

**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**

**BH2011/00713**

**10 The Deneway Brighton**

Application for Approval of Details Reserved by Conditions 10, 11 and 12 of application BH2010/03248.

**Applicant:** New Priory Veterinary Practice

**Officer:** Liz Arnold 291709

**Approved on 06/06/11 DELEGATED**

**BH2011/00790**

**Matlan Retail Ltd Carden Avenue Brighton**

Display of 2 No. Internally Illuminated Static Fascia Signs, 1 set of 8 No. Non-Illuminated black window vinyls, re-cladding of existing totem signs and 1 No. Non-Illuminated goal post sign.

**Applicant:** Matalan Retail

**Officer:** Sonia Gillam 292359

**Approved on 19/05/11 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.*

## **BH2011/00794**

### **Plots 1 & 2 Braypool Lane Brighton**

Application for Approval of Details Reserved by Conditions 4, 9, 13 and 15 of application BH2009/01170.

**Applicant:** Mr D Ince

**Officer:** Aidan Thatcher 292265

**Split Decision on 01/06/11 DELEGATED**

#### **1) UNI**

Approve the details pursuant to conditions 4 and 9 subject to full compliance with the submitted details.

#### **1) UNI**

REFUSE approval of the discharge of conditions 13 and 15 for the following reasons:

1. The submitted information results in a significant increase in tree removal on the site, beyond that identified in the outline and reserved matters applications. The boundary trees make a significant visual contribution to the countryside character of Braypool Lane. As such this is unacceptable and it is not possible to discharge condition 13.

#### **2) UNI2**

The submitted information does not show any measures to protect existing trees along the front and side boundaries, therefore it is not possible to discharge condition 15.

## **BH2011/00927**

### **Ennis Mayfield Crescent Brighton**

Certificate of lawfulness for the proposed enlargement of existing rear dormer.

**Applicant:** Mr Jamie Goatley

**Officer:** Helen Hobbs 293335

**Approved on 25/05/11 DELEGATED**

**BH2011/00942**

**3 Brangwyn Way Brighton**

Erection of two storey extension to front and side elevations.

**Applicant:** Mr Derek Simmons

**Officer:** Helen Hobbs 293335

**Refused on 01/06/11 DELEGATED**

**1) UNI**

The proposed extension, by reason of its size, design, bulk, and siting, would be an incongruous feature that would adversely affect the appearance and character of the existing property and the Brangwyn Way street scene, contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2011/01006**

**48 Sanyhills Avenue Patcham Brighton**

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension, rear dormer, front rooflights and associated alterations.

**Applicant:** Mr Stuart Bellwood

**Officer:** Chris Swain 292178

**Approved on 02/06/11 DELEGATED**

**BH2011/01017**

**3 Sunnydale Close Brighton**

Erection of front porch.

**Applicant:** Mr & Mrs Harris

**Officer:** Louise Kent 292198

**Approved on 26/05/11 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. 798/01 received on 4 April 2011.

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

**BH2011/01049**

**189 Carden Avenue Brighton**

Application for Approval of Details Reserved by Condition 6B of application BH2010/01757.

**Applicant:** Reef Estates Ltd

**Officer:** Aidan Thatcher 292265

**Approved on 01/06/11 DELEGATED**

## **BH2011/01206**

### **Brighton Retail Park Carden Avenue Brighton**

Non Material Amendment to BH2010/03622 to the approved car park layout plan (BGN001 G3663 5101) and the associated amendment to condition 4 to reflect the amended car park layout plan. Suggested amended condition wording is set out in the covering letter which accompanies the application.

**Applicant:** Marks & Spencer Plc

**Officer:** Aidan Thatcher 292265

**Approved on 20/05/11 DELEGATED**

## **BH2011/01211**

### **Brighton Retail Park Carden Avenue Brighton**

Non Material Amendment to BH2010/02238 to the approved car park layout plan (09.028.00(P) 106 received 02.08.10) and the associated amendment to condition 8 to reflect the amended car park layout plan. The application seeks to amend condition 8 of planning permission BH2010/02238 with the following wording " The development hereby permitted shall be carried out in accordance with the approved drawing nos 09.028.00(P) 101 received on 02.08.10 and BGN001 G3663 5101 06 received on (13.05.11)".

**Applicant:** Marks & Spencer Plc

**Officer:** Aidan Thatcher 292265

**Approved on 20/05/11 DELEGATED**

## **PRESTON PARK**

## **BH2011/00095**

### **Land to rear of 183 Ditchling Road Brighton**

Demolition of existing storage building and erection of 2no storey, 2no bedroom dwelling.

**Applicant:** Mr Alan Coe

**Officer:** Kate Brocklebank 292175

**Approved on 25/05/11 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) BH12.07**

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

*Reason: The Local Planning Authority considers that further development could cause detriment to the character of the area and to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development proposals to comply with policies QD14, QD27 and HE6 of the Brighton & Hove Local Plan.*

#### **3) UNI**

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

**4) UNI**

The rooflights hereby approved in the roof of unit 4 shall be of 'conservation style' fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

**5) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out in accordance with the 'Site Work Methodology', revision A, submitted on 13th May 2011.

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

**6) UNI**

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for all three of the new build residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all new build residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

**7) UNI**

No development shall take place until a render sample to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

**8) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1600 PL 000 B received on 1<sup>st</sup> February 2011 drawings no. 1600 PL 001 B, 1600 PL 002 A, 1600 PL 003 C, 1600 PL 004 A, 1600 PL 005 B, 1600 PL 006 C, 1600 PL 007 B received on 4th May 2011.

**9) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the dwelling hereby approved shall as far as practicably possible be constructed of brickwork reclaimed from the original hayloft/stable building. Any additional brickwork required shall match in with the original bricks.

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

**BH2011/00096**

**Land rear of 183 Ditchling Road Brighton**

Demolition of existing storage building.

**Applicant:** Lumsden Coe Developments Ltd

**Officer:** Kate Brocklebank 292175

**Approved on 25/05/11 PLANNING COMMITTEE**

**1) BH01.04**

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

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

**2) BH12.08**

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

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

**BH2011/00531**

**48 Southdown Avenue Brighton**

Loft conversion incorporating rooflight to front elevation. (part retrospective)

**Applicant:** Mr Goozee

**Officer:** Louise Kent 292198

**Approved on 08/06/11 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 GO/01 received on 22 February 2011.

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

**BH2011/00561**

**20 Preston Park Avenue Brighton**

Erection of 1no four bedroom chalet style bungalow with associated parking spaces for 2no cars and 2no bicycles.

**Applicant:** Mr Mark Waters

**Officer:** Sue Dubberley 293817

**Approved on 27/05/11 DELEGATED**

**1) B02.03**

Notwithstanding the provisions of the Town and Country Planning General Development Order (or amendment or re-enactment thereof) subsequent to completion of the bungalow in accordance with the approved plan, no

alterations shall take place to the roof or roofspace, including the insertion of additional windows, without the grant of planning permission by the Local Planning Authority.

*Reason: The Local Planning Authority considers that the development hereby permitted is the maximum that can reasonably be allowed without causing detriment to the amenities of adjoining properties, and for this reason would wish to control any future proposals for extensions or alterations.*

**2) 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.*

**3) 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.*

**4) BH04.01**

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

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

**5) BH05.01**

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

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

A completed pre-assessment estimator will not be acceptable.

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

**6) BH05.02**

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

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

#### **7) BH06.01**

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

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

#### **8) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.8810310, and setting out detail plan (unnumbered) received on 25 February 2011 and proposed elevations and sections drawing (unnumbered) and proposed plans (unnumbered) received on 15 April 2011 and drawing D/b&h/5/08 dated 23 May 2011.

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

#### **9) UNI**

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

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

#### **10) UNI**

The existing trees on the site and adjoining site indicated on the approved plan as being retained shall all be protected during the construction works to BS5837 (2005) Trees on Development Sites standards.

*Reason: In the interests of tree preservation and to ensure existing landscape features are retained in the interests of the visual amenity of the area, to accord with policies QD15 and QD16 of the Brighton & Hove Local Plan.*

#### **11) UNI**

Prior to the commencement of the development, details of the construction of the casement windows, eaves and dormer windows shall be submitted to and approved by the Local Planning Authority. The works shall thereafter be carried out in strict accordance with the approved details and thereafter retained to the satisfaction of the local Planning Authority.

*Reason: to ensure a satisfactory development, to preserve the character of the conservation area and to accord with policies QD1 and HE6 of the Brighton & Hove Local Plan*

#### **12) UNI**

The East and North facing first floor windows shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

#### **13) UNI**

The Landscaping scheme shown in the approved drawing No. D/b&h/5/08 shall be completed prior to the occupation of the unit.

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



**BH2011/00809**

**98 Rugby Road Brighton**

Installation of solar array on rear dormer and 6no photovoltaic panels to rear roof slope.

**Applicant:** Mrs Linda MacCallum Stewart

**Officer:** Sonia Gillam 292359

**Approved on 06/06/11 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 29<sup>th</sup> March 2011, and the site location plan received on the 17th March 2011 and technical information received on 17th March 2011 and the 12th May 2011.

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

**BH2011/00810**

**Top Floor Flat 131 Preston Drove Brighton**

Removal of external fire escape to rear incorporating renovation of balcony.

**Applicant:** Mr Jesse Smith

**Officer:** Helen Hobbs 293335

**Approved on 03/06/11 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. 4116 01, 4116 02, 4116 03 & 4116 04 received on 4th April 2011.

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

**BH2011/00840**

**Flat 1 Bletchley Court 50 Florence Road Brighton**

Replacement of existing timber framed windows with UPVC framed windows.

**Applicant:** Martyn Adams

**Officer:** Helen Hobbs 293335

**Approved on 02/06/11 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 details, site plan, manufacturer brochures and photographs received on 21st March 2011 and un-numbered photograph and Design & Access Statement received on 7th April 2011.

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

**BH2011/00899**

**47 Rugby Road Brighton**

Alterations to roof and windows of existing single storey rear extension.

**Applicant:** Mr & Mrs Alison Lyon

**Officer:** Chris Swain 292178

**Approved on 20/05/11 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. 1102-01 and 1102-02, a waste minimisation statement and a design and access statement received on 25 March 2011.

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

**BH2011/00941**

**Flat 2 106 Havelock Road Brighton**

Loft conversion incorporating front and rear rooflights.

**Applicant:** Ms N Rajapillai

**Officer:** Chris Swain 292178

**Approved on 02/06/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH12.05**

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

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

**3) UNI**

3. The development hereby permitted shall be carried out in accordance with drawing nos. 100211/001, 100211/002 and 100211/003 received on 28 March 2011 and drawing nos. 100211/101a, 100211/102a and 100211/103a received on 18 May 2011.

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

**BH2011/00943**

**125 Havelock Road Brighton**

Replacement of UPVC windows with timber box section sash windows at front of property.

**Applicant:** Mrs Elizabeth Davies

**Officer:** Sonia Gillam 292359

**Approved on 26/05/11 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 unnumbered drawings received on the 28<sup>th</sup> March 2011, 15th April 2011 and 16th May 2011 and the site location plan received on the 28th March 2011.

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

## **BH2011/00952**

### **52 Preston Road Brighton**

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

**Applicant:** Hardwick Hartley Partnership

**Officer:** Aidan Thatcher 292265

**Approved on 20/05/11 DELEGATED**

## **1) UNI**

There is sufficient evidence to demonstrate that the building at no. 52 Preston Road is a single self contained unit of residential accommodation (Use Class C3) which on the balance of probability, has existed for a period of at least four continuous years, and as such is lawful under section 191 of the Town and Country Planning Act 1990.

## **BH2011/01048**

### **10 Southdown Avenue Brighton**

Installation of new white painted wooden double glazed sash windows to bays on front elevation and external wall insulation to the rear.

**Applicant:** Dr Antony Lewis

**Officer:** Sonia Gillam 292359

**Approved on 06/06/11 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**

Notwithstanding the submitted drawings, the rear window cills shall be extended in rendered mortar to at least 50mm beyond the added depth of the insulation, as stated in the email from Mike Dinmore sent on the 26th May 2011.

*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 unnumbered drawings and the site location plan received on the 6th April 2011, and drawings nos. EWI-SILICONE-01, 02, 04 and 06 received on the 17th May 2011.

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

**BH2011/01052**

**14 Osborne Road Brighton**

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

**Applicant:** Mr Adam Dubock

**Officer:** Helen Hobbs 293335

**Approved on 02/06/11 DELEGATED**

**BH2011/01088**

**200 Balfour Road Brighton**

Application for Approval of Details Reserved by Condition 3 of application BH2010/02439.

**Applicant:** Mr & Mrs John Fothergill

**Officer:** Liz Arnold 291709

**Approved on 26/05/11 DELEGATED**

**BH2011/01124**

**Rear of 4-14 Florence Road Brighton**

Application for Approval of Details Reserved by Condition 3 of application BH2009/02273.

**Applicant:** Brighton & Hove City Council

**Officer:** Aidan Thatcher 292265

**Approved on 03/06/11 DELEGATED**

**BH2011/01140**

**118 Havelock Road Brighton**

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

**Applicant:** Mrs Honora Sargent

**Officer:** Sonia Gillam 292359

**Refused on 01/06/11 DELEGATED**

**1) UNI**

The proposed extension, by virtue of its siting, size, height and massing, would adversely affect the amenities of the occupiers of no. 116 Havelock Road resulting in overbearing visual impact, loss of outlook and an increased sense of enclosure. As such the proposal would detrimentally impact on the residential amenity of this adjacent property and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2011/01392**

**Rear of 4 - 14 Florence Road Brighton**

Application for Approval of Details Reserved by Conditions 2 and 2B of application BH2009/02273.

**Applicant:** Brighton & Hove City Council Early Years & Childcare

**Officer:** Aidan Thatcher 292265

**Approved on 03/06/11 DELEGATED**

## **REGENCY**

### **BH2009/00656**

#### **69 Middle Street Brighton**

Replacement white aluminium windows at first and second floor.

**Applicant:** Ms Jacci Self

**Officer:** Wayne Nee 292132

**Finally Disposed of on 03/06/11 DELEGATED**

### **BH2010/02772**

#### **93 Montpelier Road Brighton**

Replacement of existing UPVC door and wooden window to kitchen at rear of property with new painted wooden door and wooden painted sash window.

**Applicant:** Mr Alan Legg

**Officer:** Christopher Wright 292097

**Approved on 31/05/11 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.*

### **BH2010/02784**

#### **93 Montpelier Road Brighton**

Replacement of existing UPVC door and wooden window to kitchen at rear of property with new painted wooden door and wooden painted sash window.

**Applicant:** Alan Legg

**Officer:** Christopher Wright 292097

**Approved on 31/05/11 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. CSW/R1 and CSW Joinery Section Details received on 3 May 2011; and the design and access statement, waste minimisation statement, heritage statement, photo sheet 1 and drawing nos. P03 and P09 received on 31 August 2010.

