

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED

PATCHAM

BH2008/01344

12 Westfield Close Brighton

Single storey side and rear extension.

Applicant: Mr Steven Gomm

Officer: Helen Hobbs 293335

Refused on 16/09/08 DELEGATED

1) UNI

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

BH2008/01577

33 to 39 Old London Road Brighton

Non-illuminated projecting sign and menu board and illuminated fascia sign (retrospective).

Applicant: CWS Retail Financial Services

Officer: Sonia Kanwar 292359

Approved on 29/09/08 DELEGATED

1) 10.01

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

Reason: To accord with regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

Reason: To comply with Regulation 14(1) of the Town and Country Planning

(Control of Advertisements) (England) Regulations 2007.

6) 10.06

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

No advertisement shall be sited or displayed so as to-

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

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

7) 10.07A

The illumination of the advertisement shall be non-intermittent.

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

BH2008/01624

160 Carden Hill Brighton

Construction of detached timber building.

Applicant: Mrs S Hurst

Officer: Steve Lewis 292321

Approved on 16/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.02A

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

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

3) 03.01A

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

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

4) UNI

The development and disposal of construction and demolition waste shall be carried out in strict accordance with the Waste Minimisation Statement submitted on 16/06/2008 unless otherwise agreed in writing by the Local Planning Authority.

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

03 Construction and Demolition Waste.

5) UNI

The use of the building hereby permitted shall be ancillary to the residential use of 160 Carden Hill and only shall be used only for purposes incidental to the enjoyment of the dwelling house. It shall not be used for any business, industrial or commercial use.

Reason: For the avoidance of doubt, to protect the residential amenity of adjacent residential occupiers and to accord with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/01696

42 Warmdene Road Brighton

Loft conversion incorporating alteration to the roofslope and insertion of dormers.

Applicant: Mr A Reah

Officer: Sonia Kanwar 292359

Refused on 11/09/08 DELEGATED

1) UNI

The proposed roof alterations, by virtue of size, inappropriate design, and high visibility within the street scene, would form an incongruous and unsightly bulky feature, detrimental to the appearance of the building and the surrounding area. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

2) UNI2

The proposed dormers, by virtue of their number and inappropriate positioning, would form an incongruous and unsympathetic feature, detrimental to the appearance of the building and the visual amenity of surrounding area. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

BH2008/01700

1 Braeside Avenue Brighton

Two storey side extension.

Applicant: Mr John Stevens

Officer: Aidan Thatcher 292265

Refused on 15/09/08 DELEGATED

1) UNI

The proposed development would have an inappropriate impact on the host building by virtue of the excessive flat roof, height, design and bulk and the extension would not appear subservient, as such the proposal is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development would result in overlooking to the neighbouring property from the proposed terrace, and as such is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2008/02025

10 Wilmington Close

Erection of detached garage.

Applicant: Mr Alan Blackburn

Officer: Steve Lewis 292321

Refused on 12/09/08 DELEGATED

1) UNI

The proposal by reason of its siting, detailing and scale is considered poorly

designed and fails to emphasise or enhance the positive character of the dwelling and street scene. This is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposal fails to demonstrate a satisfactory construction waste minimisation strategy, confirming how demolition and construction waste will be recovered and reused on site or at other sites, therefore reducing the need to dispose of waste at landfill. This is contrary to policies SU13 of the Brighton & Hove Local Plan, WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and Supplementary Planning Guidance Note 03 (Construction and Demolition Waste).

BH2008/02036

137 Vale Avenue Brighton

Erection of rear conservatory.

Applicant: Mr Gary Anderson

Officer: Helen Hobbs 293335

Approved on 01/10/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 03.02A

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

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

BH2008/02058

40 Carden Hill Brighton

Proposed first floor bedrooms extension.

Applicant: Mr & Mrs Lee & Allison Packham

Officer: Liz Holt 291709

Approved on 24/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.02A

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

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

3) 03.02A

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

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

4) UNI

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

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

BH2008/02060

31 Ladies Mile Road Brighton

1 no. internally illuminated, double sided, free standing advertisement display unit.

