thatcher 292265

Approved on 28/04/11 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) BH14.01

No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.

4) BH14.02

No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. CH385/001 B, /002 and /003, 004B and 005B received on 07.03.11.

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

BH2011/00686

First Floor Flat 148 Ditchling Road Brighton

Loft conversion incorporating installation of velux rooflights to front and rear roofslopes.

Applicant: Mr Matthew Wood

Officer: Louise Kent 292198

Approved on 04/05/11 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. MF/01 and unnumbered drawings received on 9 March 2011, and revised drawings received on 4 May 2011.

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

BH2011/00761

218 Ditchling Road Brighton

Erection of single storey side/rear extension.

Applicant: Mr Shah

Officer: Chris Swain 292178

Refused on 16/05/11 DELEGATED

1) UNI

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

BH2011/00843

205A Thorndean Road Brighton

Application for Approval Of Details Reserved by Condition 2 of Application BH2005/00877/FP.

Applicant: Valley Properties (Sussex) Ltd

Officer: Sonia Gillam 292359

Approved on 12/05/11 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2010/01976

The Community Stadium Village Way Brighton

Proposed revisions to the North stand approved under planning application BH2008/02732 to include increased floor area for the club shop, new staff restaurant, new floor area for club offices, new museum, new floor area for storage and minor revisions to the North stand. elevations.

Applicant: Brighton & Hove Albion Football Club Ltd

Officer: Mick Anson 292354

Approved after Section 106 signed on 05/05/11

1) BH01.06

The development hereby permitted shall be carried out in accordance with the approved drawings no.05099-600A; 05099-601A; 05099-602A; 05099-603A; 05099-604A; 05099-605A; 05099-606A; 05099-607B; 05099-608A; Existing and proposed sections submitted on 28/06/10.

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

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) UNI

The coffee shop/staff restaurant hereby approved shall only be open between 8am and 10pm on any day unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution and disturbance in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The permission hereby granted for the North Stand shall be implemented for the individually approved amounts of Class A1, A3, B1 and D1 floorspace only as indicated on the approved plans.

Reason: The proposal is considered acceptable on the basis of the proposed volumes of each type of use and to comply with policies TR1, SR2, SR12, SR23 and HO19 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for 11 cycles for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

6) UNI

The Class A1 retail floorspace hereby approved shall be ancillary to the main use of the Community Stadium for the sales of goods associated with Brighton & Hove Albion FC and/or other football related goods.

Reason: The proposed retail unit is ancillary to the main use of the stadium and to comply with policy SR2 of the Brighton & Hove Local Plan.

BH2010/03838

American Express Community Stadium Village Way Falmer Brighton

Display of internally-illuminated totem sign, halo-illuminated fascia signs and internally-illuminated fascia signs with exterior LED halo lighting to facade of stadium. Display of non-illuminated totem, banner and post-mounted signs of varying sizes to stadium approach and concourse, including double-sided totem sign with LED screen.

Applicant: Brighton & Hove Albion Football Club Ltd

Officer: Kathryn Boggiano 292138

Approved on 06/05/11 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) UNI

With the exception of sign reference 2-1, the illumination of the advertisements shall be non-intermittent.

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

8) UNI

The advertisements shall not be illuminated later than 24.00 hours (midnight) and shall not be illuminated before 07.00 on any day.

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

BH2011/00590

Woollards Field Lewes Road Falmer Brighton

Application for Approval of Details Reserved by Conditions 10, 19 and 24 of application BH2010/03259.

Applicant: East Sussex County Council

Officer: Maria Seale 292322

Split Decision on 28/04/11 DELEGATED

1) UNI

Approve the details pursuant to conditions 10 and 24 subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 19 are not approved for the following reason: Condition 19 requires monitoring of the site during construction and approval of a verification plan once work is complete as set out in parts 2 and 3 of the condition. In the absence of this information the requirements of the condition are not fulfilled, contrary to policies SU3, SU4, SU5 and SU11 of the Brighton & Hove Local Plan.

QUEEN'S PARK

BH2011/00112

Flats 8 & 9 41-45 St James's Street Brighton

Installation of timber and metal screens around perimeter of balconies.

Applicant: Mr Desmond Harvey

Officer: Louise Kent 292198

Refused on 05/05/11 DELEGATED

1) UNI

The proposed timber and metal screens, with their unsympathetic design of horizontal slats, would constitute an incongruous and uncharacteristic feature, causing a detrimental visual impact on the existing building and its terrace, and the glass screens at first floor level which match the existing screens. They would detract from the historic character and appearance of the surrounding East Cliff conservation area. The proposal is therefore contrary to policies QD1, QD14, and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance Note 1: Roof Alterations and Extensions.

BH2011/00174

19 Burlington Street Brighton

Erection of a 5no storey, 2no bedroom town house. (Retrospective).

Applicant: Marine Property Investment

Officer: Kate Brocklebank 292175

Approved on 04/05/11 DELEGATED

1) UNI

Unless otherwise agreed in writing by the Local Planning Authority, within 3 months of the date of this permission 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 shall be 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.

2) UNI

Within 3 months of the date of this permission, the cycle parking shown on approved drawing B0954.02 received on 20th January 2011 shall be 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.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. TA 234/01, B0954.01, B0954.02, B0954.03 received on 20th January 2011, 'SAP Assessment issued 29th July 2010', 'Dwelling Airtightness Testing Report' dated 3/8/2010, B0954.PCA revision A received 15th February 2011.

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

4) UNI

The glazing in two windows in the rear elevation servicing the staircase and the WC on the second floor shall permanently remain obscure glazed.

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

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the works shown on approved drawing B0954.PCA revision A received on 15th February 2011 shall be carried out within 4 months of the date of this permission. The front door shall be painted and the railings painted black within one month of installation and retained as such thereafter.

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

BH2011/00511

13 - 15 Old Steine Brighton

Installation of replacement roof mounted plant.

Applicant: Sainsburys Supermarkets Ltd

Officer: Sue Dubberley 293817

Approved on 05/05/11 PLANNING COMMITTEE

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.P-6011-100 and P-6011-300 received on 18 February 2011.

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

BH2011/00541

19 - 23 Marine Parade Brighton

Replacement of existing car parking spaces with erection of wall and paved areas to use as terrace.

Applicant: Perfect Hosts Ltd

Officer: Sonia Gillam 292359

Refused on 28/04/11 DELEGATED

1) UNI

The proposed wall is considered inappropriate in principle as it would form an uncharacteristic structure which would disrupt the setting and conceal views of the buildings in the terrace. The wall would be overly dominant in the street scene, and the proposed design and materials take no account of the historic setting. The development would not preserve or enhance the character and appearance of the East Cliff Conservation Area and would also detract from the setting and views of the adjacent listed building, no.18 Marine Parade. As such the proposal is contrary to policies QD2, QD14, HE3 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The application has failed to demonstrate that the development by virtue of its siting, design, size and use would not create a noise disturbance to residents of the surrounding properties. Additionally no information regarding noise attenuation measures have been submitted. As such the proposal is contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2011/00549

Brighton & Hove Magistrates Court Edward Street Brighton

Installation of an external plant room to north elevation on top of existing rear addition at first floor level and associated alterations.

Applicant: HMCS South East Region

Officer: Chris Swain 292178

Approved on 28/04/11 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 drawing nos. 01/01, 01/03, 01/04, 001/05, 002/01, 002/02, 004/01, 0004/02, 004/03, a design an access statement and two extracts from a manufacturer's brochure received on 3 Mach 2011.

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

4) UNI

Noise from the plant room shall be controlled such that the rating level measured or calculated 1 metre from the façade of the nearest existing noise sensitive premises shall not exceed a level 5dB(A) below the existing background (background expressed as an L90).

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

5) UNI

Notwithstanding the information provided, detailed specifications of the proposed boiler, including energy efficiency ratings shall be submitted to and approved in writing by the Local Planning Authority and the boiler should be implemented in strict accordance with the details provided and maintained as such thereafter.

Reason: To ensure the efficiency of the development in the use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan.

BH2011/00576

Flat 4 5 Walpole Terrace Brighton

Loft conversion incorporating front rooflights and rear dormers.