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

### **BH2011/00442**

#### **The Brighton Centre Kings Road Brighton**

Alterations to entrance lobby and entrance doors to ground floor front elevation including new glazing to underside of canopy and automatic doors and extension at third floor level onto existing balcony.

**Applicant:** Brighton & Hove City Council

**Officer:** Jason Hawkes 292153

**Approved on 23/05/11 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**

The framing for the new doors and windows shall match the existing bronze coloured frames on the building as closely as possible.

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

## **3) UNI**

The scheme shall be implemented in accordance with the laminated bronze Pilkington Optifloat glazing sample received on the 20<sup>th</sup> April 2010.

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

## **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.136-10.01, 02, 03D, 04E and 05 received on the 20th April 2010.

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

### **BH2011/00672**

#### **Flat 1 & 2 65 - 66 Regency Square Brighton**

Internal alterations to convert flats 1 & 2 into 1no residential unit.

**Applicant:** Mr Nigel Rose

**Officer:** Charlotte Hughes 292321

**Approved on 01/06/11 DELEGATED**

#### **1) BH01.05**

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

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

#### **2) UNI**

The new doors and walls shall have architraves and skirting boards to match the existing ones, unless otherwise agreed in writing, and all works of making good shall match the existing.

*Reason: So as to ensure the preservation and enhancement of the Listed Building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

#### **3) UNI**

No development shall take place until 1:20 scale sample elevations and 1:1 scale joinery profiles of all new doors 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 retained as such thereafter.

*Reason: So as to ensure the preservation and enhancement of the Listed Building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

### **BH2011/00783**

#### **Basement Flat 13 Oriental Place Brighton**

Restoration of front steps.

**Applicant:** Mr Michael Jones

**Officer:** Charlotte Hughes 292321

**Approved on 19/05/11 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 works shall be carried out to the front steps until a sample of the render to be used, and details of its mix (which shall contain Portland limestone dust and lime), have been submitted to and approved in writing Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

## **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no's 1, 2, Plan B and Plan C received on 16th March 2011.

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

### **BH2011/00784**

#### **Basement Flat 13 Oriental Place Brighton**

Internal refurbishment of flat, restoration of front steps and associated works.  
(Part retrospective)

**Applicant:** Mr Michael Jones

**Officer:** Charlotte Hughes 292321

**Approved on 19/05/11 DELEGATED**

## **1) UNI**

Unless otherwise agreed in writing, the newly plastered walls shall have four or six inch high painted plain timber skirting boards without any decorative mouldings.

*Reason: To ensure the satisfactory preservation and enhancement the Listed Building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

## **2) UNI**

No works shall be carried out to the front steps until a sample of the render to be used, and details of its mix (which shall contain Portland limestone dust and lime), have been submitted to and approved in writing Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: To ensure the preservation and enhancement of the Listed Building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

## **3) UNI**

Details of any new under floor air vents required (which shall be decorative cast iron ones, painted to match the colour of the walls) shall first 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: To ensure the preservation and enhancement of the Listed Building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

### **BH2011/00855**

#### **65 Western Road Brighton**

Installation of new shop front and reinstatement of first floor bay window.

**Applicant:** Elderslie Property and Investment Company Ltd

**Officer:** Christopher Wright 292097

**Approved on 24/05/11 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**

All new windows in the first floor bay window above the shopfront 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 drawing no. 201 received on 22 March 2011; and the design and access statement and Sapa Building System brochure received on 1 April 2011.

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

### **BH2011/00903**

#### **108 Western Road Brighton**

Certificate of Lawfulness for proposed use of current storage room ancillary to pharmacy on 1st floor to use as consulting room.

**Applicant:** Mr Ramiz Bahnam

**Officer:** Christopher Wright 292097

**Approved on 20/05/11 DELEGATED**

## **1) UNI**

The proposed use of the first floor storage room identified on the submitted plans as a consulting room for use by customers of the chemist's shop on the ground floor, does not constitute a material change of use and is ancillary to the primary use of the premises as a chemist's shop (Use Class A1).

### **BH2011/00928**

#### **52 Norfolk Square Brighton**

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

**Applicant:** Countrywide Estate Agents

**Officer:** Robin Hodgetts 292366

**Approved on 31/05/11 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 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 development hereby permitted shall be carried out in accordance with the approved drawing no. 01 and the OS Map received on the 29th March 2011.

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



**BH2011/00932**

**20 Crown Street Brighton**

Erection of two storey side and rear extension incorporating rooflights to front and rear elevations and associated external alterations.

**Applicant:** Mr Mike Palmer

**Officer:** Wayne Nee 292132

**Refused on 31/05/11 DELEGATED**

**1) UNI**

Policy QD14 requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Policy HE6 of the Brighton & Hove Local Plan states that development within or affecting the setting of conservation areas should preserve or enhance the character or appearance of the area. The proposed two storey extension, by virtue of its design, would form an inappropriate and incongruous addition which would result in a loss of plan form. This would cause material harm to the appearance and original character of the rear elevation of the existing property. Furthermore, the full width flat roof would not relate well to the existing property, and the extension would not relate well to the existing rear protrusion of no. 19 Crown Street. Overall the proposal would be detrimental to the character and appearance of both the existing property and the surrounding Montpelier and Clifton Hill Conservation Area, and would therefore be contrary to the abovementioned policies.

**BH2011/01003**

**27A Russell Square Brighton**

Certificate of Lawfulness for existing use of first floor as 1 no one bedroom flat.

**Applicant:** Mr C Helps

**Officer:** Christopher Wright 292097

**Refused on 26/05/11 DELEGATED**

**BH2011/01010**

**38 39 & 41 Middle Street Brighton**

Creation of roof terrace above 38-39 Middle Street for temporary period of one year.

**Applicant:** Mr Martin Friel

**Officer:** Charlotte Hughes 292321

**Approved on 27/05/11 DELEGATED**

**1) UNI**

The use of roof terrace hereby permitted shall be discontinued permanently and the site restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending on 26th May 2012.

*Reason: The Local Planning Authority considers it appropriate to allow the use only for a limited period to monitor the effect of the activity on the surrounding area 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 no.P02B received on 4th April 2011.

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

**3) UNI**

The roof terrace hereby permitted shall not be open to customers except between the hours of 10am - 8pm each day of the week.

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

**4) UNI**

The box hedge along the eastern boundary of the roof terrace shall be maintained at a height of no less than 1.5m, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To enhance the appearance of the development and to safeguard the amenities of the locality and to comply with policies QD1, SU10 and QD27 of the Brighton & Hove Local Plan.*

**5) UNI**

No alcohol shall be served or consumed on the roof terrace except to persons seated and consuming food prepared and purchased from the premises or as a result of waiter/ess service.

*Reason: In the interest of public order and crime prevention and to protect neighbouring amenity in accordance with policy QD27 of the Brighton & Hove Local Plan.*

**6) UNI**

The roof terrace hereby permitted shall not be open to customers until all hard and soft landscape works have been carried out and completed in accordance with the approved details. They shall thereafter be maintained for the duration of the use of the roof terrace, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To enhance the appearance of the development and to safeguard the amenities of the locality and to comply with policies QD1, SU10 and QD27 of the Brighton & Hove Local Plan.*

**7) UNI**

No sound reproduction or amplification equipment (including public address systems, loudspeakers, etc) shall be installed or operated at any time on the site without the prior written consent of the Local Planning Authority.

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

**BH2011/01085**

**9A Norfolk Buildings Brighton**

Erection of single storey rear extension with roof terrace above.

**Applicant:** Mrs Britt Ashton

**Officer:** Christopher Wright 292097

**Approved on 03/06/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH12.02**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved design and access statement and drawing nos. CH413/001, CH413/002, CH413/004, CH413/005 and CH413/006 received on 11 April 2011.

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

#### **4) UNI**

The opaque glazed balustrades to the edges of the roof terrace as shown at 1100mm and 1800mm in height on drawing CH413/005, hereby permitted, shall be put in situ prior to the roof terrace coming into use and shall be retained thereafter. The level of opacity of the glazing shall be sufficient to prevent views into adjoining properties.

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

#### **5) UNI**

The replacement doors and windows hereby permitted shall have external glazing bars and concealed trickle vents. The doors and windows shall be retained as such thereafter.

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

#### **BH2011/01126**

##### **32 West Street Brighton**

Installation of new shop front and alterations to entrance.

**Applicant:** Ladbrokes Betting & Gaming Ltd

**Officer:** Jason Hawkes 292153

**Approved on 01/06/11 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.WST/BRG/01 & 03 received on 13th April 2011.

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

#### **BH2011/01254**

##### **Clarendon Mansions 80 East Street Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2010/03497.

**Applicant:** The Tooley & Foster Partnership

**Officer:** Charlotte Hughes 292321

**Approved on 01/06/11 DELEGATED**

#### **BH2011/01330**

##### **18 Hampton Place Brighton**

Application for Approval of Details Reserved by Condition 4 of application BH2010/02767.

**Applicant:** Ms Judy Bow

**Officer:** Jason Hawkes 292153

**Approved on 01/06/11 DELEGATED**

## **ST. PETER'S & NORTH LAINE**

### **BH2010/03635**

#### **Sovereign House Church Street Brighton**

Change of Use of part ground floor from office (B1) to restaurant/cafe (A3) incorporating revised entrance and full height double glazed windows to Church Street elevation, installation of extraction units and ducting, new cooling plant on roof and associated works.

**Applicant:** Aberdeen Asset Management

**Officer:** Jonathan Puplett 292525

**Approved on 20/05/11 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 approved by this permission shall be commenced until documentary evidence is submitted to and approved in writing by the Local Planning Authority to show that contracts have been entered into by the developer to ensure that the building work which is the subject of planning permission ref. BH2010/03276 is commenced prior to or concurrently with the development hereby approved.

*Reason: To ensure that the development hereby approved would not result in a net loss of available office floorspace, and to comply with policy EM5 of the Brighton & Hove Local Plan.*

#### **3) UNI**

The restaurant/café (A3) use hereby permitted shall not commence operation until a minimum of 350m<sup>2</sup> of the additional office (B1) floorspace approved under application BH2010/03276 is constructed in accordance with the approved drawings and details and is available for occupation for office (B1) use.

*Reason: To ensure that the development hereby approved would not result in a net loss of available office floorspace, and to comply with policy EM5 of the Brighton & Hove Local Plan.*

#### **4) UNI**

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for staff and patrons of the café/restaurant 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 commencement of the use hereby permitted and shall thereafter be retained for use at all times.

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

#### **5) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the premises shall be laid out in accordance with approved drawing number P600 received on the 24th of November 2010 and shall be used solely for restaurant and café (A3) use. Other than within the Entrance/Waiting Area shown on approved drawing number P600, any alcohol served shall be ancillary to food consumption at all times and shall be served by waiting staff to seated customers.

*Reason: In the interests of the residential amenity of neighbouring properties in accordance with policies SR12 and QD27 of the Brighton & Hove Local*

*Plan.*

**6) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of the use hereby approved, the ventilation system detailed in the 'Noise Emission Assessment' Report received on the 14th of December 2010 shall be installed and operational. The ventilation system shall be maintained as such thereafter.

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

**7) 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 noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997.

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

**8) UNI**

No development approved by this permission shall be commenced until further details of the fresh air input grille, shop windows and doors including 1:20 sample elevation drawings 1:1 section drawings, and material samples of the fresh air input grille, shop windows and doors, and the proposed new paving have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in strict accordance with the approved details.

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

**9) UNI**

The development hereby permitted shall be carried out in accordance with the approved Design and Access Statement drawing nos. P001/A, P002, P099, P100, P101, P102, P103, P120 and P199 received on the 22nd of November 2010, drawing nos. 1010 M 101, P600 and P800 received on the 24th of November 2010, 'Noise Emission Assessment' report received on the 14th of December 2010, 'Town Planning Statement received on the 4th of January 2011, drawing nos. P400/A and P500/A received on the 11th of January 2011, drawing nos. P104/A, P202/A and P505 received on the 4th of March 2011 and drawing no. P200/B received on the 17th of May 2011.

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

**10) UNI**

The use hereby permitted shall only operate between 07.00 and midnight Monday to Saturday (excluding Bank Holidays), and between 09.00 and 23.00 on Sundays and Bank Holidays.

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

**BH2011/00009**

**14 Frederick Street Brighton**

Erection of part single and part two storey rear extension incorporating a rooflight and sun pipe. Enclosure of front garden with 1800mm high fence.

**Applicant:** Mr Sefton Cohen

**Officer:** Kate Brocklebank 292175

**Refused on 02/06/11 DELEGATED**

### **1) UNI**

The proposed extension by reason of its increased height, scale and bulk, would have an adverse affect on neighbouring amenity by way of overshadowing, loss of light and having an overbearing impact. The scheme is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **2) UNI2**

The front fencing, due to its excessive height and appearance, would be out of keeping with and fails to respect the character and appearance of the surrounding North Laine Conservation Area, and would represent an obtrusive addition to the street scene which is predominantly characterised by low hard boundary treatment and/or vegetation. The proposal is therefore contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

## **BH2011/00260**

### **93 - 94 Queens Road Brighton**

Change of use of ground and lower ground floors from offices (B1) to retail (A1) and/or financial and professional services (A2) and/or offices (B1).

**Applicant:** Hargreaves Developments Ltd

**Officer:** Anthony Foster 294495

**Approved on 24/05/11 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) BH06.02**

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

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

### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 7264 Loc1 Rev A, /01 Rev A, /02 Rev A, P02 received on 31 January 2011.

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

## **BH2011/00493**

### **44-47 Gardner Street Brighton**

Change of use of ground, mezzanine and first floors from theatre with ancillary bar, café and offices (sui generis) to cinema with ancillary bar, café and offices (D2).

**Applicant:** Mr & Mrs C & M Granger

**Officer:** Aidan Thatcher 292265

**Approved on 27/05/11 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) BH05.09A**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. BI.01, BI.02, BI.05, BI.06, BI.07, BI.10B, BI.11B and BI.12B received on 17.02.11.

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

**BH2011/00539**

**18 Guildford Road Brighton**

Erection of new four storey two bedroom house.

**Applicant:** Mr Toby Carrington

**Officer:** Aidan Thatcher 292265

**Refused on 02/06/11 DELEGATED**

**1) UNI**

The proposed development would cause harm to the character and appearance of the street scene and wider West Hill Conservation Area by virtue of the loss of an important historic gap between buildings together with a poorly designed pastiche which would not satisfactorily replicate the neighbouring form of development. As such the development would be contrary to policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed development would result in a harmful impact on the amenities of the neighbouring occupiers by virtue of loss of light, overshadowing and overbearing impact. As such the development would be contrary to policy QD27 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**

The proposed development results in cycle parking which is not convenient, and as such would not promote sustainable transport. As such the development would be contrary to policy TR14 of the Brighton & Hove Local Plan.