Applicant: Mr Ross McCourt

Officer: Helen Hobbs 293335

Refused on 17/09/08 DELEGATED

1) UNI

The sign by virtue of its siting, size and illumination creates a highly prominent feature of the street out of character with surrounding residential development and detracting from the visual amenities of the area. The proposal is therefore contrary to policy QD12 of the Brighton & Hove Local Plan and to the provisions of Supplementary Planning Document 07 - Advertisements.

BH2008/02228

58 Braybon Avenue Brighton

Erection of an ancillary building in the garden.

Applicant: Ms S. & L. Westlake

Officer: Anthony Foster 294495

Refused on 24/09/08 DELEGATED

1) UNI

The proposed development by reason of its height, bulk, siting and scale, would fail to respect the context of its setting and would be out of keeping and out of character with surrounding buildings and the building line and character of Mayfield Crescent. The proposed development would therefore be to the visual detriment of the area and contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development will have a detrimental impact on the amenity of the neighbouring occupiers at 60 Braybon Avenue in terms of increased building bulk, increased sense of enclosure and loss of outlook and visual amenity and as such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2008/02345

84 Wilmington Way Brighton

Construction of detached garage to front.

Applicant: Mr Mark Wakelin

Officer: Sonia Kanwar 292359

Refused on 25/09/08 DELEGATED

1) UNI

The proposed garage, by virtue of its siting, would form an incongruous and unsympathetic feature, detrimental to the appearance of the building and the

visual amenity of the street scene and the surrounding area. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2008/02469

31 Sanyhills Avenue Brighton

Construction of a two storey rear extension and front porch.

Applicant: Mr & Mrs Crayford

Officer: Chris Swain 292178

Approved on 30/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.02A

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

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

3) 03.02A

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

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

BH2008/02543

81 Peacock Lane Brighton

Proposed installation of first floor rear dormer window.

Applicant: Mrs Marion Ledward

Officer: Anthony Foster 294495

Approved on 22/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 03.02A

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

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

BH2008/02628

FFF 33 Ladies Mile Road Brighton

Loft conversion incorporating velux windows.

Applicant: Mrs Sabekathun Naher Ahmed

Officer: Helen Hobbs 293335

Refused on 23/09/08 DELEGATED

1) UNI

The proposed rooflights within the front and side roofslopes, would as a result of

their positioning and excessive number, represent an unsympathetic and prominent addition, compromising the uniformity of the existing terrace. This is contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

PRESTON PARK

BH2008/01163

49 Rugby Road Brighton

Removal of out house and alterations to windows and doors.

Applicant: Mr Mills

Officer: Chris Swain 292178

Approved on 12/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 03.02A

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

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

3) UNI

The doors and windows hereby approved shall be painted timber and retained as such thereafter.

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

BH2008/01181

Flat 1 45 Old Shoreham Road Brighton

Erection of a concrete block and timber shed for storage of wheelchair and other disability items.

Applicant: Mr R Beeke

Officer: Liz Holt 291709

Approved on 24/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) UNI

The shed hereby approved shall not be brought into use until the brickwork base has been rendered.

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

BH2008/01705

2 Preston Road Brighton

Proposed new entrance doorways to front elevation and proposed flat roof over rear access to allow for disabled WC provision.

Alteration of windows to ground floor.

Applicant: T J Davis and Sons

Officer: Chris Swain 292178

Refused on 16/09/08 DELEGATED

1) UNI

The proposed replacement windows and doors, by reason of their design, subdivision and glazing bars, would form a visually inappropriate alteration to the building, appear incongruous to the existing windows on the first floor and detract from the character and appearance of the street scene and as such are contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2008/01750

GFF 30 Stanford Avenue Brighton

Demolition of existing side extension (south elevation) and replacement with new enlarged single storey side extension and adaptation of external outbuilding to habitable room.

Applicant: Ms Penny Toomey

Officer: Chris Swain 292178

Approved on 19/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 13.02A

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

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

3) 13.03A

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

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

4) 13.05A

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

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

5) B02.14

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

Reason: In the interests of the character of the area and the amenity of existing residents and to comply with policies QD1, QD2, QD14, HO4 and QD27 of the Brighton & Hove Local Plan.