Applicant: Mr Charles Higson

Officer: Jonathan Puplett 292525

Approved on 28/04/11 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 rooflights hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 01/1101504, 04/1101504 and location plan received on 28 February 2011 and nos. 03/1101504, 02/1101504A and 06/1101504A received on 26 April 2011.

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

BH2011/00577

Unit 6 & 7 The Terraces Madeira Drive Brighton

Change of Use from restaurant (A3) to hotel (C1) incorporating formation of courtyard, landscaping of adjacent terraces with servery and seating area and associated works.

Applicant: Brighton Seafront Regeneration Ltd

Officer: Aidan Thatcher 292265

Refused on 06/05/11 DELEGATED

1) UNI

The application site is outside of the Core Hotel Area and no evidence has been submitted to demonstrate that there are no sequentially preferable sites that could accommodate the development and as such the proposal is contrary to Policy SR14 of the Brighton & Hove Local Plan.

2) UNI2

The proposal, by virtue of the blocking of the public footpath to the front of the units, would reduce the pedestrian network and as such would be contrary to policies TR8 and TR13 of the Brighton & Hove Local Plan.

3) UNI3

The sustainability information submitted with the application is insufficient and does not provide the commitment to meet the levels required and as such would be contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 08: Sustainable Building Design.

BH2011/00626

43 Upper St James Street Brighton

Display of 2no externally-illuminated and 1no non-illuminated fascia signs. (Part-retrospective).

Applicant: Mr Ali Utkusavas

Officer: Sonia Gillam 292359

Approved on 12/05/11 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.

8) UNI

Within one month of the date of this permission the trough lighting hereby permitted shall be reduced in length as per the approved plans, and the external finishes shall match in paint colour that of the section of the existing building to which it is attached.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD12 and HE6 of the Brighton & Hove Local Plan.

9) UNI

Within one month of the date of this permission the matt finish shall be applied to the lettering on the fascia signs hereby permitted.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD12 and HE6 of the Brighton & Hove Local Plan.

BH2011/00664

Flat 3 9 Evelyn Terrace Brighton

Replacement of existing timber windows with UPVC windows.

Applicant: Dr Kavitha Prathapan

Officer: Helen Hobbs 293335

Approved on 17/05/11 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 un-numbered window drawing, photographs, manufacturer's brochure and site plan received on 8th March 2011 and un-numbered window details received on 17th March 2011.

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

BH2011/00760

8 Blaker Street Brighton

Certificate of lawfulness for proposed loft conversion with rear dormer and rooflights to front and rear.

Applicant: Mr Chris How

Officer: Sonia Gillam 292359

Approved on 10/05/11 DELEGATED

BH2011/00837

Carlton Hill Primary School Sussex Street Brighton

Alterations to school grounds including new frontage and entrances, new external Pavilion buildings and new landscaping and playgrounds.

Applicant: Ms Louise Willard

Officer: Mick Anson 292354

Approved on 28/04/11 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) 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.

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

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for the planting of at least three replacement trees to compensate for the loss of the existing sycamore tree as indicated on plan no. 0305-Z00 Rev 02

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 2130-1-00-0100-Z00 Rev 02; 0102-Z00 Rev 02; 0105-Z00 Rev 02; 0110-Z00 Rev 02; 0305-Z00 Rev 02; 0306-Z00 Rev 02; 0310-Z00 Rev 02; 0311-Z00 Rev 02; 0312-Z00 Rev 02; 0314-Z00 Rev 02; SK2-2; SK2 Rev B; SK3 Rev A; 3 Dimensional Study submitted on 21.03.11

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

6) UNI

Prior to the commencement of construction of the flint wall hereby approved, a specification of works shall be submitted to the Local Planning Authority for its approval and a sample panel shall also be constructed in situ for the approval of the Local Planning Authority. The flint wall shall be constructed on site in accordance with the approved specification and to match the approved sample

panel.

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

ROTTINGDEAN COASTAL

BH2011/00647

23 Mayfield Court Lustrells Vale Saltdean Brighton

Replacement of existing timber windows and door with UPVC units.

Applicant: Mr Alistair Addison

Officer: Helen Hobbs 293335

Approved on 28/04/11 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 site plan and un-numbered drawings received on 7th March 2011.

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

BH2011/00658

2 Bishopstone Drive Saltdean Brighton

Erection of enclosure to existing swimming pool, alterations to existing ancillary building and retaining walls and associated landscaping works.

Applicant: Mr & Mrs Alberto Taverna

Officer: Jonathan Puplett 292525

Refused on 03/05/11 DELEGATED

1) UNI

The proposed extensions, outbuildings, and alterations to boundary walls would result in a development of excessive visual prominence which would have a dominant impact upon the surrounding street scene. The character and appearance of the property would be harmed contrary to Policy QD14 of the Brighton & Hove Local Plan.

BH2011/00734

Flat 2 13 Sussex Square Brighton

Internal alterations to layout of flat.

Applicant: Miss Gemma Buckley

Officer: Sonia Gillam 292359

Approved on 12/05/11 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.

BH2011/00754

92 Greenways Ovingdean Brighton

Erection of part single storey and part two storey rear extension, enclosed front porch and detached front garage.

Applicant: Dr Suresh Babu & Lavanya Vitta

Officer: Helen Hobbs 293335

Approved on 09/05/11 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.1016-01A and 1016-02B received on 15th March 2011.

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

BH2011/00755

84 Lustrells Crescent Saltdean Brighton

Erection of single storey rear extension with installation of raised decking and steps.

Applicant: Mr Jamie Dunk

Officer: Liz Arnold 291709

Approved on 06/05/11 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. 11A-P-01 received on 9th March 2011 and drawing no. 11A-P-02A received on the 21st March 2011.

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

BH2011/00823

57 Falmer Road Rottingdean Brighton

Application for Approval of Details Reserved by Condition 8 of application BH2009/01384.

Applicant: Falmer Road Developments (Sussex) Ltd

Officer: Kate Brocklebank 292175

Approved on 06/05/11 DELEGATED

BH2011/00832

14A West Street Rottingdean Brighton

Erection of rear conservatory.

Applicant: Mr Pether

Officer: Sonia Gillam 292359

Approved on 16/05/11 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 to the western elevation of the conservatory shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. A.H. 03-11-08 E received on the 21st March 2011, and revised drawings nos. A.H. 03-11-08 A, B, C, D received on the 3rd May 2011.

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

BH2011/00865

10 Lenham Road East Brighton

Certificate of Lawfulness for a Proposed erection of single storey garage to front elevation including new driveway.

Applicant: Mr Ian Reeve

Officer: Sonia Gillam 292359

Approved on 12/05/11 DELEGATED

BH2011/00884

31 Steyning Road Rottingdean Brighton

Certificate of Lawfulness for proposed two storey rear extension incorporating additional windows to side elevation and associated works.

Applicant: Mr Stephen Davies

Officer: Sonia Gillam 292359

Approved on 18/05/11 DELEGATED

BH2011/00911

31 Steyning Road Rottingdean

Reinstatement of chimney.

Applicant: Mr Stephen Davies

Officer: Sonia Gillam 292359

Approved on 18/05/11 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. 147.200, 201, 202 received on the 28th March 2011.

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

BH2011/00994

7 Cranleigh Avenue Rottingdean Brighton

Non Material Amendment to BH2009/01269 for addition of ground floor bedroom window. Remove first floor rear window. Remove rear ground floor window and replace with folding doors. Remove velux on North elevation. Remove window in South elevation and place small window against ground floor utility door.

Applicant: Mrs John Bergin

Officer: Liz Arnold 291709

Approved on 11/05/11 DELEGATED

BH2011/00997

Flat 2 28 Lewes Crescent Brighton

Application for removal of condition 1 of application BH2007/03231 (Variation of condition 3 of planning permission BH2007/01922, to allow for one of the two flats approved to retain its eligibility to obtain a parking permit.) to allow flat 2 to retain its eligibility to obtain a parking permit.

Applicant: Mrs Caro Rathbone

Officer: Liz Arnold 291709

Approved on 13/05/11 DELEGATED

WOODINGDEAN

BH2011/00362

Woodingdean Business Park Sea View Way Brighton

Application for removal of condition 25 of application BH2010/01923 (Application for variation of condition 23 of BH2008/00955 to allow class B8 use (storage & distribution) in addition to class B1(b) and (c) uses (light industrial processes)) which states that no more than 50% of the total floor space of the development shall be occupied by Class B8 users.