**5) UNI5**

A lack of information has been submitted in relation to sustainability, particularly the application fails to demonstrate that the required level of the Code for Sustainable Homes could be achieved and as such would be contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary

**BH2011/00651**

**Land to the rear of 39 Gardner Street Brighton**

Application to extend time limit for implementation of previous approval BH2008/00671 for a proposed 3 storey office block.

**Applicant:** Mr Duncan Thomas

**Officer:** Sue Dubberley 293817

**Approved on 19/05/11 DELEGATED**

**1) 02.03A**

The second floor rear window and first floor rear rooflights shall not be glazed other 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.*

**2) 02.04A**

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

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

**3) 02.07A**

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

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

**4) 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.*

**5) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall be built in accordance with Waste minimisation statement approved by application BH2011/00177.

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

**6) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall be built in accordance with the sustainability measures approved under application BH2011/00177.

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

**7) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall be built in accordance with the large scale details and materials approved by application BH2011/00177. The



development shall be carried out in strict accordance with the approved details.

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

**8) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. drawing nos. (10) 000, (11) 000, (20) 000, (20) 001, (20) 002, (21) 000, (21) 001, (21) 002, (31) 000, (31) 001, (31) 002, (40) 000, received on 21st February 2008.

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

**9) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall not be occupied until the refuse and recycling facilities approved under application BH2011/00177 have been fully implemented.

*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.*

**BH2011/00759**

**Trustcard House 1 - 9 Gloucester Place Brighton**

Glazed extension to existing entrance lobby incorporating canopy and formation of 2no additional entrances.

**Applicant:** Apia Regional Office Fund (General Partner) Limited

**Officer:** Helen Hobbs 293335

**Approved on 25/05/11 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. D0101 P1, D0102P1, D0103P1, D0104P1, D0105P1 and D0110P1 received on 30th March 2011.

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

**BH2011/00904**

**12 St Georges Place Brighton**

Application for Approval of Details Reserved by Conditions 3, 5, 7, 8 and 10 of Listed Building application BH2009/00857 Appeal Decision.

**Applicant:** Mr Mark Alexander

**Officer:** Jonathan Puplett 292525

**Approved on 19/05/11 DELEGATED**

**BH2011/00923**

**32 North Road Brighton**

Installation of new shop front incorporating revised entrances.

**Applicant:** Mr Sash Patel

**Officer:** Helen Hobbs 293335

**Approved on 23/05/11 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.BN11010035/101, 102, 201 and 202 received on 28th March 2011.

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

**BH2011/00934**

**City College Brighton & Hove Pelham Tower Pelham St Brighton**

Removal of existing uPVC window and installation of 2no high level uPVC windows and 1no larger uPVC window.

**Applicant:** Brighton & Hove City College

**Officer:** Sonia Gillam 292359

**Approved on 27/05/11 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. 207/01revP1, 02revP1, 03 received on the 30th March 2011, and drawing 207/revP2 received on the 20th April 2011.

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

**BH2011/00939**

**3 Princes Road Brighton**

Installation of rooflight to front roof slope (retrospective).

**Applicant:** Mr Zairns

**Officer:** Helen Hobbs 293335

**Approved on 26/05/11 DELEGATED**

**BH2011/00975**

**159 North Street Brighton**

Installation of new shop front.

**Applicant:** Mr Hani Abadi

**Officer:** Anthony Foster 294495

**Approved on 07/06/11 DELEGATED**

**1) UNI**

Notwithstanding the approved plans, within 3 months of the date of this permission details of the colour of the proposed finish to the shopfront frame shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented within 6 months of the date of this permission in strict accordance with the approved details and maintained as such thereafter.

*Reason: To ensure the satisfactory preservation of this listed building, to ensure the removal of existing unauthorised works and to comply with policies QD5, QD10, HE1 and HE6 of the Brighton & Hove Local Plan.*

## **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. drawing nos. 0144.01, 02, 04, 05, 06 received on 31st March 2011.

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

## **3) UNI**

The cornice, pilasters and fascia shall be painted white and shall be maintained as such thereafter.

*Reason: To ensure the satisfactory preservation of this listed building, to ensure the removal of existing unauthorised works and to comply with policies QD5, QD10, HE1 and HE6 of the Brighton & Hove Local Plan.*

### **BH2011/00976**

#### **159 North Street Brighton**

Installation of new shop front.

**Applicant:** Mr Hani Abadi

**Officer:** Anthony Foster 294495

**Approved on 25/05/11 DELEGATED**

## **1) UNI**

The proposed works, including the removal of existing unauthorised works, shall be carried out and completed in their entirety within 6 months of the date of this consent unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure the satisfactory preservation of this listed building, to ensure the removal of existing unauthorised works and to comply with policy HE1 of the Brighton & Hove Local Plan.*

## **2) UNI**

The cornice, pilasters and fascia shall be painted white and shall be maintained as such thereafter.

*Reason: To ensure the satisfactory preservation of this listed building, to ensure the removal of existing unauthorised works and to comply with policy HE1 of the Brighton & Hove Local Plan.*

## **3) UNI**

Notwithstanding the approved plans, within 3 months of the date of this permission details of the colour of the proposed finish to the shopfront frame shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented within 6 months of the date of this permission in strict accordance with the approved details and maintained as such thereafter.

*Reason: To ensure the satisfactory preservation of this listed building, to ensure the removal of existing unauthorised works and to comply with policy HE1 of the Brighton & Hove Local Plan.*

### **BH2011/01020**

#### **159 North Street Brighton**

Display of 1no externally illuminated fascia sign and 1no externally illuminated projecting sign.

**Applicant:** Mr Hani Abadi

**Officer:** Anthony Foster 294495

**Approved on 26/05/11 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.*

**BH2011/01024**

**12 St Georges Place Brighton**

Application for Approval Of Details Reserved by Condition 3 of Application BH2009/00856 Appeal Decision.

**Applicant:** Mr Mark Alexander

**Officer:** Jonathan Puplett 292525

**Approved on 19/05/11 DELEGATED**

**BH2011/01158**

**78 Richmond Road Brighton**

Application for Approval of Details Reserved by Condition 3 of application BH2011/00235.

**Applicant:** Alfred Haagman

**Officer:** Jonathan Puplett 292525

**Approved on 19/05/11 DELEGATED**

**WITHDEAN**

**BH2011/00580**

**89 Valley Drive Brighton**

Construction of vehicle crossover and dropped kerb.

**Applicant:** Mr Nasser Bandar

**Officer:** Mark Thomas 292336

**Approved on 31/05/11 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. VDB.06 3, VDB.06 5 received on 10th March 2011.

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

**BH2011/00763**

**Land to rear of 10 - 12 Bankside Brighton**

Erection of three storey 4no bedroom detached house with associated parking.

**Applicant:** Bullseye Developments

**Officer:** Clare Simpson 292454

**Approved on 02/06/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.03**

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

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

**3) BH02.04**

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

constructed without planning permission obtained from the Local Planning Authority.

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

#### **4) BH03.01**

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

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

#### **5) BH04.01**

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

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

#### **6) BH05.01**

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

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

#### **7) BH05.02**

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

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

#### **8) BH06.02**

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

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

**9) BH11.01**

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

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

**10) BH11.02**

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

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

**11) UNI**

The development shall not be occupied until parking areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

*Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with Local Plan policies TR1, TR19 and SPG4.*

**12) UNI**

2. The development hereby permitted shall be carried out in accordance with the approved drawings no. 10-382-001c, 002c, 002c, 003a, 004c, 005c, 006c, 007c, 008cc, 009, 010 011 received on the 23rd March 2010.

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

**BH2011/00955**

**Cinderford Cornwall Gardens Brighton**

Replacement of existing timber framed windows and doors with double framed UPVC units. (Retrospective)

**Applicant:** Alpha Properties Ltd

**Officer:** Mark Thomas 292336

**Approved on 25/05/11 DELEGATED**

**BH2011/01081**

**9 Hillbrow Road Brighton**

Erection of 1no dwelling house with parking.

**Applicant:** Mr Paul Newman

**Officer:** Clare Simpson 292454

**Approved on 01/06/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.03**

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

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

**3) BH02.07**

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

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

**4) BH03.01**

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

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

**5) BH04.01A**

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

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

**6) BH05.01B**

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

A completed pre-assessment estimator will not be acceptable.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the*



**7) 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 5 has been submitted to, and approved in writing by, the Local Planning Authority.

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

**8) BH05.10**

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

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

**9) BH06.02**

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

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

**10) BH11.01**

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

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

**11) 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.*

## **12) UNI**

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

*Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with Local Plan policies TR1, TR19 and SPG4.*

## **13) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. TA588/01, 02, 03, 04, 05, 06, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, received on 11th April 2011.

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

## **BH2011/01223**

### **91 Wayland Avenue Brighton**

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

**Applicant:** Mr & Mrs Baron

**Officer:** Christopher Wright 292097

**Approved on 07/06/11 DELEGATED**

### **1) BH01.01**

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

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

### **2) BH03.03**

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

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

### **3) UNI**

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

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

### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. 20108/03 received on 26 April 2011 and the location and site plan received on 3 May 2011.

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

## **EAST BRIGHTON**

### **BH2011/00430**

#### **161 Marine Parade Brighton**

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2010/03748.

**Applicant:** Ms Ann Hawker

**Officer:** Sue Dubberley 293817

**Approved on 02/06/11 DELEGATED**

### **BH2011/00619**

#### **143 Marine Parade Brighton**

Internal and external remedial and redecoration works to walls, ceilings and flat roofs.

**Applicant:** Punch Taverns

**Officer:** Chris Swain 292178

**Approved on 20/05/11 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**

Unless otherwise agreed in writing by the Local Planning Authority all repair works to ceilings shall be with traditional lath and plaster to match existing.

*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 external render 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.*

### **BH2011/00623**

#### **10 St Marys Square Brighton**

Installation of UPVC windows and doors to replace existing timber windows and doors.

**Applicant:** Mr Alan Anderson

**Officer:** Louise Kent 292198

**Approved on 07/06/11 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 and photographs received on 2 March 2011, and amended window details received on 6 June 2011.

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

**BH2011/00921**

**Royal Sussex County Hospital Eastern Road Brighton**

Erection of two storey modular building for a period of ten years.

**Applicant:** Brighton & Sussex University Hospitals Trust

**Officer:** Mick Anson 292354

**Approved on 20/05/11 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) BH09.02**

The building hereby permitted shall be removed and the land restored to its condition immediately prior to the development authorised by this permission commencing on or before 23 May 2021 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

*Reason: The building hereby approved is not considered suitable as a permanent form of development to safeguard the visual amenity of the vicinity and to comply with policies QD14 of the Brighton & Hove Local Plan.*

**3) UNI**

The plant and machinery incorporated within the development shall not be used between the hours of 19:00 and 07:00.

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

**4) UNI**

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 Isis statue currently on the site shall be safely and securely installed at the St Mary's Hall, Eastern Road site and then reinstated to its current position following the removal of the temporary building hereby approved as per the applicant's correspondence of 16<sup>th</sup> May 2011.

*Reason: To ensure the long term retention of public art works on the site which was secured as part of the previous development of the Millennium wing on the Royal Sussex Hospital site.*

**6) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. TGM-AR-CYD-A00-PS-L6-0500; 0501; 0503; YKN-AR-CYD-A00-PL-ZZ-0002; EL-00-0003; SE-SE-00-0010 received on 28th March 2011.

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

**BH2011/00936**

**143 Marine Parade Brighton**

Internal and external alterations incorporating installation of ventilation system to East elevation and replacement of existing staircase from basement.

**Applicant:** Lawley Fowler Partnership

**Officer:** Chris Swain 292178

**Refused on 31/05/11 DELEGATED**

**1) UNI**

The proposed external louvred vents would form an unsightly feature, disfiguring the external elevation and detracting from the architectural appearance and character of the listed building, contrary to policy HE1 of the Brighton & Hove Local Plan.

**BH2011/00937**

**143 Marine Parade Brighton**

Internal and external alterations incorporating installation of ventilation system to East elevation and replacement of existing staircase from basement.

**Applicant:** Lawley Fowler Partnership

**Officer:** Chris Swain 292178

**Refused on 31/05/11 DELEGATED**

**1) UNI**

The proposed air conditioning unit is considered to detract from the external and internal appearance and character of the listed building. The unit would be wider than the space between the windows and would be visible through the windows and would also have a detrimental impact upon the interior of the listed building. The proposed external louvred vents would form an unsightly addition, detracting from the external architectural appearance and character of the listed building, contrary to policy HE1 of the Brighton & Hove Local Plan.

**2) UNI2**

The full height portioning around the proposed staircase would create an irregular space that would significantly alter the proportions of the room to the detriment of the interior of the listed building, contrary to policy HE1 of the Brighton & Hove Local Plan.

**3) UNI3**

Insufficient information or justification has been submitted by the applicant in regards to the proposed replacement staircase and associated alterations, including the insertion of a structural steel beam. As such the impact of the proposal on the architectural and historic character and appearance of the interior of the listed building, cannot be properly assessed in line with policy HE1 of the Brighton & Hove Local Plan.

**BH2011/01005**

**20 Chichester Place Brighton**

Replacement of existing timber windows and doors with UPVC windows and doors.

**Applicant:** Mr G Atherton

**Officer:** Louise Kent 292198

**Approved on 06/06/11 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 window drawings received on 4 April 2011

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

### **BH2011/01094**

#### **Flat 1A 4 Clarendon Terrace Brighton**

Replacement of first floor balcony.

**Applicant:** Charlotte Wigs Ltd

**Officer:** Sonia Gillam 292359

**Approved on 08/06/11 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 existing railings must be carefully removed and retained for re-use, with fixing details matched exactly and any necessary repairs and re-instatements carried out in matching materials and finishes to exactly matching details. Profiles, dimensions and finishes of the replacement balcony slab must match existing exactly.

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

## **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. PL01, PL02 and PL03 and the design and access statement received on the 12th April 2011, and the drawings entitled "Section through balcony", "Option 1: Rebuild of complete bow front" and "Option 1: Abutment Detail" received on the 6th June 2011.

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

### **BH2011/01122**

#### **43 Rugby Place Brighton**

Loft conversion incorporating rooflights to front and rear.

**Applicant:** Miss Clare Everett

**Officer:** Helen Hobbs 293335

**Approved on 07/06/11 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. EV/01 received on 12th April 2011.

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

## **HANOVER & ELM GROVE**

### **BH2011/00088**

#### **11 Hartington Road Brighton**

Loft conversion incorporating 2 rooflights to front roofslope and 2 rooflights to rear roofslope (part retrospective).

**Applicant:** Mr D Hayward

**Officer:** Chris Swain 292178

**Approved on 26/05/11 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 received on 22 February 2011 and drawing no. JW/10/026 received on 26 April 2011.

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

### **BH2011/00097**

#### **128-129 Lewes Road Brighton**

Change of Use of basement from retail storage to one 2no bedroom flat. Excavation at front to form new entrance steps to basement with lightwell and associated metal balustrades. Removal of rear extension at 128 Lewes Road and alterations to fenestration at front and rear.