6) UNI

All new doors shall be painted timber and retained as such thereafter.

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

BH2008/01776

3 Preston Park Avenue Brighton

Erection of boundary wall and crossover. Replacement paving to pavement outside.

Applicant: Mr David Moyle
Officer: Louise Kent 292198

Approved on 22/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 13.01A

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

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

3) B04.01

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

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

4) B04.02

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.

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

BH2008/01905

25 Preston Grange Grange Close Brighton

Replacement UPVC windows and door.

Applicant: Mr Trevor Esland
Officer: Helen Hobbs 293335

Approved on 24/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

BH2008/02116

17 Preston Road Brighton

Single storey rear extension to ground floor shop.

Applicant: Mr Kamber Koluman
Officer: Aidan Thatcher 292265

Approved on 12/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.06A

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

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

3) 02.07A

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

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

4) 03.02A

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

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

BH2008/02203

Land Adj 33 & 35 Florence Road Brighton

Proposed secure garden and cycle store to existing side access way.

Applicant: J Doxey & K Elms (35) and D Munro & R Gibbins (33)

Officer: Chris Swain 292178

Approved on 01/10/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) UNI

Within 14 days of installation, the timber on the southern elevation of the development hereby approved shall be treated/stained in accordance with details to be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall be implemented fully 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.

BH2008/02216

32 Havelock Road Brighton

Demolition of existing rear roof extension and erection of rear dormer with window. Installation of rear rooflight and replacement of existing front roof lights with conservation style roof lights.

Applicant: Ms Nicola Collard

Officer: Anthony Foster 294495

Refused on 23/09/08 DELEGATED

1) UNI

Two rooflights on the front roofslope are considered excessive, would detract from the character and appearance of the Preston Park conservation area and undermine the Local Planning Authority's attempts to protect this character and appearance as demonstrated by the Article 4 Direction and as such is contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2008/02337

61F Beaconsfield Villas Brighton

Replacement of rear and front aluminium windows with traditional timber framed sash windows. Installation of one solar panel on roof.

Applicant: Mr Mark Kenbar

Officer: Louise Kent 292198

Approved on 23/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 13.03A

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

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

BH2008/02523

32 Osborne Road Brighton

Certificate of Lawfulness consent for a loft conversion and rear dormer extension. Incorporating rooflights to front pitch of roof. One flat rooflight to the rear, two windows and a door with a juliet balcony.

Applicant: Mr Robert Maullin

Officer: Helen Hobbs 293335

Approved on 17/09/08 DELEGATED

BH2008/02636

41 Chester Terrace Brighton

Certificate of Lawfulness consent for proposed extension to side of house.

Applicant: Mr Richard Rudd

Officer: Helen Hobbs 293335

Approved on 29/09/08 DELEGATED

REGENCY

BH2007/04398

11 Vernon Terrace Brighton

Change of use of ground, first, second and third floors from Buddhist centre to form 4 x 2 bed self contained flats.

Applicant: Keengate Ltd

Officer: Clare Simpson 292454

Approved on 25/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 14.09A

The railings shown on the approved plans shall be painted black within one month of installation and shall be retained as such thereafter.

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

3) 14.11A

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.

4) UNI

The fire escape balconies at first and second floor levels and the pipework on the front elevation shall be removed before the building is occupied.

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

5) UNI

The concrete covering the flower bed between the two side paths in the front garden shall be removed and the front garden landscaped and planted in accordance with details that shall be submitted to and approved by the Local Planning Authority in writing before the works commence.

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

6) UNI

Before development commences, sectional details of the cills and reveals of the new windows at 1:5 scale; The works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

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

7) UNI

Before development commences, details of a landscaping scheme for the front and rear gardens, including hard and soft landscaping, level changes, reinstated paths, new paths and hard paving areas and samples of materials; The works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

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

8) UNI

Before development commences, 1:20 elevations of the proposed new railings and 1:1 scale sections and elevations of the new railings' spear points and toprail profile and the method of fixing; The works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

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

9) UNI

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

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

10) UNI

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

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

11) UNI

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

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

BH2008/00890

11 Vernon Terrace Brighton

Internal alterations in connection with change of use to form 4 x 2 bedroom self contained units and alterations to basement.