Applicant: St Modwen Developments

Officer: Aidan Thatcher 292265

Approved on 10/05/11 DELEGATED

1) UNI

Prior to the commencement of development, details of measures to ensure that the development achieves a "Very Good" or "Excellent" BREEAM (or equivalent) rating shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

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

2) UNI

The units hereby approved shall not be serviced by HGV's at any time. Reason: As the site is not of suitable size for adequate manoeuvrability of HGV vehicles and thus would cause a risk to highway safety and to comply with policy TR7 of the Brighton & Hove Local Plan.

3) UNI

No development shall take place until there has been submitted to and agreed 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. Such scheme shall be generally as proposed in the details submitted but shall include specific planting proposals, replacement of trees to be removed with 3 additional trees to replace the tree to be removed which is the subject of a Tree Preservation Order.

Reason: To enhance the appearance of the development and provide a suitable relationship with the adjacent streetscape and neighbouring properties, and in the interests of the visual amenities of the area, in accordance with Brighton & Hove Local Plan policies QD1, QD2, QD15, and NC8.

4) UNI

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

Reason: To enhance the appearance of the development and provide a suitable relationship with the adjacent streetscape and neighbouring properties, and in the interests of the visual amenities of the area, in accordance with Brighton & Hove Local Plan policies QD1, QD2, QD15, and NC8.

5) UNI

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

Reason: to protect the trees which are to be retained on the site and to comply with policy QD15 of the Brighton & Hove Local Plan.

6) UNI

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

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policies SU2 and Qd27 of the Brighton & Hove Local Plan.

7) UNI

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

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

8) UNI

Notwithstanding the approved plans prior to commencement of development, full details of boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved plans and the boundary treatment shall be retained as such thereafter. Such details shall in particular provide for acoustic and visual screening between the boundaries of the site and 576 Falmer Road and 21 - 39 Sandhurst Road (inclusive).

Reason: To ensure adequate containment and treatment of the site boundaries in the interests of security and safety, to ensure an appropriate appearance and in the interests of the visual and other amenities of the area and neighbouring residential properties, in accordance with Brighton & Hove Local Plan policies QD1, QD2, QD7, QD27 and SU10.

9) 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 wheelchair user spaces, and thereafter shall 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, in accordance with Brighton & Hove Local Plan policies TR1, TR18 and TR19.

10) UNI

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.

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 (c) above that any remediation scheme required and approved under the provisions of (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:

- i) as built drawings of the implemented scheme;
- ii) photographs of the remediation works in progress; and
- iii) 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 (c) above.

Reason: Previous historical activities associated with this site may have potentially caused, or have the potential to cause, contamination of controlled waters, and to ensure that the site investigations and remediation undertaken is

sufficient to prevent pollution of controlled waters and in accordance with policies SU3 and SU11 of the Brighton & Hove Local Plan.

11) UNI

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

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

12) UNI

Prior to commencement of development, a scheme for the suitable treatment of all plant and machinery to be used on the site against the transmission of sound and/or vibration shall be submitted to, and approved in writing by, the Local Planning Authority. The use of the premises shall not commence until all specified works have been carried out to the satisfaction of the Local Planning Authority, and the treatment as approved shall be retained thereafter.

Reason: In the interests of the living conditions of neighbouring properties in accordance with Brighton & Hove Local Plan policies SU9, SU10 and QD27.

13) 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.

14) UNI

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

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

15) UNI

Prior to commencement of development, a detailed scheme of any proposed external lighting and/or floodlighting shall be submitted to, and approved in writing by, the Local Planning Authority. This lighting scheme shall demonstrate that there will not be lighting overspill or glare from the site. The lighting scheme shall be implemented in accordance with the approved details and complied with at all times thereafter.

Reason: To ensure that the external lighting within the development does not result in detriment to neighbouring properties, in accordance with policies SU9, QD27, and NC8 of the Brighton & Hove Local Plan.

16) UNI

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas, roads and hardstandings

shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

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

18) UNI

During the course of development and construction, no works involving the use of plant or machinery shall be operated on the site except between the hours of 0700 and 1900 Mondays to Fridays and between 0800 and 1300 on Saturdays and at no time on Sundays and Bank Holidays. Subsequently, loading and unloading operations within the site shall accord with the above hours.

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

19) UNI

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 should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund. Such facilities shall be constructed and completed in accordance with plans approved by the Local Planning Authority.

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

20) UNI

No open storage shall take place within the curtilage of the site without the prior permission of the Local Planning Authority.

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

21) UNI

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

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

22) UNI

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

Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters, pursuant to policy SU3 of the Brighton & Hove Local Plan.

23) UNI

The premises shall be used for B1 (b), B1 (c) 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).

Reason: To ensure that the development is not used for B1 (a) uses unless these are ancillary to the main B1 (b), B1 (c) or B8 use of the development in order to comply with the development objectives for the overall site and to safeguard the amenities of the occupiers of nearby residential properties in accordance with policies EM1 and QD27 of the Brighton & Hove Local Plan.

24) UNI

Unless otherwise agreed in writing with the Local Planning Authority, there shall be no expansion of the units hereby approved to increase their size by combining the units within one another.

Reason: To ensure any Class B8 units remain for genuine small starter business occupiers only and to comply with policy EM1 of the Brighton & Hove Local plan.

25) UNI

There shall be no use of any of the units, either partially or wholly, as a trade counter.

Reason: To ensure any Class B8 units remain for genuine small starter business occupiers only and to comply with policy EM1 of the Brighton & Hove Local plan.

26) UNI

No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the 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.

BH2011/00733

25 Brownleaf Road Brighton

Loft conversion incorporating installation of front dormer.

Applicant: Mr & Mrs R McIntyre

Officer: Liz Arnold 291709

Approved on 11/05/11 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 window within the eastern elevation of the development hereby permitted shall be obscurely glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 11348-02 received on the 14th March 2011 and drawing no. 11348-01RevA received on the 25th March 2011.

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

BH2011/00875

Land at the Rear of 3 The Ridgway Brighton

Application for Approval of Details Reserved by Conditions 9, 10, 13, 14 and 16 of application BH2008/02436.

Applicant: Bailey Brothers Ltd

Officer: Aidan Thatcher 292265
Split Decision on 16/05/11 DELEGATED

1) UNI

the details pursuant to conditions 9, 13, 14 and 16 subject to full compliance with the submitted details.

1) UNI

the discharge of condition 10 for the following reason:

1. Insufficient information has been provided of the proposed details of levels/sections/access road/surface water drainage/outfall disposal and street lighting. Therefore it is not possible to discharge condition 10.

BH2011/01027

95 The Ridgway Brighton

Application for Approval Of Details Reserved by Conditions 5, 6, 8, 10, 11, 12 and 14 of Application BH2008/03389.

Applicant: Mr Daren Knight

Officer: Anthony Foster 294495

Approved on 17/05/11 DELEGATED

BRUNSWICK AND ADELAIDE

BH2010/03623

First Floor Flat 17 Waterloo Street Hove

Internal alterations to layout of flat. (Part retrospective).

Applicant: Ms Meghan Mari

Officer: Adrian Smith 290478

Approved on 06/05/11 DELEGATED

BH2010/03752

1 Brunswick Terrace Hove

Replacement of window at ground floor with new timber door with installation of spiral staircase to courtyard below.

Applicant: Mr Phillip Haiselden

Officer: Jason Hawkes 292153

Approved on 06/05/11 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 works shall take place until details of the fixings for the staircase into the masonry been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

3) UNI

No works shall take place until details of the mouldings around the panels in the door, including a 1:20 sample section plan, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

BH2011/00319

Ground & First Floors 22 Brunswick Place Hove

Internal alterations to layout of flat incorporating installation of French doors to replace existing window to rear and revised fenestration to side.

Applicant: Mr Adrian Clarke

Officer: Wayne Nee 292132

Approved on 11/05/11 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

Before works to the windows and doors commence, 1:1 joinery details of the windows and French doors 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 HE1 of the Brighton & Hove Local Plan.