**Applicant:** R Nashi

**Officer:** Aidan Thatcher 292265

**Approved on 19/05/11 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) BH03.03**

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

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

#### **4) BH05.09**

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

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

**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 development hereby permitted shall be carried out in accordance with the approved drawings nos. RFA 08/089/OS, RFA 08/089/10, RFA 08/089/11B, RFA 08/089/23, RFA 08/089/24 received on 13.01.11 and drawing no. RFA 08/089/12C received on 10.02.11.

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

**7) UNI**

The existing rear extension shall be demolished as per the approved plans prior to the occupation of the unit hereby approved.

*Reason: To ensure an acceptable level of amenity for the future occupiers and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**8) UNI**

Notwithstanding the details shown on the approved plan (RFA08/089/12C) the front railings to enclose the front stairwell hereby permitted shall exactly match the design of the existing railings 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.*

**BH2011/00722**

**Land to the rear of 234 & 234A Freshfield Road Brighton**

Outline application with all matters reserved for the erection of 3no terraced bungalows.

**Applicant:** Arnlan Properties Ltd

**Officer:** Sonia Gillam 292359

**Refused on 01/06/11 DELEGATED**

**1) UNI**

The proposal by reason of the density of development would not be in keeping with the character and appearance of the surroundings, and the dwellings would be likely to provide a substandard level of accommodation for occupants in terms of providing adequate room sizes for their function and meeting lifetime homes criteria. The proposal is therefore contrary to policies QD2, QD3, QD27 and HO13 of the Brighton & Hove Local Plan.

**2) UNI2**

The application has failed to fully demonstrate that the proposal would be 'car-free' and would provide adequate access arrangements. Therefore the development potentially fails to provide a safe access and increases the risk to users of the public highway. The proposal is therefore contrary to policies



TR7 and TR8 of the Brighton & Hove Local Plan.

### **3) UNI3**

The application has failed to demonstrate that the proposal would meet Level 5 of the Code for Sustainable Homes as a minimum or that the use of materials and methods to minimise overall energy use have been incorporated in to siting, layout and design. The proposal is therefore contrary to policy SU2 of the Brighton & Hove Local Plan and to the Supplementary Planning Document 08: Sustainable Building Design.

### **4) UNI4**

The application has not established the presence or otherwise of protected species at the site and has failed demonstrate that the proposal would not be liable to cause demonstrable harm to such protected species and their habitats. The proposal is therefore contrary to policy QD18 of the Brighton & Hove Local Plan, and to ODPM Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System.

## **BH2011/00926**

### **13 Richmond Terrace Brighton**

Internal and external alterations incorporating replacement window and installation of new French doors to rear.

**Applicant:** Mr H Hughes

**Officer:** Sue Dubberley 293817

**Approved on 08/06/11 DELEGATED**

#### **1) BH01.05**

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

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

#### **2) BH13.03**

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

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

#### **3) 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.*

#### **4) 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.*

#### **5) BH13.07**

No works shall take place until a schedule of all features to be removed, moved, replaced or reinstated has been submitted to and approved in writing

by the Local Planning Authority. All replacement and reinstatement features must match exactly the original in materials and detail. Photographs/drawings/sections recording the features to be replicated must be submitted along with 1:1 scale drawings of proposed items for approval by the Local Planning Authority.

*Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

**6) BH13.11**

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

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

**7) 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.*

**8) BH13.13**

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

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

**HOLLINGDEAN & STANMER**

**BH2011/00010**

**152 Ditchling Road Brighton**

Erection of single storey extension to side elevation and insertion of new window to side elevation.

**Applicant:** Mr Keith Long

**Officer:** Helen Hobbs 293335

**Approved on 20/05/11 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 proposed extension to the ground floor hereby approved shall only be used as ancillary accommodation in connection with the residential use of the

ground floor flat, 152 Ditchling Road.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. PL01 rev A and EX01 rev A received on 24th January 2011.

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

**BH2011/00297**

**88 Stanmer Park Road Brighton**

Excavation to form front entrance steps to lower ground floor.

**Applicant:** Mrs Rachel Donoghue

**Officer:** Helen Hobbs 293335

**Approved on 25/05/11 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 basement floor of No. 88 Stanmer Park Road shall only be used as ancillary accommodation in connection with the use of the main property as a single dwelling house and shall at no time be converted to a self-contained unit.

*Reason: In order to protect the amenities of neighbouring properties and to enable the Local Planning Authority to properly consider any conversion in accordance with policies HO9 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. SPR846 rev B received on 11<sup>th</sup> May 2011 and site plan & block plan received on 2nd February 2011.

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

**BH2011/01148**

**63 Hollingdean Terrace Brighton**

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

**Applicant:** Mr Steven Manser-Knight

**Officer:** Chris Swain 292178

**Approved on 08/06/11 DELEGATED**

**1) UNI**

The proposed development incorporating a dormer to rear, 3no rooflights to front roofslope and alterations to fenestration and doors to rear at ground floor level is permitted under Schedule 2, Part 1, Classes A, B and C of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

## **MOULSECOOMB & BEVENDEAN**

### **BH2010/01764**

#### **47-49 The Highway Brighton**

Erection of single storey rear extension with relocation of cold storage unit and brick enclosure for waste bins. Additional air conditioning and condensor units to rear.

**Applicant:** KMD Enterprises Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 25/05/11 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) BH06.02**

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

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

#### **4) UNI**

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 noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997.

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

#### **5) UNI**

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a 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 air conditioning units hereby approved shall only operate between the hours of 08.00 and 23.00.

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

## **7) UNI**

The climbing planting and green roof to the extension hereby approved as shown on drawing nos. 09539/A/PL/02D and 09539/A/PL/03E shall be planted 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.

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

## **8) UNI**

The development hereby permitted shall be carried out in accordance with the approved Construction and Demolition Waste Minimisation Statement and drawing no. 09539/A/PL/04A received on the 4th of June 2010, the Design and Access Statement, location plan, block plan, and drawing no. 09539/A/PL/01 received on the 5th of June 2011, 'NSL' Environmental Noise Survey and acoustic screen specification received on the 26th of January 2011, the Schedule Of Air Conditioning And Condensing Units and supporting information received on the 25th of March 2011, and drawing nos. 09539/A/PL/02D and 09539/A/PL/03E received on the 28th of March 2011.

## **9) UNI**

The air conditioning units and condenser units hereby approved shall not be bought into use before the acoustic screen and timber enclosure shown on drawing no. 09539//A/PL/03E have been installed. The acoustic screen and timber enclosure shall be retained as such thereafter.

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

## **BH2011/00795**

### **50 Hillside Brighton**

Conversion of existing first floor flat to form 3no self contained flats and associated works to include alterations to fenestration and erection of pedestrian walkway.

**Applicant:** East Brighton Trust

**Officer:** Aidan Thatcher 292265

**Approved on 20/05/11 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) BH02.08**

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

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

#### **3) BH03.03**

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

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

**4) BH05.08A**

No development shall take place until a written Waste Minimisation Statement, in accordance with Supplementary Planning Document 03: Construction and Demolition Waste, 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 to landfill is reduced and to comply with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

**5) BH05.09A**

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

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

**6) BH06.02**

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

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

**7) UNI**

No development shall take place until detailed drawings of the pedestrian walkway have been submitted to the Local Planning Authority and approved in writing. The development shall be carried out in accordance with the approved details.

*Reason: In the interest of highway safety and to comply with Local Plan policies TR1, TR7 and TR8.*

**8) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 20110/02 received on 17.03.11.

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

**BH2011/00984**

**102 Newick Road Brighton**

Erection of two storey side extension.

**Applicant:** Mr R. Dave

**Officer:** Anthony Foster 294495

**Refused on 25/05/11 DELEGATED**

**1) UNI**

The proposed development, by virtue of its design, siting and height, would result in an over dominant and prominent addition, to the detriment of the character and appearance of the existing building, the pair of semi detached properties and the surrounding area. As such the proposal is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2011/00988**

**15 Coombe Road Brighton**

Conversion of existing maisonette and lock-up shop to a single dwelling including first floor rear extension and external alterations.

**Applicant:** Mrs Sue Kelsey

**Officer:** Aidan Thatcher 292265

**Refused on 08/06/11 DELEGATED**

**1) UNI**

The proposed residential use of the ground floor would not attract pedestrian activity or contribute to the activity of the local parade. The proposal would therefore adversely affect the vitality and viability of the shopping parade contrary to policy SR7 of the Brighton & Hove Local Plan, which specifically precludes residential use.

**2) UNI2**

The proposal includes the loss of the commercial ground floor level frontage which would cause harm to the character and appearance of the local parade and this part of the Coombe Road street scene. As such the proposal would be contrary to policies QD1, QD2 and QD5 of the Brighton & Hove Local Plan.

**BH2011/01060**

**Booker Cash & Carry Moulsecoomb Way Brighton**

Installation of new good entrance door to North and West elevations incorporating associated alterations to hard-standing.

**Applicant:** Booker Plc

**Officer:** Chris Swain 292178

**Approved on 25/05/11 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. 307111G and a design and access statement received on 30 March 2011.

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

## **QUEEN'S PARK**

### **BH2011/00529**

#### **111 St Georges Road Brighton**

Display of internally halo-illuminated fascia sign. (Retrospective).

**Applicant:** Mr Mahir Chowdhury

**Officer:** Helen Hobbs 293335

**Approved on 01/06/11 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.*

## **BH2011/00615**

### **Flat 9 24-25 Broad Street Brighton**

Replacement of timber windows with UPVC windows to front and rear of property.

**Applicant:** Mr Gardiner

**Officer:** Liz Arnold 291709

**Approved on 02/06/11 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 titled Sheet 1 and Sheet 2 received on 3 March 2011 and an untitled drawing received on 15 April 2011.

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

## **BH2011/00654**

### **17 Margaret Street Brighton**

Erection of second floor rear extension and external alterations to rear.

**Applicant:** Mr Leo Horsfield

**Officer:** Sonia Gillam 292359

**Approved on 23/05/11 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) 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 rear 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 drawings LH11-004-100, 101, 102, 201, 202 received on the 7th March 2011, and 204 received on the 15th March 2011.

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

## **BH2011/00764**

### **Upper Esplanade Daltons Bastion Madeira Drive Brighton**

Erection of a 45 metre high observation wheel including extension of promenade over beach, new beach deck, ancillary plant, queuing areas, ticket booths and merchandise kiosk (for a temporary period of 5 years, except beach deck which is permanent).

**Applicant:** Paramount Attractions

**Officer:** Maria Seale 292322

### **Approved after Section 106 signed on 19/05/11 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**

On or before the 19th May 2016 a) the use of the observation wheel shall cease and b) the observation wheel including the extension to the promenade, railings and all plinths, ancillary plant and structures, kiosks and ticket booths hereby permitted (excluding the lower beach decked area) shall be removed and the land restored to its condition in accordance with a Scheme of Work to be submitted to and approved in writing by the Local Planning Authority. The Scheme of Work shall be submitted a minimum of 3 months before the removal of the structure.

*Reason: The development is not considered suitable as a permanent form of development, to safeguard the visual amenity of the area, to ensure the future strategic planning of the seafront is not undermined and to allow the impact of the proposal to be monitored, and to comply with policies SR18, QD1, QD2, QD4, HE6, HE3 and QD27 of the Brighton & Hove Local Plan.*

#### **3) UNI**

The wheel hereby permitted shall only be in use between 10am and 11pm each day unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To prevent undue disturbance to the occupiers of nearby properties and users of the seafront, to comply with policies QD27, SR18, SU9 and SU10 of the Brighton & Hove Local Plan.*

#### **4) UNI**

Noise associated with plant, machinery and people incorporated and associated 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 prevent undue disturbance to the occupiers of nearby properties and users of the seafront, to comply with policies QD27, SR18, SU9 and SU10 of the Brighton & Hove Local Plan.*

#### **5) UNI**

No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

- a) a scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme)
- b) a scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management vibration site traffic and deliveries to and from the site

- c) details of hours of construction including all associated vehicular movements
- d) details of the construction compound
- e) a plan showing construction traffic routes
- f) details of how public access will be maintained between the upper and promenade and the beach, and surrounding the site, during the construction process. The construction shall be carried out in accordance with the approved CEMP.

*Reason: In the interests of amenity and highway safety, to comply with policies QD27, SU10, SR18, SU9 and TR7 of the Brighton & Hove Local Plan.*

#### **6) UNI**

The existing seafront railings shall be safely stored for future reinstatement and shall not be removed until details of the location and conditions of storage have been submitted to and agreed in writing by the Local Planning Authority. The railings shall be stored in accordance with the approved details.

*Reason: In the interests of preserving the visual amenity and the character and appearance of the East Cliff Conservation Area, to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.*

#### **7) UNI**

Notwithstanding the submitted drawings, details of new railings which match the pattern and appearance of the existing railings, including details of the junction where they meet the existing railings and details of their materials, profile and finishes, shall be submitted to and approved in writing by the Local Planning Authority before any development takes place at the upper promenade level. The approved railings shall be implemented.

*Reason: In the interests of preserving the visual amenity and the character and appearance of the East Cliff Conservation Area, to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.*

#### **8) UNI**

No development of the new beach deck or the upper promenade level shall take place until details of the stairs, lift, ramp and the means of access and egress for disabled and wheelchair users accessing the whole development have been submitted to and approved in writing by the Local Planning Authority. The stairs, lift, ramp and access and egress for disabled and wheelchair users shall be implemented in accordance with the approved details.

*Reason: To ensure the development is accessible to all, to comply with policy SR18 of the Brighton & Hove Local Plan.*

#### **9) UNI**

No development of the external surfaces of the development hereby approved (excluding initial stages of foundation construction) shall take place until details of the materials and finishes proposed in the buildings and structures hereby approved, including measures to improve the appearance of the existing arcade underneath the structure, have been submitted to and approved in writing by the Local Planning Authority. The external surfaces of the development shall be carried out in accordance with the approved details and enhancement works to the existing arcade shall be carried out before the development is first brought into use.

*Reason: In the interests of visual amenity, to comply with policies QD1, QD2, QD4, HE3 and HE6 of the Brighton & Hove Local Plan.*

#### **10) UNI**

The development hereby approved shall not be first brought into use until details of the external lighting of the development have been submitted to and approved in writing by the Local Planning Authority. The lighting installation

shall comply with the recommendations of the Institution of Lighting Engineers (ILE) "Guidance Notes for the Reduction of Light Pollution" (dated 2005,) for zone E or similar guidance recognised by the Council. A certificate of compliance signed by a competent person (such as a member of the Institution of Lighting Engineers) shall be submitted with the details. Details shall also be submitted regarding the proposed hours of illumination. The approved installation shall be maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to a variation.