Applicant: Keengate Ltd

Officer: Clare Simpson 292454

Approved on 17/09/08 DELEGATED

1) 01.05AA

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

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

2) 14.09A

The railings shown on the approved plans shall be painted black within one month of installation and shall be retained as such thereafter.

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

3) 14.11A

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.

4) 14.13A

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.

5) 14.14A

The smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes shall be located in unobtrusive positions in the corners of rooms and their electrical cabling systems shall not be surface mounted but concealed within the floors, ceilings and walls, except where otherwise approved, and the walls, floors and ceilings made good to the satisfaction of the Local Planning Authority.

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

6) UNI

The fire escape balconies at first and second floor levels and the pipework on the front elevation shall be removed before the building is occupied.

Reason to ensure the preservation, enhancement the Listed building in

accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan

7) UNI

Before development commences, full detail of the method of sound and thermal insulation of the floors and walls including 1:5 Sections through walls and ceilings shall be submitted to, and approved by the Local Planning Authority in writing. The works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

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

8) UNI

Before development commences details of a landscaping scheme for the front and rear gardens, including hard and soft landscaping, level changes, reinstated paths, new paths and hard paving areas and samples of materials; shall be submitted to, and approved by the Local Planning Authority in writing. The works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

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

9) UNI

Before development commences 1:20 elevations of the proposed new railings and 1:1 scale sections and elevations of the new railings' spear points and top rail profile and the method of fixing; shall be submitted to, and approved by the Local Planning Authority in writing. The works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

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

10) UNI

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

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

11) UNI

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

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

12) UNI

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

Reason: to ensure the preservation, enhancement the Listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

13) UNI

Any fireproofing of the floors and ceilings shall be carried out within the existing floor void depth and the original floorboards, walls and ceilings shall not be overboarded and or their lathe and plasterwork removed without the prior submission and approval of details in writing of the local planning authority.

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

14) UNI

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

Reason: to ensure the preservation, enhancement the Listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

15) UNI

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

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

16) UNI

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

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

17) UNI

Before development commences details of the routing of kitchen and bathroom extract ducts and vents and the location of any gas boilers and the routing of their flues; shall be submitted to, and approved by the Local Planning Authority in writing. The works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

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

18) UNI

Before development commences 1:20 elevations of the proposed new railings and 1:1 scale sections and elevations of the new railings' spear points and toprail profile and the method of fixing; shall be submitted to, and approved by the Local Planning Authority in writing. The works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

Reason: to ensure the preservation, enhancement the Listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

19) UNI

Before development commences details of the restoration of the ground floor stair balustrading and handrail and the restoration and upgrading of the spandrel of the side of the ground floor stairs; shall be submitted to, and approved by the Local Planning Authority in writing. The works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

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

20) UNI

Before development commences, full details of the method of fire protection of the walls, floors, ceilings and doors, including 1:5 sections through walls and ceilings, and smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes that may be required to meet fire regulations; shall be submitted to, and approved by the Local Planning Authority in writing. The works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

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

21) UNI

Before development commences, 1:20 sample elevations and sections, and 1:1 joinery sectional profiles of all new joinery work including all types of new windows and doors including their internal panelling, shutters and architraves, staircases and their balustrading and handrails, skirting boards, dado rails and picture rails shall be submitted to, and approved by the Local Planning Authority in writing. The works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

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

22) UNI

Before development commences, sectional details of the cills and reveals of the new windows at 1:5 scale shall be submitted to, and approved by the Local Planning Authority in writing. The works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

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

23) UNI

Before development commences, full details, including 1:5 scale sample plans/elevations and 1:1 sectional profiles of any new decorative plasterwork, including cornices, ceiling roses, bracketed arches and other features and details of the restoration work to the fireplaces; shall be submitted to, and approved by the Local Planning Authority in writing. The works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

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

24) UNI

The concrete covering the flower bed between the two side paths in the front garden shall be removed and the front garden landscaped and planted in accordance with details that shall be submitted to and approved by the local planning authority in writing before the works commence.