3) UNI

The original cornices, skirtings and all other original decorative features which have been damaged by the existing partitioning shall be restored and/or repaired. All replacement and reinstated features must match exactly the original in materials and detail.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. BRUNPL.PR.PLAN.002A, BRUNPL.EX.ELE.003A, BRUNPL.PR.ELE.004A, BRUNPL.PR.DET.005A, BRUNPL.PR.DET.006A, BRUNPL.PR.INT.ELE.007, BRUNPL.PR.INT.ELE.008 received on 10 March 2011, and drawing no. BRUNPL.EX.PLAN.001B received on 16 March 2011.

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

BH2011/00439

43 Lansdowne Place Hove

Removal of extract vent over front door and installation of extract vent in porch wall.

Applicant: Geneva Investments Ltd

Officer: Wayne Nee 292132

Approved on 18/05/11 DELEGATED

1) BH01.05

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

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

2) UNI

Notwithstanding the approved drawings, the central mullion of the fanlight above the door shall be removed, and the proposed replacement glass shall consist of a single sheet across the whole width of the fanlight to match the existing fanlight at no. 45 Lansdowne Place.

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

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings received on 24 March 2011.

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

BH2011/00505

49 Brunswick Road Hove

Application for Approval of Details Reserved by Conditions 2, 3, 6, 7, 9 and 10 of application BH2009/03041.

Applicant: Harwood Properties Ltd

Officer: Jason Hawkes 292153

Split Decision on 03/05/11 DELEGATED

1) UNI

The details pursuant to conditions 2, 3 & 6 of application BH2009/03041 subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 7, 9 & 10 of application BH2009/03041 are not approved for the following reasons:

1. Insufficient information relating to secure cycle storage for the flats has been submitted in order to discharge condition 7.

2) UNI2

Insufficient information stating how the units would achieve an Ecohomes Refurbishment Rating for all residential units has been submitted in order to discharge conditions 9 & 10.

BH2011/00670

1A Brunswick Mews Hove

Replacement of existing timber sash windows with new timber casement windows and replacement of timber door with new timber door.

Applicant: Mr P Hollingworth

Officer: Steven Lewis 290480

Approved on 03/05/11 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 Everest Conservatories drawings no. 4582/01, 4582/02 & 4582/03 and unnumbered unnamed drawings received on 08/03/2011.

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

BH2011/00701

55-56 Western Road Hove

Installation of new shop front incorporating ATM. Installation of screened plant to rear of shop. (Retrospective)

Applicant: Sainsburys Supermarket Ltd

Officer: Adrian Smith 290478

Approved on 05/05/11 DELEGATED

1) UNI

All noise associated with the rear screened plant unit and air-conditioning units hereby permitted shall be controlled such that the Rating Level, measured or calculated at 1-metre from the facade 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.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 300, 301, 302, 306A, 307A, 312 & JS0302R6B received on the 10th March 2011; and drawing nos. 305A 308B, 317B & 318B received on the 21st April 2011.

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

BH2011/00702

55-56 Western Road Hove

Display of 2no. externally illuminated fascia signs & 1no. internally illuminated projecting sign. (Retrospective)

Applicant: Sainsburys Supermarkets Ltd

Officer: Adrian Smith 290478

Approved on 05/05/11 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.

BH2011/00765

Flat 7 21 First Avenue Hove

Alterations to fourth floor rear pitched roof to form flat roofed extension, incorporating reinstatement of chimney stack.

Applicant: Ms Lindsay Kirby

Officer: Paul Earp 292193

Approved on 16/05/11 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) 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) BH12.03

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

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

4) UNI

No works shall take place until details at a scale of 1:20 of the proposed sliding-sash timber framed window and chimney have been submitted to and approved by the Local planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawing received on 16 March 2011.

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

BH2011/00788

74 Lansdowne Place Hove

Internal alterations to layout of flat and addition of black UPVC waste pipe and grille.

Applicant: Miss Anna Barlow

Officer: Adrian Smith 290478

Approved on 18/05/11 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

Within one month of the date of its installation, the extract grille 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 policy HE1 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the details submitted, all new external pipework hereby permitted shall be of cast iron 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 to comply with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

All existing architectural features including architraves, skirtings, dados, picture rails and other decorative features shall be retained and repaired 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.

BH2011/00841

Flat 8 Palmeira Avenue Mansions 17 - 19 Church Road Hove

Internal alterations and refurbishment of flat, incorporating replacement glass to rear panelled window. (Part retrospective)

Applicant: Mrs Freya Bohea

Officer: Clare Simpson 292454

Approved on 18/05/11 DELEGATED

1) UNI

Prior to works commencing on the replacement glazing, full details of the glazing type and design shall be submitted to and approved by the Local Planning Authority in writing. The development shall be undertaken in accordance with the approved details and retained as such thereafter.

Reason: As insufficient detail has been submitted at this stage and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2011/00842

Flat 8 Palmeira Avenue mansions 17 - 19 Church Road Hove

Application for variation of condition 4 of BH2007/01642 (Internal alterations involving the removal and re-building of internal partitions, relocation of kitchen and bathroom) to allow the ceiling downstand to be 400mm deep maximum with no wall nibs required. (retrospective)

Applicant: Mrs Freya Bohea

Officer: Clare Simpson 292454

Approved on 16/05/11 DELEGATED

BH2011/00857

Tim Jones House Rochester Gardens Hove

Conversion of roofspace to form residential unit incorporating relocation of existing dormer and additional dormer to front and rooflights to rear and associated works.

Applicant: Mr N Askaroff

Officer: Steven Lewis 290480

Refused on 18/05/11 DELEGATED

1) UNI

The residential unit would not meet an acceptable standard of occupation by reason of the use of a shared entrance and circulation space with the existing and proposed office accommodation. This would lead to the potential for further noise and disturbance to residents and reduced security. This is contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The development fails to provide sufficient secure covered cycle parking, with limited opportunity to provide secure and covered parking spaces upon site. This is contrary to policies TR1, TR14 and Tr19 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 4 (Parking Standards).

BH2011/00858

Tim Jones House Rochester Gardens Hove

Erection of additional level at third floor for B1 use and creation of a new residential unit within new mansard roofspace and associated works.

Applicant: Mr N Askaroff

Officer: Steven Lewis 290480

Refused on 18/05/11 DELEGATED

1) UNI

The extension by reason of its height, form, detailing, bulk and scale would have a seriously harmful impact upon the appearance of the building, the prevailing roof scape and the appearance of the Brunswick Town conservation area and visual amenity of the area. This is contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The development fails to provide sufficient secure covered cycle parking, with limited opportunity to provide secure and covered parking spaces upon site. This is contrary to policies TR1, TR14 and TR19 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 4 (Parking Standards).

3) UNI3

The residential unit would not meet an acceptable standard of occupation by reason of the use of a shared entrance and circulation space with the existing and proposed office accommodation. This would lead to the potential for further noise and disturbance to residents and reduced security. This is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2011/00860

Flat 8 Palmeira Avenue Mansions 17 - 19 Church Road Hove

Application for variation of condition 3 of application BH2007/03280 (Internal alteration: re-adjustment of ballroom walls and removal of part of the internal wall (amendment to previous approval BH2007/01642)) to allow the ceiling downstand to be 400mm deep maximum with no wall nibs required. (retrospective)

Applicant: Mrs Freya Bohea

Officer: Clare Simpson 292454

Approved on 16/05/11 DELEGATED

CENTRAL HOVE

BH2011/00269

Connaught School Connaught Road Hove

Internal and external alterations with layout changes and associated works including installation of new doors, refurbishment of lobby, hall and classroom areas, installation of security fence, installation of new kitchen and removal of internal partitions and suspended ceilings.

Applicant: Brighton & Hove City Council

Officer: Steven Lewis 290480

Approved on 18/05/11 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

Before works commence, details of any proposed secondary glazing to the existing windows at 1:20 scale shall be submitted to and approved in writing by the LPA. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

3) UNI

Before works commence details of the proposed colour scheme for the following elements of works shall be submitted to and approved in writing by the LPA:

- (i) The new metal gate to the front wall.
- (ii) The timber screening to the extract ducting.
- (iii) The entrance doors and screen.
- (iv) The security fencing.
- (v) The new canopy framing.
- (vi) The interior walls.