*Reason: in the interest of protecting the amenity of occupants of nearby properties and in the interest of visual amenity, to comply with policies QD1, QD25, HE3, HE6, SR18 and QD27 of the Brighton & Hove Local Plan.*

#### **11) UNI**

The development hereby approved shall not be first brought into use until an Operational and Queuing Management Plan ("the Queuing Plan") has been submitted to and approved in writing by the Local Planning Authority. The Queuing Plan shall include details of how the wheel will operate and be managed, details of management of queuing areas including the overspill queue and ticket office to the east of the wheel, measures to prevent any blocking of existing staircase access from the promenade to the beach or any conflict with use of the Volks Railway Aquarium Station or pedestrians and cyclists generally and details of stewarding. The Queuing Plan shall be submitted for periodic review at the request of the Local Planning Authority and shall include data and information of visitor numbers. The operation of the development shall be carried out in accordance with the approved Queuing Plan.

*Reason: In the interests of highway safety and protecting the amenity of occupiers of nearby properties and users of the promenade and beach and to monitor the impact of the development, to comply with policies TR1, TR7, TR8, TR13, TR15, SR18 and QD27 of the Brighton & Hove Local Plan.*

#### **12) UNI**

The development hereby approved shall not be first brought into use until a Litter, Waste and Recycling Management Plan has been submitted to and approved in writing by the Local Planning Authority. Such plan shall include details of relocation of the existing 2 bins just west of the Volks Railway Aquarium station, the provision of at least 2 new 1100 litre refuse and recycling bins for visitors, provision of bins for staff and details of how litter in the immediate vicinity of the site and maintenance of bins will be managed. The development shall be carried out in accordance with the approved details and the new and relocated bins shall be provided before the development is first brought into use.

*Reason: To ensure satisfactory waste provision to serve the development and to promote sustainability, to comply with policies SU2, SU14, SR18 and QD27 of the Brighton & Hove Local Plan.*

#### **13) UNI**

The development hereby permitted shall not be first brought into use until a Travel Plan ("The Travel Plan") has been submitted to and approved in writing by the Local Planning Authority which indicates the measures taken by the operator of the wheel to promote use of sustainable modes (walking, cycling and public transport) by employees and visitors. The Travel Plan shall include:

- a) a travel survey of employees and visitors
- b) details of publicity and ticketing initiatives including an advance booking system

- c) details of measures to encourage organised group transport arrangements for parties where feasible
- d) details of a monitoring framework based on an annual survey, the first of which will be carried out within 6 months of first use, to enable the Travel Plan to be reviewed and updated as appropriate

The approved Travel Plan shall be adhered to.

*Reason: To ensure the demand for travel is adequately managed and to reduce reliance on private motor vehicles through the promotion of sustainable modes, to comply with policies TR1, TR2, TR4, TR7 and TR14 of the Brighton & Hove Local Plan.*

#### **14) UNI**

The development hereby permitted shall not be first brought into use until a scheme for the provision of parking for 20 bicycles in the immediate vicinity of the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme and cycle parking shall be implemented before first use of the development hereby permitted.

*Reason: To ensure the demand created for cycle parking is met and to promote sustainable modes, to comply with policies TR1 and TR14 of the Brighton & Hove Local Plan.*

#### **15) UNI**

The development hereby permitted shall not be first brought into use until details of crime prevention measures have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented before first use of the development.

*Reason: To ensure the scheme incorporates crime prevention measures, to comply with policy QD7 of the Brighton & Hove Local Plan.*

#### **16) UNI**

The development hereby permitted shall not be first brought into use until a Vehicular Servicing and Maintenance Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of how the wheel, base structure, supports and ancillary buildings will be maintained without compromising the safety of pedestrians and cyclists. Any maintenance of the development shall be carried out strict accordance with the approved Plan.

*Reason: To ensure the safety of pedestrians and cyclists, to comply with policy TR7 of the Brighton & Hove Local Plan.*

#### **17) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.s 002-01/11/001 Rev A, 002-01/11/002, 002-01/11/002 Rev A, 002-01/11/003, 002-01/11/003 Rev A, 002-01/11/004 Rev A, TA 573/P01, TA 573/P02, TA 573/P03, TA 573/P10, TA 573/P11, TA 573/P12, TA 573/P13 and TA 573/P22 submitted 16th March 2011, TA 573/P04 submitted on 17th March 2011, SPA drawings 01&02 of swept path analysis submitted 21st April 2011 and drawing no.s TA 573/P14B, TA 573/ 15B, TA 573/16A, TA 573/17B, TA 573/18A, TA 573/19A, TA 573/20A and TA 573/21A submitted on 26th April 2011.

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

### **BH2011/00966**

#### **25A Bristol Road Brighton**

Removal of part of pitched roof and construction of roof terrace with access via a roof hatch.

**Applicant:** Tamworth House Developments

**Officer:** Louise Kent 292198

**Approved on 25/05/11 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) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. CH397/002-006 Rev. A received on 30 March 2011.

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

**BH2011/01069**

**41-45 St James's Street Brighton**

Display of 2no internally illuminated fascia signs.

**Applicant:** Food Programme Delivery Orchid Group

**Officer:** Liz Arnold 291709

**Approved on 03/06/11 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.*

## **BH2011/01102**

### **22 Queens Park Rise Brighton**

Installation of rear dormer to replace existing rooflight.

**Applicant:** Mr J.T Sythoff

**Officer:** Liz Arnold 291709

**Approved on 31/05/11 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 rear dormer no. 24 Queen's Park Rise.

*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. 01 received on the 13th April 2011.

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

## **BH2011/01282**

### **24 St James's Street Brighton**

Application for Approval of Details Reserved by Conditions 2 and 3 of application BH2010/02677.

**Applicant:** JCSE Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 31/05/11 DELEGATED**

## **ROTTINGDEAN COASTAL**

## **BH2011/00240**

### **14 Sussex Square Brighton**

Refurbishment of front entrance steps.

**Applicant:** Clifford Dann

**Officer:** Jonathan Puplett 292525

**Approved on 23/05/11 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 approved by this permission shall be commenced until a sample of the marble nosing to be used in the construction of the step tiling has 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 HE1 and HE6 of the Brighton & Hove Local Plan.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the Specification of Works received on the 27th of January 2011, drawing no. 028/10/01 received on the 2nd of February 2011 and drawing no. 031/09/FS01 B received on the 6th of May 2011.

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

**BH2011/00241**

**14 Sussex Square Brighton**

Refurbishment of front entrance steps.

**Applicant:** Clifford Dann

**Officer:** Jonathan Puplett 292525

**Approved on 23/05/11 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 development approved by this permission shall be commenced until a sample of the marble nosing to be used in the construction of the step tiling has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

**BH2011/00243**

**14 Sussex Square Brighton**

Removal of fire escape and refurbishment of rear elevation.

**Applicant:** Clifford Dann

**Officer:** Jonathan Puplett 292525

**Approved on 26/05/11 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 drawing nos. 028/10/01, 02 and 03 received on the 2nd of February 2011, and the Specification of Works and drawing no. 028/10/04A received on the



24th of May 2011.

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

**BH2011/00244**

**14 Sussex Square Brighton**

Removal of fire escape and refurbishment of rear elevation.

**Applicant:** Clifford Dann

**Officer:** Jonathan Puplett 292525

**Approved on 26/05/11 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.*

**BH2011/00472**

**Flat 10 25 Sussex Square & Flat 7 26 Sussex Square Brighton**

Conversion of flats 7 and 10 at third floor level into a single residential unit. External alterations including installation of rooflights to replace existing.

**Applicant:** Mrs Angie Inglethorpe

**Officer:** Helen Hobbs 293335

**Approved on 20/05/11 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) UNI**

The new opening hereby approved shall contain a door, architraves and opening size that matches the existing doors and architrave detailing within the flat.

*Reason: To ensure satisfactory appearance of this listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.*

**BH2011/00726**

**Field End 4 Founthill Road Brighton**

Replacement of existing fence to West elevation and brickwork wall, piers and vehicular access to South elevation with new brickwork wall and entrance gates. Construction of new brickwork wall parallel to Eastern elevation (Part retrospective).

**Applicant:** JKC Management Ltd

**Officer:** Sonia Gillam 292359

**Refused on 27/05/11 PLANNING COMMITTEE**

**1) UNI**

The proposed development, by virtue of its size, height, siting and design would form an incongruous and unsympathetic feature which would be highly prominent and would appear out of keeping with the prevailing character and

appearance of the street scene. It would detrimentally impact on the character and appearance of the property, and the visual amenities enjoyed by neighbouring properties. The approval of the proposal could set an undesirable precedent for development of similar structures in the Founthill Road street scene. The development is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

**BH2011/00807**

**28 Wivelsfield Road Brighton**

Erection of single storey side extensions and part single, part two storey rear extension. External alterations including side roof extension, installation of front dormers and enlargement of existing rear dormer.

**Applicant:** Mr Richard Jordan

**Officer:** Sonia Gillam 292359

**Approved on 26/05/11 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 provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be constructed to the side elevations of the development hereby approved without planning permission obtained from the Local Planning Authority.

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

**3) UNI**

The "garden room/store" hereby approved shall be occupied solely for purposes incidental to the occupation and enjoyment of 28 Wivelsfield Road as a dwelling and shall not be used as a separate planning unit.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 427/02 received on 17<sup>th</sup> March 2011 and 427/01revB and 427/03 received on the 24<sup>th</sup> May 2011.

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

**BH2011/00866**

**27 Lewes Crescent Brighton**

Applications for Approval of Details Reserved by Condition 2 of application BH2010/03906.

**Applicant:** Mr Charles Wilson

**Officer:** Sonia Gillam 292359

**Approved on 20/05/11 DELEGATED**

## **BH2011/00896**

### **15 Bishopstone Drive Saltdean Brighton**

Erection of single storey rear extension with raised terrace, glazed balustrading and steps to garden. Loft conversion incorporating hip to gable roof extensions, rear dormer, rooflights and associated works.

**Applicant:** Ms Frankie Yallop

**Officer:** Liz Arnold 291709

**Refused on 23/05/11 DELEGATED**

#### **1) UNI**

The proposed new roof form, by virtue of its truncated appearance and the resulting bulk is considered to be incongruous within the Bishopstone Drive street scene and a development which adversely affects the appearance and character of the host building, the Bishopstone Drive street scene and the wider street scene. The development is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

#### **2) UNI2**

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

#### **3) UNI3**

The rooflights within the flat roof section of the new roof, by virtue of their projecting and positioning are considered to be incongruous features to the property, of detriment to the visual amenities of the host property, the Bishopstone street scene and the wider area. The development is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

## **BH2011/00898**

### **12 - 13 Waterfront Brighton Marina Village Brighton**

Display of 1no internally illuminated fascia sign.

**Applicant:** Miss Ponpen Laochariyakul

**Officer:** Chris Swain 292178

**Approved on 26/05/11 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.*

## **BH2011/00916**

### **25 Oaklands Avenue Saltdean Brighton**

Application for Approval of Details Reserved by Conditions 3, 4, 7, 8, 9 and 11 of application BH2010/02926.

**Applicant:** Mrs Janine Trafford

**Officer:** Aidan Thatcher 292265

**Approved on 19/05/11 DELEGATED**

## **BH2011/00920**

### **19 Meadow Close Rottingdean Brighton**

Certificate of Lawfulness for proposed hip to barn end roof extension to side incorporating extension of existing dormer and revised fenestration to rear.

**Applicant:** Mr & Mrs Blackford

**Officer:** Anthony Foster 294495

**Approved on 26/05/11 DELEGATED**

### **1) UNI**

The proposed development incorporating hip to barn end roof extension to side incorporating extension of existing dormer and revised fenestration to rear is permitted under Schedule 2, Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) Order 1995, as amended

**BH2011/00972**

**27 Lewes Crescent Brighton**

Application for Approval of Details Reserved by Condition 4 of application BH2010/02831.

**Applicant:** Mr Charles Wilson

**Officer:** Sonia Gillam 292359

**Approved on 19/05/11 DELEGATED**

**BH2011/00980**

**1 Steyning Road Rottingdean Brighton**

Erection of single storey front extension, installation of chimney and associated works.

**Applicant:** Ms Christina Hilder

**Officer:** Liz Arnold 291709

**Refused on 25/05/11 DELEGATED**

**1) UNI**

The proposed front extension, by virtue of its design, excessive width and excessive height would form a visually inappropriate alteration to the property which would adversely affect the character and appearance of the parent property, the Steyning Road street scene and the Rottingdean Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed chimney, by virtue of the proposed non-traditional fibreglass material, would be of detriment to the visual amenities of the parent property, the Steyning Road street scene and the Rottingdean Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

**BH2011/01004**

**1 & 3 The Cliff Brighton**

Demolition of existing bungalows and erection of 3no dwelling houses.

**Applicant:** Sussex Transformations Ltd

**Officer:** Kate Brocklebank 292175

**Refused on 31/05/11 DELEGATED**

**1) UNI**

The proposed dwellings fronting onto The Cliff by reason of their design, scale, bulky partially flat roof form and massing would result in the development appearing overly dominant in the street scene which would be further exaggerated by their elevated position. The proposed front dormers are out of scale and relate poorly to the main dwelling. The siting, size and design of the windows and the 'bay window' detail on the western elevation fronting onto Cliff Approach, relate poorly to the building and do not present an interesting or attractive frontage. As such the proposal would be of detriment to the character and appearance of the area and is contrary to policies QD1, QD2, QD3 and QD5 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed in-fill development to the rear of the site is out of scale with the plot and the surrounding development and would appear overly dominant and obtrusive in the street scene, particularly travelling east along Roedean Road. The random window arrangement fails to satisfactorily break up the substantial scale and bulk of the building which has a footprint and frontage far greater than any other along Roedean Road. The development is overly dominant and of an unacceptable standard of design and fails to emphasise and enhance the positive qualities of the local neighbourhood contrary to policies QD1, QD2, QD3 and QD5 of the Brighton & Hove Local Plan.

### **3) UNI3**

It was not possible to gain safe access to conduct a full site visit from the proposal site. Based on the information provided the applicant has failed to demonstrate that the proposal by virtue of its proximity to No.5 The Cliff, increase in height and bulk would not result in an unacceptable level of overshadowing or loss of light to number 5 The Cliff or that the proposed balcony on the western elevation of the rear in-fill development will not result in unacceptable levels of overlooking and loss of privacy to that proposed western frontage dwelling and garden area. As such the proposal is contrary to policy and QD27 of the Brighton & Hove Local Plan.

### **4) UNI4**

The applicant has failed to demonstrate that the proposed development will not make land elsewhere unstable through the submission of a slope stability report as required by policy SU8 of the Brighton & Hove Local Plan.

### **5) UNI5**

The applicant has failed to demonstrate that the development will achieve an acceptable level of sustainability to accord with the requirements of policy SU2 of the Brighton & Hove Local Plan and the standards set out in SPD08.

### **6) UNI6**

The applicant has failed to demonstrate that the proposed development would not have an adverse impact on the biodiversity of the site to accord with the requirements of policies QD17 and QD18 of the Brighton & Hove Local Plan.

## **BH2011/01011**

### **8 Linchmere Avenue Saltdean**

Erection of part 1 part 2 storey side and rear extension to replace existing with associated external alterations. Loft conversion incorporating rear dormer. Rear extension of existing garage.