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

4) UNI

Before works commence a sample of the proposed material for the timber screening to the extract ducting must be submitted to and approved in writing by the LPA. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

5) UNI

Before works commence details of any measures to provide acoustic insulation between rooms, both vertically and horizontally, shall be submitted to and approved in writing by the LPA. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2011/00463

36 - 38 St Aubyns Hove

Certificate of Lawfulness for existing use of property as a student hostel.

Applicant: EF Language Schools Limited

Officer: Clare Simpson 292454

Approved on 10/05/11 DELEGATED

BH2011/00559

70-72 Church Road Hove

Installation of new shopfront to front and side elevations, replacement awnings to front elevation and new awnings, boundary wall and railings to side elevation. (Part retrospective).

Applicant: Havana

Officer: Guy Everest 293334

Approved on 06/05/11 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 0141.01, 0143.02, 0143.03, 0143.04, 0143.05, 0143.06 & 0143.07 received on 24th February 2011.

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

BH2011/00563

Flat 14 15 Grand Avenue Hove

Replacement of two windows with double glazed aluminium windows.

Applicant: Mrs Avril Benhacoun

Officer: Paul Earp 292193

Approved on 28/04/11 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 unnumbered drawings received on 24 February 2011.

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

BH2011/00641

2 Kings Gardens Hove

Application for Approval of Detail Reserved by Condition 2 of application BH2010/03189.

Applicant: Mr John Papanichola

Officer: Robin Hodgetts 292366

Approved on 28/04/11 DELEGATED

BH2011/00665

158 Church Road Hove

Certificate of lawfulness for proposed use of part of basement area as an internet café.

Applicant: Mrs Mervat Salib

Officer: Charlotte Hughes 292321

Approved on 17/05/11 DELEGATED

BH2011/00746

Seafield Cottage Seafield Road Hove

Demolition of existing garage and erection of single storey side extension with associated external alterations.

Applicant: Mr & Mrs Bennett

Officer: Charlotte Hughes 292321

Approved on 13/05/11 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's 1105-01A and 1105-02A received on 17th March 2011.

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

BH2011/00803

Basement 176 Church Road Hove

Change of use of Private Members Club (Sui-generis) to Gymnasium (D2)

Applicant: Mr Peter Robin

Officer: Adrian Smith 290478

Approved on 16/05/11 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

Noise from operations conducted within the premises shall not be audible from surrounding residential premises at any time.

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

3) UNI

The external rear door to the premises shall be closed at all times and used only as an emergency exit.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no.RFA10/195/01 received on the 21st March 2011.

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

BH2011/00917

St Andrews C of E School Belfast Street Hove

Erection of first floor extension to South West elevation with solar panels and alterations to widen entrance gates (amended description)

Applicant: St Andrews C of E Primary School

Officer: Jason Hawkes 292153

Approved on 18/05/11 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.1028-P-01, 02 & 03A received on 28th March & 11th April 2011.

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

GOLDSMID

BH2010/03247

Beresford Court Somerhill Road Hove

Conversion of existing residential garage and store to form 1no two bedroom flat at ground floor level and associated internal and external works.

Applicant: Geneva Investment Group Ltd

Officer: Paul Earp 292193

Refused on 09/05/11 DELEGATED

1) UNI

The proposal, by reason of the location of the flat at basement level adjacent to (a) retaining walls of steps to the property, (b) the proximity of high flank walls to the neighbouring property to the south and (c) a principal lounge outlook to a car park to the west which receives poor light, would result in a poor outlook to all windows and consequential oppressive living environment, and thereby represents a poor standard of accommodation to the detriment of future occupiers. This would be contrary to policy QD27 of the Brighton & Hove Local Plan which seeks to protect amenity.

BH2011/00203

Flat 10 Richmond Court Osmond Road Hove

Replacement of existing windows with UPVC windows.

Applicant: Ms Mala Bhargav

Officer: Wayne Nee 292132

Approved on 28/04/11 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 supporting information received on 24 January 2011 and 08 February 2011.

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

BH2011/00232

The Outside Car Park 121-123 Davigdor Road Hove

Change of Use of part of car park to hand car wash. (Retrospective)

Applicant: Brighton & Hove Hand Car Wash

Officer: Christopher Wright 292097

Refused on 12/05/11 DELEGATED

1) UNI

The storage container associated with the use of the car park area as a hand car wash, by reason of the siting, prominence, bulk, form, materials and colouring, does not enhance the positive characteristics of the locality and has an incongruous and discordant appearance in relation to the site context and is detrimental to visual amenity. As such the application is contrary to the aims and objectives of policy QD2 of the Brighton & Hove Local Plan.

2) UNI2

The occupation by the development of 8 of the 24 car parking spaces connected with the office building (121-123 Davigdor Road) together with the consequent creation of a separate planning unit, could prejudice the future occupation and viability of the office building which could result in the loss of valuable employment space in the city. Thereby in principle, the development conflicts with policy EM3 of the Brighton & Hove Local Plan.

BH2011/00393

70 Goldstone Villas Hove

Application to extend time limit of previous approval BH2007/04223 for the conversion of maisonette into 3 flats and single storey extension to rear to form office accommodation in association with existing ground floor shop.

Applicant: D & M Barton

Officer: Paul Earp 292193

Approved on 10/05/11 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) 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) 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 / Code level 4 / 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 3 / Code level 4 / 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.

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) 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) 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.

8) 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.

9) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 0757/ 01 & 02 received on 14 November 2007.

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

10) UNI

Details of all new windows, which shall be painted softwood, double sash windows with concealed trickle vents and central glazing bar, shall be submitted to and approved by the Local Planning Authority at a scale of 1:20 before works commence. The windows shall be retained as such thereafter.

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

BH2011/00422

20 Glendale Road Hove

Erection of single storey rear extension.

Applicant: Mr Stephen Beatty

Officer: Christopher Wright 292097

Approved on 05/05/11 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH03.03

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 other 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 received on 11 February 2011; the block plan (1:500) and site plan (1:200) received on 16 February 2011; and drawing nos. 26CAS/1972/11/03C and 26CAS/10/1673/09 received on 6 April 2011.

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

BH2011/00521

Cambridge House 121 - 123 Davigdor Road Hove

Change of use of first floor from offices (B1) to natural health treatment rooms (D1)

Applicant: Equantra Ltd

Officer: Adrian Smith 290478

Approved on 18/05/11 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 a Natural Health Clinic 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: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises to safeguard employment generating floorspace, and to comply with policy EM5 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 drawing nos. 005 & 006 received on the 8th March 2011.

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

BH2011/00582

78 Goldstone Villas Hove

Erection of ground floor rear extension over existing extension.

Applicant: Saxon Investments Ltd

Officer: Adrian Smith 290478

Approved on 04/05/11 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 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 policies QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos.4, 5 & 6 received on the 25th February 2011.

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

BH2011/00607

5A Goldstone Road Hove

Replacement of existing timber framed windows with new uPVC units.

Applicant: Mr David House

Officer: Wayne Nee 292132

Approved on 09/05/11 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 received on 02 March 2011.

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

BH2011/00649

Kings Gate 111 The Drive Hove

Application to extend time limit of previous approval BH2007/04011 for the increase in height of roof by 0.5M (amendment to approval BH2003/02989, construction of additional storey to create 6 flats).

Applicant: Anstone Properties Ltd

Officer: Paul Earp 292193

Approved on 28/04/11 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) BH02.08

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) 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) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. AC/KingsGate/01 & 08 submitted on 1 November 2007 and 355/100 & 101 submitted on 3 December 2007.

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

6) UNI

Unless a scheme for alternative cycle parking provision is submitted to and agreed in writing by the Local Planning Authority, the secure cycle store shown on drawing 355/104 approved in respect of planning permission reference BH2003/02989 shall be completed and made available for the use of residents prior to the occupation of the first of the units hereby permitted, and shall be retained for such use thereafter.

7) UNI

No development shall take place until a scheme for the junction of existing and new work, and samples of all materials to be used in the external finishes of the extension, have been submitted to and approved by the Local Planning Authority. Materials are to match existing in colour, style and texture. The approved scheme and materials shall be incorporated into the development.

BH2011/00659

Flat 4 59 Goldstone Villas Hove

Loft conversion incorporating rooflights to front and rear elevations.