**Applicant:** Mr David Brierley

**Officer:** Helen Hobbs 293335

**Approved on 01/06/11 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH02.09**

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

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

#### **3) UNI**

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

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. (21)000 Rev B and (31)000 Rev B received on 27th May 2011 and drawings no. (20)000 Rev A and (30)000 Rev A received on 4th April 2011.

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

**BH2011/01018**

**1 Woodland Walk Brighton**

Certificate of Lawfulness for proposed orangery to North West elevation.

**Applicant:** Mr K Brunjes

**Officer:** Helen Hobbs 293335

**Approved on 07/06/11 DELEGATED**

**BH2011/01041**

**18 The Vale Brighton**

Erection of two storey front extension, lower ground floor side extension with terrace over and new pitched roof with dormers to front and rear.

**Applicant:** Mr & Mrs Manji

**Officer:** Liz Arnold 291709

**Approved on 03/06/11 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 external finishes of the development hereby permitted shall either match in material, colour, style, bonding or texture those of the existing building or be as stated on the application form submitted on 6 April 2011.

*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**

All trees that need to be pruned to facilitate the development shall be pruned to BS 3998 (2010) Tree Pruning Operations.

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

**5) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the parking areas shall be provided in accordance with the approved plans and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

*Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway in accordance with policy TR7 of the Brighton & Hove Local Plan.*

**6) UNI**

No development shall commence until fences for the protection of the trees to be retained have been erected 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 in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.*

**7) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 01, 02 and 03 received on 6 April 2011, drawing no. 05 and an unnumbered drawing received on 10 May 2011 and drawing no. 04A received on 27 May 2011.

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

**BH2011/01125**

**13 Lenham Road East Brighton**

Erection of single storey rear extension. (Retrospective)

**Applicant:** Mr Matthew Piddlesden

**Officer:** Jonathan Puplett 292525

**Approved on 02/06/11 DELEGATED**

**BH2011/01226**

**25 Oaklands Avenue Saltdean Brighton**

Application for Approval of Details Reserved by Condition 6 of application BH2010/02926.

**Applicant:** Mrs Janine Trafford

**Officer:** Aidan Thatcher 292265

**Refused on 07/06/11 DELEGATED**

**1) UNI**

A Code for Sustainable Homes Final/Post Construction Certificate has not been submitted and the documents that have been submitted indicate the achievement of CSH level 2 instead of the required Code Level 5. As such the submitted information does not accord with the requirements of the condition and thus it is not possible to discharge condition no. 6.

**BH2011/01336**

**8 Romney Road Rottingdean Brighton**

Certificate of Lawfulness for proposed erection of single storey rear conservatory and dormers to both side elevations.

**Applicant:** Mr Colin Chapman

**Officer:** Liz Arnold 291709

**Approved on 26/05/11 DELEGATED**

**WOODINGDEAN**

**BH2011/00421**

**83 Crescent Drive South Brighton**

Erection of rear ground floor infill extension to accommodate new first floor extension.

**Applicant:** Mr Mike Smith

**Officer:** Helen Hobbs 293335

**Refused on 27/05/11 DELEGATED**

**1) UNI**

The proposed rear extension, by virtue of its design, height and massing would result in an overly dominant and bulky addition to the rear of the property which is unsympathetic to the design of the existing dwelling. As such the extension would have an adverse impact on the character and appearance of the existing dwelling and the surrounding area, contrary to



policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The size, height and design of the proposal would, by reason of its overshadowing and overbearing impact would adversely impact on the residential amenity currently enjoyed by the adjoining property No. 85 Crescent Drive South, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposed first floor side bedroom window would cause overlooking and loss of privacy to the adjoining neighbouring property, No. 81 Crescent Drive South. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2011/00606**

**44 Crescent Drive South Brighton**

Installation of glass panelled safety rail to rear at first floor. (Retrospective)

**Applicant:** Mr Lee Phillips

**Officer:** Aidan Thatcher 292265

**Refused on 24/05/11 PLANNING COMMITTEE**

**1) UNI**

The development is out of character with the wider area by virtue of the resultant appearance of the balustrade combined with the flat roof area having a balcony/terrace appearance which is not found within the vicinity of the application site. The proposal is therefore considered to be contrary to policies QD1, QD2 & QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The development results in a perception of overlooking and offers the opportunity for potential overlooking and as such results in harm to the amenity of the neighbouring occupiers. The proposal is contrary to policy QD14 & QD27 of the Brighton & Hove Local Plan.

**BH2011/00802**

**144 Cowley Drive Brighton**

Erection of detached shed to rear. (Retrospective)

**Applicant:** Allied Care Limited

**Officer:** Sonia Gillam 292359

**Approved on 02/06/11 DELEGATED**

**1) UNI**

The shed hereby approved shall be used solely for purposes incidental to the use of 144 Cowley Drive as a care home and shall not be used as a separate planning unit.

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

**BH2011/00968**

**3 Channel View Road Brighton**

Installation of roof terrace over existing flat roof on front elevation and alterations including new doors and decking.

**Applicant:** Mr & Mrs Williams

**Officer:** Liz Arnold 291709

**Approved on 01/06/11 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 first floor terrace hereby approved shall not be brought into use until the 1.8m high obscurely glazed screens, to be located on the western and eastern sides of the terrace, have been fully installed. The obscurely glazed screens shall be permanently retained thereafter.

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

### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. E01, E02, E03, E04, E05, P01, P02b and P06a received on the 31st March 2011 and drawing nos. P03e, P04c and P05d received on the 5th May 2011.

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

## **BH2011/01225**

### **299 Cowley Drive Brighton**

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

**Applicant:** Mr L Andersen

**Officer:** Liz Arnold 291709

**Approved on 08/06/11 DELEGATED**

### **1) BH01.01**

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

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

### **2) BH02.04**

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

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

### **3) BH03.03**

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

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

### **4) UNI**

4. Notwithstanding drawing no. 02c received on the 6th June 2011, the new window hereby permitted, within the western facing elevation of the existing dwelling, shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

**5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 02a received on the 1st June 2011 and drawing no. 02c received on the 6th June 2011.

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

**BRUNSWICK AND ADELAIDE**

**BH2011/00567**

**67A & 67B Church Road Hove**

Display of 3no company logos in 15mm diameter neon tube lights.

**Applicant:** Small Batch Coffee Company

**Officer:** Steven Lewis 290480

**Approved on 25/05/11 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.*

#### **BH2011/00573**

##### **Flat 7 45 - 46 Brunswick Road Hove**

Internal alterations to layout of flat.

**Applicant:** Mrs Amanda Burrows

**Officer:** Wayne Nee 292132

**Approved on 07/06/11 DELEGATED**

#### **1) BH01.05**

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

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

#### **2) UNI**

The new doors hereby permitted shall match exactly the existing doors in the flat.

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

#### **3) UNI**

Unless otherwise agreed in writing, the kitchen wall units shall not extend above the bottom edge of the picture rail, and no kitchen wall units above counter height shall be placed across the front of the chimney breast.

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

#### **BH2011/00598**

##### **52 Brunswick Street West Hove**

Change of Use on ground floor from café (A3) to one 1no bedroom flat and one studio flat incorporating associated internal alterations and revised fenestration.

**Applicant:** Mr Paolo Packham

**Officer:** Adrian Smith 290478

**Approved on 27/05/11 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 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 HE6 of the*

*Brighton & Hove Local Plan.*

**3) UNI**

The front door and all windows to the development hereby permitted shall at all times be of a tinted timber finish.

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

**4) UNI**

Notwithstanding the details submitted with the application, no expansion joints, metal beads or stops, and no bell moulds shall be used in the external construction of the development hereby permitted.

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

**5) UNI**

The windows in the rear ground floor elevation shall not be glazed other than with obscured glass and fixed shut, and thereafter permanently retained as such.

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

**6) UNI**

The development hereby approved shall not be occupied until the crossover has been reconstructed in accordance with the Council approved Manual for Estate Roads as a footway and under licence from the Highway Operations Manager.

*Reason: In the interests of highway safety and to comply with Local Plan Policies TR1, TR7 and TR8 of the Brighton & Hove Local Plan.*

**7) UNI**

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

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

**8) UNI**

No development shall take place until full details and profiles of the render band course and cornice moulding have been submitted and approved in writing by the Local Planning Authority. Development 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.*

**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**

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.*

**11) 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.*

**12) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 01, 06A, 07A, 08A, 13, 14, C03, C04 & C05 received on the 3rd March 2011.

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

**13) 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 Architectural Statement received on the 3rd March 2011 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.*

**BH2011/00848**

**Flat 1, 5 Palmeira Avenue Hove**

Erection of extension at rear lower ground floor to form single infill with roof terrace over.

**Applicant:** Mr N Askaroff

**Officer:** Adrian Smith 290478

**Approved on 07/06/11 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, including the design and detailing of the timber window and door frames, 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. PL.001 & PL.002 received on the 22nd March 2011.

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

**BH2011/01026**

**Garden Flat 26 Selborne Road Hove**

Replacement of front bay windows at lower ground floor level with timber double glazed double hung sash windows.

**Applicant:** Miss Sarah Dillon

**Officer:** Christopher Wright 292097

**Approved on 06/06/11 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; photographs; site location plan; drawings of Standard Detail Sheets 3 and 9; and drawing no. 1710-7/01 received on 5 April 2011.

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

**BH2011/01053**

**Ground and First Floors 22 Brunswick Place Hove**

External alterations including 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 26/05/11 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**

Before works 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 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 and BRUNPL.PR.DET.006A received on 07 April 2011, and drawing no. BRUNPL.EX.PLAN.001C received on 15 April 2011.

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

**BH2011/01168**

**15 Brunswick Square Hove**

Damp proofing works to separating wall between under-pavement vault and living accommodation.

**Applicant:** Winaction Ltd

**Officer:** Steven Lewis 290480

**Approved on 07/06/11 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**

Within one month of the completion of the damp proofing works hereby permitted, the main entrance steps shall be reinstated to their existing detailing.

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

## **CENTRAL HOVE**

### **BH2010/01158**

#### **Courtlands Hotel 19 - 27 The Drive Hove**

Part demolition of no. 25A. Repairs and reinstatement of hotel rear Mansard roof. Construction of lower ground floor and ground floor conference room and construction of 15 new bedrooms on first, second and third floors with Mansard roof. (Part Retrospective).

**Applicant:** Pegasus Hotels Ltd

**Officer:** Steven Lewis 290480

**Refused on 26/05/11 DELEGATED**

#### **1) UNI**

The design is insufficiently detailed in terms of its materials, fenestration detailing and landscaping (hard and soft). The rear facing elevation and enclosed stair case is bland in appearance and would present an unwelcome and harsh appearance. In the absence of acceptable details it is considered that the extension would be likely to have a negative impact upon the character and appearance of the Willett Estate conservation area. This is contrary to policies QD1, QD2, QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

#### **2) UNI2**

In the absence of an acceptable scheme for redevelopment, the partial demolition of the building would leave an unattractive site within the Willett Estate Conservation Area and as such the proposal is contrary to advice given within PPS5 - (Planning for the Historic Environment) and policies HE6 & HE8 of the Brighton & Hove Local Plan.

#### **3) UNI3**

In the absence of information to demonstrate otherwise, it is considered that the development is likely to cause overshadowing of adjacent residential occupiers and cause a loss of light, harming the residential amenity of nearby occupiers in Wilbury Road. This is contrary to policies QD14 and Qd27 of the Brighton & Hove Local Plan.

### **BH2010/01159**

#### **Courtlands Hotel 19 - 27 The Drive Hove**

Part demolition of No. 25A.

**Applicant:** Pegasus Hotels Ltd

**Officer:** Steven Lewis 290480

**Refused on 26/05/11 DELEGATED**

#### **1) UNI**

In the absence of an acceptable scheme for redevelopment, the partial demolition of the building would leave an unattractive site within the Willett Estate Conservation Area and as such the proposal is contrary to advice



given within PPS5 - (Planning for the Historic Environment) and policy HE8 of the Brighton & Hove Local Plan.

**BH2011/00838**

**20 - 21 Connaught Road Hove**

Change of Use of ground floor from offices (B1) to 2no two bedroom flats (C3) incorporating associated internal alterations.

**Applicant:** Mr Patrick Goubel

**Officer:** Guy Everest 293334

**Approved on 24/05/11 DELEGATED**

**1) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1083 A.01 & 1083 A.02 received 21st March 2011; and drawing no. 1083 D.01 a received 3rd May 2011.

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

**2) UNI**

Unless otherwise agreed in writing by the Local Planning Authority the development hereby permitted shall not be occupied until the measures outlined in additional information received 3rd May 2011 to reduce the use of water and energy have been implemented in accordance with the submitted details.

*Reason: To ensure that measures to make the development sustainable and efficient in the use of water 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.*

**3) UNI**

The development hereby approved shall not be occupied until the refuse and recycling storage facilities and cycle parking facilities, as 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 the parking of cycles and to comply with policies TR14 and QD27 of the Brighton & Hove Local Plan.*

**4) 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.*

**BH2011/00995**

**204 Church Road Hove**

Erection of detached single storey storage building to rear.

**Applicant:** Hardwick Hartley Partnership

**Officer:** Steven Lewis 290480

**Approved on 06/06/11 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 unnamed drawings no. 467/01 & 467/02 received on 31/03/2011.

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

**BH2011/01007**

**15 Vallance Gardens Hove**

Erection of first floor side extension.

**Applicant:** Mr Graham Whiles

**Officer:** Charlotte Hughes 292321

**Approved on 01/06/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH12.02**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.P/15/03 received on 11th April and P/15/02 received on 25th May 2011.

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

**BH2011/01137**

**4 Hova Villas Hove**

Erection of single storey rear extension with roof terrace above replacing existing rear porch and back door.

**Applicant:** Mr John Booth

**Officer:** Mark Thomas 292336

**Approved on 08/06/11 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**

3. The rear extension hereby permitted shall feature external walls rendered and painted to match the existing property. The new fenestration hereby permitted shall feature painted softwood frames. The external finishes outlined shall be retained as such.

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

**3) UNI**

2. The development hereby permitted shall be carried out in accordance with the approved drawing no. PL05 received on 20th April 2011.

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

## **GOLDSMID**

### **BH2011/00662**

#### **1 Fonthill Road Hove**

Conversion of ground floor shop (A1) to 1no bedroom residential unit. (Retrospective).

**Applicant:** Mrs Andree Hawkins

**Officer:** Jason Hawkes 292153

**Approved on 01/06/11 DELEGATED**

#### **1) BH04.01**

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

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

#### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.FH/PL/01 received on the 7<sup>th</sup> March 2011.

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

### **BH2011/00991**

#### **Flat 17 Brecon Court Selborne Place Hove**

Replacement of existing timber windows with UPVC double glazed windows.

**Applicant:** Miss Donna Hollingsworth

**Officer:** Steven Lewis 290480

**Approved on 07/06/11 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 approved plan, any replacement sills shall be like for like with the existing timber sills in terms of profile and dimensions.