Applicant: Mr & Mrs N Dudeney

Officer: Charlotte Hughes 292321

Approved on 11/05/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.11347-Loc, 11347-01/A received on 14th March 2011.

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

BH2011/00724

Flat 2 47 Denmark Villas Hove

Application to extend time limit for implementation of previous approval BH2008/01135 for the insertion of new window on North elevation at first floor level to match existing in style and materials.

Applicant: Mr Andrew Cheeseman

Officer: Mark Thomas 292336

Approved on 12/05/11 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) BH12.03

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

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

BH2011/00752

13 Nizells Avenue Hove

Creation of balcony at second floor level to front elevation.

Applicant: Mr Daniel Banks

Officer: Charlotte Hughes 292321

Refused on 11/05/11 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. It is considered that the proposed balcony to the front elevation would result in an inappropriate and incongruous alteration to the roof slope which would cause harm to the appearance of the host property and the street scene in general. The proposal is therefore considered to be contrary to QD14 of the Local Plan and Supplementary Planning Guidance Note 1: Roof Extensions and Alterations.

BH2011/00753

13 Nizells Avenue Hove

Certificate of Lawfulness for a proposed single storey rear extension and installation of side rooflights to replace existing dormers.

Applicant: Mr Daniel Banks

Officer: Mark Thomas 292336

Approved on 06/05/11 DELEGATED

BH2011/00762

33 Lorna Road Hove

Erection of three storey rear extension to replace existing and loft conversion incorporating front and rear rooflights.

Applicant: 01 Property Letting Ltd

Officer: Clare Simpson 292454

Refused on 17/05/11 DELEGATED

1) UNI

The proposed extension due to its bulk, form and massing is considered to relate poorly to the existing building. The existing property would be unduly dominated by the addition and the scale of development would fail to respect the existing character and appearance of the building. The development would also harm the design and appearance of the rear elevation of the wider terrace. The proposal is contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by virtue of its bulk, form and massing would be intrusive and un-neighbourly causing an increase sense of enclosure to neighbouring properties and harming outlook. The development would also cause overshadowing and significant additional overlooking. The development would be contrary to policy QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/00778

76 Goldstone Villas Hove

Demolition of existing boundary wall and erection of new two storey two bedroom maisonette to rear of property.

Applicant: Lincoln Holland Holdings Ltd

Officer: Steven Lewis 290480

Refused on 11/05/11 DELEGATED

1) UNI

The design of the extension is considered unacceptable by reason of the incomplete drawings and the unclear nature of the relationship between the main building and the extension including attachment, the lack of separation between the extension and main building, the loss of original plan form of the existing building, materials, detailing and fenestration of the proposed extension. This is contrary to policies QD1, QD2, QD3, QD5 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed residential accommodation by reason of its layout, proximity to vehicular track/access and surrounding commercial uses, heavily glazed front aspect, lack of private amenity space and natural daylight; would result in a poor standard of living accommodation for its occupiers and a building unsuitable for residential accommodation. This is contrary to policies QD27, HO5, SU10 and SU2 of the Brighton Hove Local Plan.

3) UNI3

The development fails to provide sufficient on-site secure accessible covered cycle parking, proportionate to the needs of the occupiers, parking standards and the demand for travel created by the use. This is contrary to policies TR1 and

TR14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 4(Parking Standards).

4) UNI4

The development fails to demonstrate that the development will meet an acceptable standard of environmental sustainability, will be efficient in the use of energy, water and materials or will incorporate appropriate sustainability measures into the development. This is contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 08 (Sustainable Construction).

BH2011/00833

16 Cambridge Grove Hove

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

Applicant: Mr Kevin Crouch

Officer: Adrian Smith 290478

Approved on 18/05/11 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The replacement window to the rear elevation shall be a single glazed painted timber vertical sliding sash with no trickle vents to match exactly the original sash windows, including their architrave, frame and glazing bar dimensions and mouldings, and sub cill, masonry cill and reveal details, and shall have concealed sash boxes recessed within the reveals and set back from the outer face of the building to match.

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

4) UNI

All roof ventilation and extract outlets shall use flush, concealed 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.

5) UNI

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

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

6) 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 hereby permitted other than that expressly authorised by this permission shall be carried out without planning permission obtained from the

Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the character of the area and for this reason would wish to control any future development proposals to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

7) UNI

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

- i) Samples and details of paving materials for the recessed forecourt
- ii) 1:20 Elevations and sections and 1:1 scale sectional profiles of the new ground floor glazed screen and doors and their cills, thresholds and steps
- iii) Details of the conversion of the existing garage doors to sliding folding doors including 1:20 elevations and sections, 1:1 scale sectional profiles, the retention of the strap hinges, and materials where required; and the works shall be carried out in strict accordance with the approved details and thereafter retained.

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

8) UNI

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.

9) UNI

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

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

10) UNI

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.

11) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos E01, P01A, P02A & P03A received on the 21st March 2011.

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

12) UNI

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

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

BH2011/01034

21 Hovedene 95 Cromwell Road Hove

Replacement of existing timber framed windows with UPVC double glazed windows.

Applicant: Mrs T Sly

Officer: Mark Thomas 292336

Approved on 12/05/11 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 drawing received on 4th April 2011.

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

HANGLETON & KNOLL

BH2010/03486

8 West Way Hove

Formation of additional storey at first floor level to create two 2no bedroom and two 1no bedroom residential units, ground floor extension at front and associated works.

Applicant: Mr Arif Essaji

Officer: Guy Everest 293334

Refused on 06/05/11 PLANNING COMMITTEE

1) UNI

The proposed development will result in a loss of amenity by reason of unacceptable overlooking to numbers 6 and 14 Westway and number 76 Dale View contrary to policy QD27 of the Brighton & Hove Local Plan 2005.

2) UNI2

The proposed development will not be located in a Controlled Parking Zone. In the absence of any mechanism to secure the scheme as car free development the proposed development will result in unacceptable impact on on-street parking in the area contrary to policies TR1, TR7 and TR19 of the Brighton & Hove Local Plan 2005.

3) UNI3

The proposed development by reason of its design, bulk, massing and materials in relation to the scale and appearance of the existing building would appear incongruous and represent an unduly dominant addition to the existing building contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan 2005.

4) UNI4

The applicant has failed to demonstrate that the nursery facility existing on the site will be protected during the construction phase of the proposed development contrary to policy HO20 of the Brighton & Hove Local Plan 2005.

BH2011/00611

95 Rowan Avenue Hove

Conversion of common room into 1no bedroom flat.

Applicant: Brighton Lions Housing Society Limited

Officer: Wayne Nee 292132

Approved on 28/04/11 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. 2571/1 and 2571/2 received on 02 March 2011, and drawing no. 500/61/BRA received on 07 March 2011.

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

BH2011/00828

54 Gleton Avenue Hove

Erection of single storey rear extension.

Applicant: Mr Andrew & Mrs Vicki Caplin

Officer: Mark Thomas 292336

Approved on 11/05/11 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. 03/11/02 received on 24th March 2011.

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

BH2011/00835

37 Applesham Avenue Hove

Erection of single storey rear extension.

Applicant: Mr John Salvage

Officer: Mark Thomas 292336

Approved on 06/05/11 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 north side elevation hereby approved is that shown on drawing no. 21.03.11A received 5th April 2011 which supersedes that of drawing no. 21.03.11 received 21st March 2011.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 21.03.11 received on 15th March 2011, and no. 21.03.11a received on 5th April 2011.

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

BH2011/00862

1 Summerdale Road Hove

Loft conversion incorporating hip to gable roof extension, rear dormer and rooflights.

Applicant: Mr M Taylor

Officer: Wayne Nee 292132

Refused on 16/05/11 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 proposal to replace the existing hipped roof with a gable end would imbalance the symmetry of the semi-detached pair to the detriment of the appearance of the properties, and would create a visually heavy roof to one half. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Roof Alterations and Extensions (SPGBH1).

2) UNI2

The advice contained within Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBHI) seeks to ensure proposed dormers are kept as small as possible, should be no wider than the windows below and should have a roof form and detail appropriate to the character of the building. Furthermore the advice states that there should be no large areas of cladding either side of the window or below it. The proposed rear dormer, by reason of its size, bulk and design, is considered to form an unacceptable alteration to the rear roof slope. As such, the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and SPGBH1.