*Reason: To ensure a satisfactory completion to the development and in the interests of the visual amenity of the area, to accord with policies QD1 and QD14 of the Brighton & Hove Local Plan.*

#### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings received on 31/03/2011.

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

### **BH2011/01038**

#### **42 Osmond Road Hove**

Erection of single storey infill extension to rear.

**Applicant:** Miss Rowena Horton

**Officer:** Charlotte Hughes 292321

**Approved on 27/05/11 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 provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any revoking order and re-enacting that Order with or without modification), no window or door other than those expressly authorised by this permission shall be constructed in the side elevation of the extension without planning permission obtained from the Local Planning Authority.

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

## **3) UNI**

The development hereby approved shall be constructed using the materials specified in the submitted plans and no variation shall be made without the prior written consent of the Local Planning Authority.

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

## **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.LH11-061-201/C, LH11-061-202/C received 26th May 2011.

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

### **BH2011/01082**

#### **19 Osmond Gardens Osmond Road Hove**

Alterations and extension to roof at rear incorporating raised roof level and rooflights to side to provide two additional bedrooms and a bathroom.

**Applicant:** Mr Vijay Shah & Mr Brijesh Sharma

**Officer:** Charlotte Hughes 292321

**Refused on 02/06/11 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 first floor extension would create a visually unbalanced form of development which would not relate sympathetically to the form of the existing roof and which would cause harm to the appearance of the rear elevation. Furthermore the Local Planning Authority is not convinced that the extension as proposed could be constructed without projecting above the existing side dormer. The proposal would therefore cause harm to the appearance of the host property and the surrounding area and is considered to be contrary to policy QD14 of the Brighton & Hove Local Plan and SPG1: Roof Extensions and Alterations.

### **BH2011/01083**

#### **76 Goldstone Villas Hove**

Demolition of rear boundary wall.

**Applicant:** Lincoln Holland Holdings Ltd

**Officer:** Steven Lewis 290480

**Refused on 07/06/11 DELEGATED**

#### **1) UNI**

In the absence of an acceptable scheme for redevelopment, the demolition of the wall would leave an unattractive site within the Hove Station Conservation Area and as such the proposal is contrary to advice given within PPS5 - (Planning for the Historic Environment) and policy HE8 of the Brighton & Hove Local Plan.

**BH2011/01087**

**55 Denmark Villas Hove**

Replacement of window at rear ground floor with new double door and new steps to garden. Replacement of side door to basement with window. Installation of solar panels to South facing roof slope. (Part retrospective)

**Applicant:** Mrs Wai-Fan Clarke

**Officer:** Christopher Wright 292097

**Approved on 01/06/11 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**

No development shall commence until the precise details of the solar panels, including their method of fixing to the roof slope, have been submitted to and approved by the Local Planning Authority.

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

**4) UNI**

No development shall commence until the precise details of the external staircase and railings to the rear of the building, shown on the approved plans, have been submitted to and approved by the Local Planning Authority.

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

**5) UNI**

The development hereby permitted shall be carried out in accordance with the approved design and access statement; location plan; block plan; and drawing nos. 22, 23 and 24, received on 8 April 2011.

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

**BH2011/01377**

**Ground Floor 64 Wilbury Road Hove**

Certificate of Lawfulness for existing use as medical/health services. (D1)

**Applicant:** Mr Torvald De Coverly Veale

**Officer:** Steven Lewis 290480

**Approved on 08/06/11 DELEGATED**

**1) UNI**

That the evidence provided and attainable proves beyond a reasonable doubt that the property (Ground Floor, 64 Wilbury Road) is a Medical Clinic (Under D1 and has been used and occupied as described for a period of ten or more years and with an intention of an on-going use in accordance with section 191 of the Town and Country Planning Act 1990 (as amended).

## **HANGLETON & KNOLL**

### **BH2011/00989**

#### **12 Hangleton Road Hove**

Demolition of existing rear conservatory and erection of new replacement rear conservatory.

**Applicant:** Mrs Jane Manderson

**Officer:** Wayne Nee 292132

**Approved on 23/05/11 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. H78PW/FP/01, 02, 03 and 04 received on 29 March 2011.

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

### **BH2011/01084**

#### **63 Hallyburton Road Hove**

Application for variation of condition 3 of application 3/93/0428/FP (Change of Use to lawnmower and garden machinery sales and service, including new roller shutter door on East elevation, new window on South elevation and extract flue through roof) to extend the opening hours allowing the premises to be opened on Saturdays between the hours of 09:00 and 15:00.

**Applicant:** AMP Services

**Officer:** Clare Simpson 292454

**Approved on 27/05/11 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 the purposes hereby permitted between the hours of 08.00 to 18.00 Monday to Friday inclusive and 09.00 to 15.00 on Saturday and at no time on Sundays. The external movements of any commercial vehicles, plant or machinery associated with the use of the premises shall not take place outside the opening hours permitted.

*Reason: To safeguard the amenities of local residents and in accordance with policy QD27 of the Brighton & Hove Local Plan.*

#### **3) UNI**

The double doors on the eastern side elevation of the building shall be kept shut when the workshop is being used.

*Reason To safeguard the amenities of local residents in accordance with policy QD27 of the Brighton & Hove Local Plan.*

#### **4) UNI**

This permission shall enure for the benefit of the applicant only.

*Reason The Council has had regard to the nature of the applicant's use in considering this application and would wish to further consider the matter in the event of a change in company , in the interest of the amenities of the area and to comply with policy QD27 of the Brighton & Hove Local Plan.*

## **BH2011/01176**

### **3-5 West Way Hove**

Erection of single storey rear extension with associated access steps and associated external alterations.

**Applicant:** Mr Simon Hunt

**Officer:** Guy Everest 293334

**Approved on 26/05/11 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 windows to the north-eastern elevation of the hereby approved extension shall not be glazed otherwise than with obscured glass and shall 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 no. SL1, 4377 (P)103 & 4377 (P)203 received on 19th April 2011.

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

## **NORTH PORTSLADE**

### **BH2011/00983**

#### **11 Chalky Road Mile Oak Portslade**

Erection of conservatory to side elevation.

**Applicant:** Mr & Mrs Brown

**Officer:** Clare Simpson 292454

**Refused on 23/05/11 DELEGATED**

#### **1) UNI**

The proposed development, by virtue of its and scale and positioning, within 1 metre of the side boundary would give the property an overdeveloped appearance. The extension would impinge on the degree of openness on this corner plot. The proposal would fail to respect the character and appearance of the area to the detriment of the street scene. The development is considered contrary to policy QD14 of the Brighton & Hove Local Plan and recommended for refusal.

### **BH2011/01314**

#### **59 Mile Oak Road Portslade**

Certificate of lawfulness for a proposed loft conversion incorporating hip to gable roof extension and dormer to rear roofslope.

**Applicant:** Mr L C & Mrs N W G Butler

**Officer:** Wayne Nee 292132

**Approved on 08/06/11 DELEGATED**

## **SOUTH PORTSLADE**

### **BH2011/00299**

#### **Flat 7 9-10 Carlton Terrace Portslade**

Replacement of existing timber windows and door with UPVC windows and door.

**Applicant:** Mr John Stammers

**Officer:** Mark Thomas 292336

**Approved on 20/05/11 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 by 'Shaws Installations Ltd' received on 2nd February 2011, product brochure and photos received on 22nd March 2011 and technical specification document received on 19th April 2011.

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

### **BH2011/00834**

#### **Land to the rear of 197 Old Shoreham Road Portslade**

Erection of two semi-detached 2no bedroom dwellings and associated access. .

**Applicant:** Mr Peter Bradford

**Officer:** Christopher Wright 292097

**Refused on 23/05/11 DELEGATED**

#### **1) UNI**

By reasons of the scale, bulk, form, site coverage, limited space around the building and design, the application constitutes over development of the site and would have a cramped and discordant appearance being detrimental to visual amenity and failing to enhance the character of the local area. As such the application is contrary to the aims and objectives of policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The application is not proposed to achieve a sufficiently high level of sustainability in terms of minimising use of energy, water and materials for development of a Greenfield site. The proposal to achieve Level 3 of the Code for Sustainable Homes is contrary to the policy for Greenfield sites set out in Supplementary Planning Document SPD08: Sustainable Building Design, which requires Level 5. The applicant has not put forward mitigation or justification for making an exception to this policy. As such the application is contrary to policy SU2 of the Brighton & Hove Local Plan and SPD08: Sustainable Building Design.

#### **3) UNI3**

In accordance with the requirements of policies QD15 and QD16 of the Brighton & Hove Local Plan, proposals for new development should show that adequate consideration has been given to landscape design, including all the spaces between and around buildings, at an early stage in the design process; and ensure existing trees, shrubs and hedgerows are identified and retained where possible and a scheme for new tree and hedge planting is incorporated into the development. The application has not been submitted with either a tree survey or a landscaping scheme and it is considered that the retention of existing trees and the design of a landscaping scheme has



not been given due consideration. The application would have an adverse impact on existing trees. As such the application is contrary to the requirements of the above policies.

**BH2011/00839**

**113 Foredown Drive Portslade**

Hip to gable loft conversion with rooflights to front and rear roof slopes.

**Applicant:** Miss D Lewis

**Officer:** Steven Lewis 290480

**Approved on 26/05/11 DELEGATED**

**1) UNI**

The side facing window inserted on a side gable wall of the dwellinghouse shall be obscure-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 shall thereafter be retained as such.

*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.*

**BH2011/00892**

**Caffyns Garage Victoria Road Portslade**

Display of non-illuminated double-sided free standing sign.

**Applicant:** Caffyns Garage (Volvo)

**Officer:** Paul Earp 292193

**Approved on 20/05/11 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.*

**BH2011/01047**

**1 Trafalgar Road Portslade**

Demolition of existing building and erection of two storey building comprising of four 2no bedroom flats incorporating associated access and parking.

**Applicant:** Mr Emmanuel Lazanakis

**Officer:** Adrian Smith 290478

**Refused on 01/06/11 DELEGATED**

**1) UNI**

Policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan require proposals for new buildings to demonstrate a high standard of design that emphasises and enhances the positive qualities of the local neighbourhood by taking into account the local characteristics, including the height, scale, bulk and design of existing buildings. Policy QD15 requires all proposals for development to promote a high standard of landscape design which make a positive contribution to the site and its surroundings. The proposed building, by virtue of its excessive width, incongruous roof design and lack of front garden space, represents a visually weak addition to the area and an overdevelopment of the site that fails to emphasise or enhance the positive qualities of the local neighbourhood, contrary to the above policies.

**2) UNI2**

Policies TR1 and TR7 of the Brighton & Hove Local Plan require all new development to provide for the travel demand it creates without increasing the danger to users of pavements, cycle routes and roads. The proposed development, by virtue of the insufficient number of allocated parking spaces and the poor visibility onto the classified road, fails to demonstrate that vehicles within the site can exit onto the main road in a safe manner at all times. The application therefore fails to adequately demonstrate that it can cater for the traffic demand it would create without detriment to public highway and pedestrian safety, contrary to the above policies.

**HOVE PARK**

**BH2010/03983**

**14 Shirley Road Hove**

Extension at first floor level, alterations to the roof, new entrance porch and infill extension at ground floor.

**Applicant:** Mr A Spicer

**Officer:** Charlotte Hughes 292321

**Approved on 24/05/11 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) BH02.03**

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

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

**3) BH03.02**

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

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.0118.PL.001, 0118.EXG.001, 0118.EXG.002 received on 22nd December 2010, drawing no.0118.PL.002.A received on 23rd February 2011 and 0118.PL.003B, 0118.PL.004 received on 18th March 2011.

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

**BH2011/00906**

**59 Cranmer Avenue Hove**

Certificate of Lawfulness for a Proposed erection of side extension to existing garage and creation of new access from garden.

**Applicant:** Mr Nigel Hedden

**Officer:** Christopher Wright 292097

**Refused on 25/05/11 DELEGATED**

**BH2011/00938**

**19B Bishops Road Hove**

Enclosure of pathway to side of house.

**Applicant:** Mr Royston Cattermole

**Officer:** Paul Earp 292193

**Approved on 27/05/11 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 elevation and floor plan drawings received on 28 March 2011.

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

**BH2011/00977**

**77 Woodland Drive Hove**

Erection of single storey front extension and rear alterations to doors and windows.

**Applicant:** Mr & Mrs H Dyer

**Officer:** Charlotte Hughes 292321

**Approved on 23/05/11 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.E01, E02 and P02 received on 31st March 2011.

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

**BH2011/00999**

**Aldrington C of E Primary School Eridge Road Hove**

Erection of single storey extension.

**Applicant:** The Governors

**Officer:** Adrian Smith 290478

**Approved on 31/05/11 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 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. 1012-P-01, 1012-P-03 & 1012-P-04 received on the 1st April 2011.

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

## **BH2011/01000**

### **5 Park View Road Hove**

Erection of single storey side and rear extension, formation of front porch and demolition of detached rear garage. Alterations to front garden to form hard standing incorporating additional steps with balustrading. Addition of solar panels to south roof slope, rooflight and associated works.

**Applicant:** Mr & Mrs Darran & Corinna Tai

**Officer:** Adrian Smith 290478

**Approved on 27/05/11 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 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. (21)001C & (31)001C received on the 25th May 2011.

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

## **BH2011/01002**

### **5 Park View Road Hove**

Erection of single storey side and rear extension with screened terrace above with associated access, formation of front porch and demolition of detached rear garage. Alterations to front garden to form hard standing incorporating additional steps with balustrading. Addition of solar panels to South roof slope, rooflight and associated works.

**Applicant:** Mr & Mrs Darran & Corinna Tai

**Officer:** Adrian Smith 290478

**Approved on 27/05/11 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 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. (21)001C & (31)001C received on the 25th May 2011.

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

**BH2011/01079**

**37 Prinsep Road Hove**

Erection of a single storey rear extension with associated external alterations.

**Applicant:** Mr C Wharam

**Officer:** Mark Thomas 292336

**Approved on 07/06/11 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 rear extension hereby permitted shall feature external walls rendered and painted to match the existing property and roof tiles to match those of the roof of the main dwellinghouse. The external finishes outlined shall be retained as such.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. CFW/02 A received on 26<sup>th</sup> April 2011.

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

**BH2011/01098**

**4 Downside Hove**

Erection of two storey pitched roof side extension at ground and lower ground floor levels.

**Applicant:** Mr Dean Wilkins

**Officer:** Charlotte Hughes 292321

**Approved on 07/06/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings received on 12<sup>th</sup> April 2011.

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

**BH2011/01529**

**Unit 1 Clarks Industrial Site Newtown Road Hove**

Non material amendment to BH2010/04048 to install roller shutter door in the opening approved in the original application.

**Applicant:** Parcel Point Ltd

**Officer:** Steven Lewis 290480

**Approved on 06/06/11 DELEGATED**

**BH2011/01585**

**Unit 4 Goldstone Retail Park Newtown Road Hove**

Non Material Amendment to BH2010/02779 to details of layout and access arrangements to the proposed mezzanine (pets at home unit).