BH2011/00901

12 Lynchets Crescent Hove

Erection of single storey rear extension incorporating installation of new window to North and replacement of existing window to South.

Applicant: Mr Adam Saunders

Officer: Mark Thomas 292336

Approved on 09/05/11 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 use of grey powder coated aluminium as the frame material for the bi-folding doors and window to the rear, west facing, elevation and the 'Apex' rooflight, 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. H1669.01 D, H1669.02 F received on 25th March 2011.

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

BH2011/01025

132 Dale View Hove

Certificate of lawfulness for proposed hip to gable roof extension incorporating enlargement of rear dormer. Installation of roof lantern to existing extension.

Applicant: Mr Paul Rose

Officer: Adrian Smith 290478

Approved on 12/05/11 DELEGATED

BH2011/01056

24 Lark Hill Hove

Erection of single storey rear extension.

Applicant: Mr Nick Lewry

Officer: Mark Thomas 292336

Approved on 18/05/11 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 drawing by 'Mel Humphrey' received on 7th April 2011.

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

SOUTH PORTSLADE

BH2011/00723

37 Lincoln Road Portslade

Erection of front porch to replace existing.

Applicant: Mrs Janet Carroll

Officer: Mark Thomas 292336

Refused on 11/05/11 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 porch would be inappropriately sized and represents an overly bulky addition to the front elevation of the property in a visually prominent location on the street scene. In particular, the proposed forward protrusion of 2m from the front elevation of the main house is considered excessive. For this reason 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.

BH2011/00821

108 Victoria Road Portslade

Application for Approval of Details Reserved by Condition 4 of application BH2010/03634.

Applicant: Trudi Hills

Officer: Wayne Nee 292132

Approved on 09/05/11 DELEGATED

BH2011/01058

10 Locks Hill Portslade

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr Silvester

Officer: Mark Thomas 292336

Approved on 18/05/11 DELEGATED

HOVE PARK

BH2002/00573/FP

BHASVIC 205 Dyke Road Hove

Amendment to previously approved application Reference No. BH2001/00568/FP to demolish existing and rebuild new sports hall. (Retrospective)

Applicant: BHASVIC

Officer: Clare Simpson 292454

Approved after Section 106 signed on 06/05/11

1) UNI

The development hereby permitted relates to the approved drawings block plan, drawing no. 1978 (plan) received 26th April 2002, drawing no. 1978 (elevations) received 26th April 2002, drawing no. 1978 (elevations 1) submitted on 26th April 2002, 1978.13j and 1978f received on the 23rd May 2002.

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

BH2011/00253

11 Chalfont Drive Hove

Erection of a first floor extension and a single storey rear extension. Balcony across the front elevation with balustrade. Associated alterations to fenestration with replacement rear conservatory.

Applicant: Mrs Jane Pountney

Officer: Wayne Nee 292132

Approved on 12/05/11 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. CDH.001C received on 28 January 2011, and drawing no. CDH/003E received on 21 April 2011.

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

BH2011/00388

First Floor Flat 1A Frith Road Hove

Loft conversion incorporating rear dormer and rooflights to front and rear elevations and replacement of existing roofing materials with slate style tiles.

Applicant: Mr Mark Jackson

Officer: Wayne Nee 292132

Refused on 05/05/11 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan seeks to ensure all new development is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The advice contained within Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1) seeks to ensure proposed dormers are kept as small as possible, should be no wider than the windows below and should have a roof form and detail appropriate to the character of the building. The proposed rear dormer, by reason of its excessive size, over dominance and design, is considered to form an unacceptable alteration to the rear roof slope. As such, the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and SPGBH1.

BH2011/00431

30 Queen Alexandra Avenue Hove

Erection of single storey extensions to front and rear and conversion of existing front garage.

Applicant: Dr Alaa Abdul-Sada

Officer: Christopher Wright 292097

Refused on 11/05/11 DELEGATED

1) UNI

The drawing of the proposed elevations received on 11 March 2011 is not drawn to scale and represents a distorted and inaccurate portrayal of the proposed development. Therefore an accurate assessment of the application in respect of policies QD14 and QD27 of the Brighton & Hove Local Plan cannot be made.

2) UNI2

Notwithstanding reason 1 above, the proposed front extension, by reason of the siting, form and design, would integrate poorly with the character and appearance of the host building and would be discordant with the repeating pattern of projecting garages with spaces between, which characterises the distinctive style of the terrace. As such the development would be detrimental to visual amenity and the wider street scene, contrary to the objectives of policy QD14 of the Brighton & Hove Local Plan.

3) UNI3

Notwithstanding reason 1 above, the proposed rear extension, by reason of the size and alignment of the window in relation to the pitched roof over, would have a poorly composed appearance that would be discordant with and detrimental to the character and appearance of the host building and is contrary to the requirements of policy QD14 of the Brighton & Hove Local Plan.

BH2011/00557

106 Woodland Drive Hove

Erection of 2no dormers and velux windows to rear.

Applicant: Mr Phil Moore

Officer: Charlotte Hughes 292321

Approved on 04/05/11 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 dormer windows hereby permitted shall be clad in tiles to match the colour, style and texture of those on the existing property.

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.10198.03.10/A received on 16th March 2011.

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

BH2011/00667

73 Goldstone Crescent Hove

Erection of single storey rear extension.

Applicant: Tony Hannigan & Lisa Foreman

Officer: Steven Lewis 290480

Approved on 28/04/11 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 Mel Humphrey drawings received on 08/03/2011.

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

BH2011/00676

16 Tongdean Road Hove

Demolition of existing bungalow and erection of 2no apartments incorporating roof terrace.

Applicant: Mr K Ives

Officer: Charlotte Hughes 292321

Refused on 04/05/11 DELEGATED

1) UNI

Policy HE6 of the Brighton & Hove Local Plan states that proposals within a Conservation Area should preserve or enhance the character or appearance of the area. It is recognised that the Tongdean Conservation Area has a mix of architectural styles and can accommodate original architectural approaches, however one of the notable common architectural features within this conservation area is prominent pitched tiled roofs. It is considered that the cut-away roof feature would be distinct in the general roofscape due to its shape and views of the interior that would be given and, although the maximum height of the roof is shown to be no higher than the apex of no.18, the optical effect is to fill in the missing ridge height and the resulting roof depth would therefore appear

significantly greater than its neighbours. It is therefore considered that the proposed design of the roof, by reason of the use of materials, the cut-away roof profile and the overall size and depth of the roof, would strongly contrast against the other pitched tiled roofs within the street scene and that this would have a negative impact on the character and appearance of the Tongdean Conservation Area and the street scene in general. The proposal is therefore considered to be contrary to policies HE6, QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan seeks to ensure that new development would not cause a material nuisance or loss of amenity to proposed, existing and/or adjacent users, residents or occupiers. The proposed roof terrace would provide elevated views of the rear gardens of neighbouring properties and is more likely to be intensively used as it would constitute the sole amenity area for the first floor apartment. It is therefore considered that the proposed terrace would represent an intrusive and un-neighbourly form of development which would be detrimental to the amenity currently enjoyed by existing neighbouring residents, as well as detrimental to the amenity of future residents within the proposed ground floor flat. The proposal is therefore contrary to policy QD27 of the Local Plan.

3) UNI3

Policies QD1 and HE6 seek to ensure high standards of design and detailing to reflect the character and appearance of the area. The submitted plans have oversimplified the proposed development and as such no details have been provided on the proposed eaves and gable profiles, the interface between different materials or the rainwater drainage arrangements. These details are likely to affect the overall appearance of the development and they therefore should be illustrated to enable proper consideration of the application. The proposal is therefore considered to be contrary to policies QD1 and HE6 of the Local Plan.

BH2011/00684

109 Shirley Drive Hove

Application for Approval of Detail Reserved by Conditions 2 and 3 of application BH2007/00191.

Applicant: Mr Alex Sherwood

Officer: Jason Hawkes 292153

Refused on 03/05/11 DELEGATED

1) UNI

Insufficient information relating to materials has been submitted in order to discharge details reserved by condition 2.

2) UNI2

Insufficient information relating to waste minimisation measures has been submitted in order to discharge details reserved by condition 3.