**Applicant:** Pets at Home Limited

**Officer:** Steven Lewis 290480

**Approved on 07/06/11 DELEGATED**

**WESTBOURNE**

**BH2010/03716**

**26 Wordsworth Street Hove**

Erection of timber veranda and staircase to rear of property (part retrospective).

**Applicant:** Mr Paul Platel

**Officer:** Wayne Nee 292132

**Approved on 01/06/11 DELEGATED**

**1) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the fixed planter support shall be installed as indicated on the approved drawings within 2 months of the date of this permission and thereafter retained as such. The terrace area between the east boundary of the veranda and the proposed fixed planter support shall not be used as an amenity area and shall be accessed for maintenance only.

*Reason: To protect the amenities of the occupiers of neighbouring residential properties and to comply with the provisions of policy QD27 of the Brighton & Hove Local Plan.*

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings received on 12 January 2011, and the unnumbered drawing received on 04 May 2011.

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

**BH2011/00437**

**56 New Church Road Hove**

Application for variation of conditions 2 and 8 of application BH2009/02230 to increase the number of children attending the nursery from 40 to 44 and to allow dual use of one room on the first floor for activity room for children and residential use.

**Applicant:** Mrs Nicola Law

**Officer:** Clare Simpson 292454

**Approved on 19/05/11 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 6 months of the implementation of this planning permission, revised details of the management of the outdoor space shall be submitted to and agreed in writing by the local Planning Authority and the area shall only be used in accordance with these approved details. The management plan for the outdoor space shall be reviewed annually and submitted to and agreed in writing by the local Planning Authority.

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

**3) UNI**

The residential accommodation shall only be occupied by someone having an interest in the nursery and shall remain ancillary to the operation of the nursery and shall not be self contained.

*Reason: In order to safeguard the privacy and security of the children attending the nursery and to comply with policies QD27 and HO26 of the Brighton & Hove Local Plan.*

**4) UNI**

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

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

**5) UNI**

The premises shall not be open or in use except between the hours of 08.00 and 18.00 hours on Mondays to Fridays only.

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

**6) UNI**

Access to the garden for nursery use shall be between 09.00 and 16.30 only.

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

**7) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.010/C received on the 11<sup>th</sup> February 2011

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

**8) UNI**

Within 6 months of the date of this permission an updated travel plan for visitors to the nursery and staff shall be submitted to and agreed in writing by the Local Planning Authority. The plan should include a travel survey of staff and parents and staggered pick up and drop off times. The travel plan shall be reviewed annually and submitted and agreed in writing by the Local Planning Authority and thereafter implemented as agreed.

*Reason: To comply with policies TR1, TR2, TR4 and TR7 of the Brighton & Hove Local Plan.*

**BH2011/00605**

**1 St Philips Mews Hove**

Erection of single storey rear extension, conversion of garage to form habitable room and associated works.

**Applicant:** Mr Richard Jones

**Officer:** Adrian Smith 290478

**Approved on 31/05/11 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 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. 001, 002, 003 & 005 received on the 18th April 2011.

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

### **BH2011/00947**

#### **59 Pembroke Crescent Hove**

Demolition of single storey rear lean to extension. Erection of single storey rear extension and associated external works. Replacement of rooflights to rear roofslope. Replacement rooflight, new rooflight and block up of one rooflight to front roofslope. Installation of window within new opening to southfacing roof gable end.

**Applicant:** Mr & Mrs Simon Howard

**Officer:** Mark Thomas 292336

**Approved on 08/06/11 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.*

#### 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

The development hereby permitted shall be carried out in accordance with the approved drawings no. P02A, P03A, P04 received on 17th May 2011.

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

### **BH2011/00987**

#### **Ground Floor Flat 62 Langdale Gardens Hove**

Replacement of existing timber bay window with UPVC window.

**Applicant:** Mrs Violet Shepherd

**Officer:** Wayne Nee 292132

**Refused on 07/06/11 DELEGATED**

#### 1) UNI

Policy QD14 requires new development to take into account local characteristics and be well related visually to the property to be altered and the surrounding area and to use materials sympathetic to the parent building. The replacement of the existing ground floor bay window with uPVC casement frames would be an unsympathetic addition to the property that would break up the unity of the bay windows on the western side of Langdale Gardens. The proposed materials and window opening arrangement would

also not relate well to the existing timber sash bay window on the floor above, which would cause harm to the character and appearance of the existing property and would be detrimental to the appearance of the wider street scene. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

**BH2011/00996**

**41 Walsingham Road Hove**

Erection of ground floor rear extension, first floor rear extension and installation of rear dormers.

**Applicant:** Mr Steve Hardwick

**Officer:** Paul Earp 292193

**Approved on 26/05/11 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) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.457 / 1-2 received on 31 March 2011.

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

**BH2011/01337**

**Flat A Marigold House 72 New Church Road Hove**

Replacement of existing front and side timber framed windows with UPVC windows.

**Applicant:** Ms Deborah Holt

**Officer:** Wayne Nee 292132

**Approved on 08/06/11 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 replacement windows hereby permitted shall match exactly the glazing pattern - including all transoms and mullions - of the existing windows and shall be retained as such.

*Reason: For the avoidance of doubt and in the interests of the visual amenities of the street, and to comply with policy QD14 of the Brighton & Hove Local Plan.*

**3) UNI**

2. The development hereby permitted shall be carried out in accordance with the supporting information received on 09 May 2011 and 11 May 2011.

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

## **WISH**

### **BH2011/00227**

#### **331 Kingsway Hove**

Mixed commercial and residential development comprising of a four storey plus basement block of 40 apartments (16 affordable) and 1005sqm of floorspace comprising of a medical centre on ground and first floors (D1) and offices (B1) on second floor with associated parking and amenity space.

**Applicant:** Southern Housing Group

**Officer:** Clare Simpson 292454

#### **Approved after Section 106 signed on 25/05/11 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) 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) BH03.01**

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

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

##### **4) BH04.01A**

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

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

##### **5) BH05.01B**

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

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

A completed pre-assessment estimator will not be acceptable.

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

#### **6) BH05.02B**

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

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

#### **7) BH05.05A**

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

#### **8) BH05.06A**

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

#### **9) BH07.11**

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

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

### **10) BH11.01**

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

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

### **11) 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.*

### **12) UNI**

No development shall be commenced until full details of existing and proposed ground levels within the site and on land adjoining the site by means of spot heights and cross-sections; proposed siting and finished floor levels of all levels of the development and have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved level details.

*Reason: To safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policies QD2, QD14 and QD27 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:

- (i) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.
- (ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) above that any remediation scheme required and approved under the provisions of (i) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:
  - a) as built drawings of the implemented scheme;
  - b) photographs of the remediation works in progress; and
  - c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

*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.*

**14) UNI**

Prior to the commencement of development, full details of the proposed passive ventilation system shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the approved details and retained as such thereafter and the passive ventilation shall be fully operational prior to the first occupation of any of the flats hereby approved.

*Reason: To ensure the occupants of the units do not suffer from adverse air quality and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.*

**15) UNI**

Prior to the commencement of the development, the technical specifications of the proposed combined heat and power plant shall be submitted to and approved by the Local Planning Authority in writing. The specification must demonstrate that exit velocity of emissions from the flue during normal operation are at least 5m/second. The combined heat and power plant shall be installed in accordance with the specifications approved.

*Reason: To ensure the emissions from the development are acceptable in accordance with policy SU9 of the Brighton & Hove Local Plan.*

**16) UNI**

Prior to the commencement of the development details of the proposed means of surface water disposal have been submitted to and approved by the Local Planning Authority in consultation with the Southern Water, in writing. The scheme shall be implemented in accordance with the agreed details

*Reason: To ensure surface water drainage is considered in regard to existing capacity and to comply with SU4 and SU5 of the Brighton & Hove Local Plan.*

**17) UNI**

Prior to the development commencing a scheme for the provision of public art shall on the site shall be submitted to and approved by the Local Planning Authority in writing and the works undertaken in accordance with the approved details and thereafter maintained on site:

*Reason in the interests of the public realm improvements and in accordance with policy QD6 of the Brighton & Hove Local Plan.*

**18) UNI**

Prior to the commencement of development a scheme for the provision of ecological mitigation and enhancement of the site, together with maintenance plan shall be submitted to and approved in writing by the Local Planning Authority.

*Reason: The scheme shall be implemented in accordance with policies QD15 and QD17, of the Brighton & Hove Local Plan 2005*

**19) UNI**

Notwithstanding the details provided on drawing no.PL(00)106D approved as part of this application, full details of the cycle storage facility shall be submitted to and approved in writing by the Local Planning Authority before development commences. These facilities shall be fully implemented and made available for use in strict accordance with the approved details 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.*

## **20) UNI**

The development hereby approved shall not be occupied until the refuse and recycling 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.*

## **21) UNI**

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

*Reason: To safeguard the amenities of the occupiers of adjoining properties health of future residents or occupiers of the site and to comply with policies SU9 and SU10 of the Brighton & Hove Local Plan.*

## **22) UNI**

Prior to the occupation the building the 90m<sup>2</sup> photovoltaic panels outlined on drawing number 109E shall be installed on the roof of the approved building and these panels shall be maintained and permanently retained in place thereafter.

*Reason: To secure micro-generation technologies for the site and to comply with policy SU2 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Sustainable Building Design SPD08.*

## **23) UNI**

Prior to occupation of the B1 accommodation, an operation plan shall be submitted and agreed in writing to the Local Planning Authority detailing how the office shall be serviced. This shall include details of frequency of deliveries and collections, times of deliveries and collections; associated areas/plant and vehicle types. The B1 accommodation shall operate in strict accordance with the operational plan agreed at all times.

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

## **24) UNI**

Within 6 months of the occupation of the medical centre, a travel plan for medical centre staff and visitors shall be submitted to and agreed in writing by the Local Planning Authority. The plan should include a travel survey of staff and patients and include measures to encourage travel by sustainable modes of transport. The travel plan shall be reviewed annually and submitted and agreed in writing by the Local Planning Authority and thereafter implemented as agreed.

*Reason: To comply with policies TR1, TR2, TR4 and TR7 of the Brighton & Hove Local Plan.*

## **25) UNI**

The second and third floor north facing windows shown as obscured glass on the drawing number 114D shall not be glazed otherwise than with obscured glass and non-opening, unless the parts of the windows that can be opened are more than 1.7m above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

**26) UNI**

The medical clinic hereby permitted shall not be open to patients and clients except between the hours of 0730 and 1930 on Mondays to Fridays and 0900 and 1230 on Saturdays and not at anytime 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.*

**27) UNI**

No servicing (i.e. deliveries to or from the business premises) shall occur outside the hours of 8am and 6pm Monday to Saturday or at any time on Sundays and Bank Holidays.

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

**28) UNI**

The development shall be completed in strict accordance with the recommendations of the report by Acoustic Associates on the Assessment of the Impact of Road Traffic and Commercial Noise for 331 Kingsway Hove, dated 23rd November 2009 prepared by George Orton will be implemented. This must include the provision of a 2 metre high wall or 2 metre high acoustic timber fence of 20mm with cover strips along the north and west edge of the car park as outlined in the report. The development shall be implemented in strict accordance with the approved details and retained as such thereafter.

*Reason: To safeguard the health of future residents or occupiers of the site and to comply with policies SU9 and SU10 of the Brighton & Hove Local Plan.*

**29) 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 area in accordance with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.*

**30) UNI**

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

**31) UNI**

A minimum of four residential units (two within the affordable accommodation and two within the market accommodation) are to be built to wheelchair standards to the satisfaction of the Local Planning Authority.

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

**32) UNI**

The second floor B1 unit shown on drawing numbers 108 shall only be used for the purposes of providing business uses under the B1 use class and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

*Reason: To ensure satisfactory levels of employment remain on site and to comply with policy EM9 of the Brighton & Hove Local Plan.*



### **33) UNI**

The ground and first floor areas indicated on drawing 007E and 108E shown as D1 clinic and associated rooms shall only be used for the purposes of providing a medical practice 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 in the interests of safeguarding the amenities of the area and to comply with policy QD27 of the Brighton & Hove Local Plan.*

### **34) UNI**

Prior to occupation of the D1 accommodation, an operation plan shall be submitted and agreed in writing to the Local Planning Authority detailing how the medical centre shall be serviced. This shall include details of frequency of deliveries and collections, times of deliveries and collections, requirements of home delivery vehicles; associated areas/plant and vehicle types. The food store shall operate in strict accordance with the operational plan agreed at all times.

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

### **35) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. PL(00)106D, 117B, 007E, 108E, 109E, 110C, 111D, 012D, 013D, 114D, 116B, 118D, 119D, submitted on 26th January 2011.

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

## **BH2011/01054**

### **14 St Keyna Avenue Hove**

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

**Applicant:** Mr David Christman

**Officer:** Wayne Nee 292132

**Approved on 27/05/11 DELEGATED**

## **BH2011/01061**

### **2 Mornington Crescent Hove**

Erection of single storey rear extension to replace existing conservatory.

**Applicant:** Mrs Mamane

**Officer:** Jason Hawkes 292153

**Approved on 26/05/11 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.MCH001A & 002A received on the 13th April 2011.

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

### **BH2011/01070**

#### **29 Welbeck Avenue Hove**

Application for Approval of Details Reserved by Conditions 3, 4, 6, 7 and 9 of application BH2010/01956.

**Applicant:** Mr & Mrs Kamtarin

**Officer:** Paul Earp 292193

**Approved on 01/06/11 DELEGATED**

### **BH2011/01097**

#### **Flat 2 31 Leicester Villas Hove**

Erection of a single storey rear extension to replace existing and associated external alterations.

**Applicant:** HR Group of Companies

**Officer:** Wayne Nee 292132

**Approved on 26/05/11 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) 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.*

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved block plan and drawing no. 790/01 received on 12 April 2011

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

**BH2011/01145**

**108 St Leonards Avenue Brighton**

Loft conversion incorporating insertion of rooflights to front and rear elevations.

**Applicant:** Mr Mark Collins

**Officer:** Charlotte Hughes 292321

**Approved on 07/06/11 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.L-03 received on 18th April 2011.

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

**BH2011/01149**

**Hove Deep Sea Anglers Club Western Esplanade Hove**

Erection of beach locker to replace existing and winch housing.

**Applicant:** Hove Deep Sea Anglers Club

**Officer:** Adrian Smith 290478

**Approved on 03/06/11 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 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. ONE received on the 20<sup>th</sup> April 2011.

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

**Withdrawn Applications**

**BH2011/00922**

**162 New Church Road Hove**

Loft conversion to form 2no bedroom flat incorporating front rooflights, side dormers and rear dormer with Juliet balcony.

**Applicant:** Miss C R Preston

**Officer:** Charlotte Hughes 292321

**WITHDRAWN ON 23/05/11**