BH2011/00747

Blatchington Mill School Nevill Avenue Hove

Application for Approval of Details Reserved by Condition 3 of application BH2011/00019.

Applicant: Mr Mark Brunet

Officer: Christopher Wright 292097

Approved on 06/05/11 DELEGATED

BH2011/00801

44 Hove Park Road Hove

Erection of single storey side extension.

Applicant: Mrs Wickens

Officer: Clare Simpson 292454

Approved on 09/05/11 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. 9230/1a, block plan and site location plan submitted received on 15th March 2011.

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

VALLANCE

BH2003/00040/LB

Gas Works Site Church Road Hove

Alterations to lower height of west facing boundary wall.

Applicant: Tesco Stores Ltd

Officer: Mark Thomas 292336

Refused on 12/05/11 DELEGATED

1) UNI

Policy HE1 states that proposals involving the alterations, extension, or change of use of a listed building will only be permitted where the proposal would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building or its setting. The proposal to reduce the height of the existing boundary wall would result in significantly increased dominance of the neighbouring supermarket over the Grade II listed St Andrews Church. As such it is considered that the proposal would result in significant harm to the setting of this Listed Building contrary to the aforementioned policy.

WESTBOURNE

BH2011/00365

20 Richardson Road Hove

Display of 1no non-illuminated fascia sign and non-illuminated vinyl lettering to shop windows.

Applicant: Mr Carlo Albertoli

Officer: Wayne Nee 292132

Approved on 28/04/11 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.

BH2011/00628

83-85 Carlisle Road Hove

Conversion of existing flats to create 1no three bedroom and 1no four bedroom dwelling houses and associated works including a loft conversion.

Applicant: Mr Justyn Williams

Officer: Christopher Wright 292097

Approved on 28/04/11 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) BH02.06

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) BH06.03

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

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

5) UNI

All hard surfaces hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard 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.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved design and access statement; sustainability checklist; biodiversity indicators checklist; site waste management plan; and drawing nos. TA533/01B, TA533/20D, TA533/21F, TA533/22G, TA533/23F, TA533/24D, TA533/25G, TA533/26G, TA533/27D, TA533/28B, TA533/29G and TA533/30G received on 4 March 2011.

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

7) 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 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 "Good" for both residential units has 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 "Good" for both 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) UNI

Unless otherwise agreed in writing by the Local Planning Authority, neither 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 of at least "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.

9) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the dwellinghouses hereby permitted shall be constructed to Lifetime Homes standards wherever practicable prior to their first occupation.

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.

10) UNI

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

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

11) UNI

Access to the roof over the single storey addition at the back of the building (83 Carlisle Road as shown on drawing no. TA533/20D) shall be for maintenance or emergency purposes only and the 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.

BH2011/00643

7 Aymer Road Hove

Erection of single storey rear extension.

Applicant: Mr & Mrs Fred Harrison

Officer: Charlotte Hughes 292321

Approved on 28/04/11 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 no's BR2/B, BR3/B, BR4/B, BR5/B, BR7/B, BR6/B, BR8/B, BR9/B, BR10/B, BR11/B, BR12/B received on 4th March 2011.

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

BH2011/00805

First Floor Flat 71 Walsingham Road Hove

Replacement of existing timber door and rear windows with new uPVC units.

Applicant: Mrs Ivy Wilkinson

Officer: Christopher Wright 292097

Approved on 12/05/11 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 design and access statement; location plan; proposed window drawing; and photographs identifying the windows to be replaced (x 2), received on 16 and 24 March 2011.

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

BH2011/00910

Outside 102 Portland Road Hove

Installation of oak planter with olive tree and memorial plaque.

Applicant: Second Seed

Officer: Jason Hawkes 292153

Approved on 04/05/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.ECSL346a/Planter Detail drawing, Plaque Detail drawing, Planter / Tree Detail, Fruit Images Detail and site layout plan received on the 25th March 2011.

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

BH2011/00929

28 Reynolds Road Hove

Loft conversion with front rooflight and rear dormer. Reinstatement of rear terrace with French doors and stairs to ground level.

Applicant: S Bates & L Gillam

Officer: Mark Thomas 292336

Refused on 09/05/11 DELEGATED

1) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed development would result in an unacceptable level of overlooking and subsequent loss of privacy for the residents of the ground floor flat of no. 28 Reynolds Road, and no. 26 Reynolds Road. Further, the proposed stairs would represent an unneighbourly form of development due to their positioning and close proximity to an existing south side window at ground floor level. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

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

BH2011/01133

31 Byron Street Hove

Certificate of lawfulness for proposed installation of dormer to rear elevation.

Applicant: Mr Paul Robinson

Officer: Steven Lewis 290480

Approved on 18/05/11 DELEGATED

WISH

BH2010/02383

3 Scott Road Hove

Change of Use of existing mixed use Day Nursery and residential property (D1/C3) to Day Nursery (D1) to serve up to 18 children on the ground and first floors and formation of self contained flat above.

Applicant: Mrs Lisa Southon

Officer: Steven Lewis 290480

Refused on 06/05/11 DELEGATED

1) UNI

The premises is mid-terraced, of limited size and thereby in very close proximity to neighbouring properties. The existing use of the premises is noted to cause a degree of noise and disturbance to neighbouring occupiers. The proposed increase in number of children would be likely to cause a significant additional level of noise and disturbance, harming the existing amenity of adjacent occupiers and the surrounding area, and would thereby represent an over intensification of the use. This would be contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan which seek to protect amenity.

BH2011/00477

301 Kingsway Hove

Erection of wooden fence on top of existing side and front boundary walls, erection of timber decking to front garden and associated alterations (Retrospective).

Applicant: Mr Olu Adeosun

Officer: Christopher Wright 292097

Refused on 18/05/11 DELEGATED

1) UNI

The proposed horizontally orientated timber fencing over the front and side boundary walls of the property would, by reason of the height, materials and siting, create an unduly dominant means of enclosure which would have an incongruous appearance in relation to the lower boundary walls and means of enclosure which characterise the street scene, and would adversely affect the sense of openness and symmetry at the junction with Norman Road, to the detrimental of visual amenity. As such the proposal is contrary to the

requirements of policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2011/00700

2 Lennox Road Hove

Erection of single storey rear extension.

Applicant: Mr Luke Westland

Officer: Wayne Nee 292132

Approved on 09/05/11 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. 909.01A, 909.02A and 909.03A received on 10 March 2011.

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

BH2011/00740

304 Portland Road & Land To Rear Of 304 Portland Road Hove

Application for Approval of Details Reserved by Conditions 1,2,3,4,5,6,7,8,9 and 10 of application BH2010/00118 Appeal Decision.

Applicant: Kitmarr Ltd

Officer: Adrian Smith 290478

Approved on 06/05/11 DELEGATED

BH2011/00756

401 Portland Road Hove

Erection of single storey rear extension.

Applicant: Mr A Young

Officer: Steven Lewis 290480

Approved on 06/05/11 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 Alan Phillips Architecture drawings no. PR.02 & PR.03 Rev A received on 15/03/2011 & 19/04/2011.

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

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 in the walls or roof of the extension hereby permitted without first obtaining planning permission 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.

BH2011/00811

237 New Church Road Hove

Construction of new vehicular crossover and associated works.

Applicant: Mr Sean Hughes

Officer: Mark Thomas 292336

Approved on 18/05/11 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) 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.

3) UNI

The crossover and hardstandings shall be constructed in accordance with the Council approved Manual for Estate Roads and under licence from the Highway Operations Manager.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. ADC421/04 received on 4th April 2011.

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

BH2011/00829

Ground Floor Flat 42 Braemore Road Hove

Erection of single storey rear extension. (Part Retrospective)

Applicant: Ms Philipa Brereton

Officer: Mark Thomas 292336

Approved on 06/05/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. (0-)02, (0-)04 received on 18th March 2011.

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

BH2011/00850

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 Tony Bailey

Officer: Mark Thomas 292336

Approved on 06/05/11 DELEGATED

BH2011/01123

Land Rear of 8 - 16 St Leonards Road Hove

Non Material Amendment to BH2009/01365 to alter front porch by removing timber posts and supporting porch roof by means of timber gallows.

Applicant: Rosemar Developments Ltd

Officer: Jason Hawkes 292153

Approved on 10/05/11 DELEGATED