Reason to ensure the preservation, enhancement the Listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2008/01014

Preston Lodge 10 Little Preston Street Brighton

Application to apply a smooth weather proof external render to existing exterior of building.

Applicant: Mr Darren Norman

Officer: Ray Hill 292323

Approved on 25/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) UNI

The render shall have a smooth finish and run down to pavement level.

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

3) UNI

Details of the render and its colour, including a sample shall be submitted to and

approved by the Local Planning Authority in writing before work commences.
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.

BH2008/01381

22 East Street Brighton

3 No. drop arm awnings on Bartholomews shopfront.

Applicant: Mr Phil Jenkins

Officer: Wayne Nee 292132

Approved on 16/09/08 DELEGATED

1) 10.01

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

Reason: To accord with regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

No advertisement shall be sited or displayed so as to-

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

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

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

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

7) 10.07A

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

No development shall take place until full details of the awnings, including 1:20 profile and section, have been submitted to and approved in writing by the Local Planning Authority. This shall show the closing mechanism of the awnings when they have been retracted. The 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 policies HE1, HE6 and HE9 of the Brighton & Hove Local Plan.

9) UNI

All awnings when extended shall offer a minimum clearance back from the carriageway edge of 450mm.

Reason: In the interest of highway safety.

BH2008/01437

22 Dean Street Brighton

Mansard roof extension to rear, rear dormer with glazed doors and Juliet balcony, and front dormer

Applicant: Mr Norman Jacobs

Officer: Jonathan Puplett 292525

Approved on 17/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) UNI

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

- i) Samples and details of the roof slate,
- ii) 1:20 sample elevations and sections and 1:1 scale sectional profiles of the new dormer windows and doors, their cills, reveals, thresholds and steps,
- iii) 1:20 elevations of the proposed new Juliet balcony railings.

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

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

3) UNI

The Juliet balcony railings to the rear dormer shall not project beyond the plane of the sloping roof.

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

BH2008/01613

Basement Flat 15 Clarence Square Brighton

Replacing existing side and rear timber windows with UPVc double glazed (re-submission of withdrawn application BH2007/04319).

Applicant: Mr David Wallis

Officer: Wayne Nee 292132

Approved on 24/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

BH2008/01623

53 Ship Street Brighton

Remove and replace 2 existing illuminated fascia signs, awning sign and new hanging sign (part retrospective).

Applicant: Liz Ledeca

Officer: Jason Hawkes 292153

Approved on 16/09/08 DELEGATED

1) 10.01

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

Reason: To accord with regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

No advertisement shall be sited or displayed so as to-

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

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

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

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

BH2008/01627

53 Ship Street Brighton

New air extractors using existing flues/ducts, new signage including hanging sign and external and internal alterations (part retrospective).

Applicant: Liz Ledeca

Officer: Jason Hawkes 292153

Approved on 16/09/08 DELEGATED

1) 01.05AA

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

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

BH2008/01841

FFF 23 Montpelier Place Brighton

Internal alterations, including moving kitchen units into sitting room.

Applicant: Mr Andrew Cato

Officer: Wayne Nee 292132

Refused on 01/10/08 DELEGATED

1) UNI

Policy HE1 states that proposals for listed buildings will only be permitted where the development would not have any adverse effect on the architectural character of the building. Furthermore, Policy HE6 states that proposals should show the retention and the reinstatement of original features and small scale architectural details. The living room is the principal room of the building, and by creating an additional bedroom at the rear, the living room would be introduced with more clutter to the detriment of the room's character and visual qualities. The proposed developments would intensify the use of the building without any benefits to the building. The proposal would therefore be harmful to the historic character, layout and appearance of the grade II listed building and contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan.

BH2008/01902

Oak Hotel West Street Brighton

Installation of security gate and side cheek to stairs on west elevation.

Applicant: Travelodge

Officer: Paul Earp 292193

Approved on 25/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) UNI

The works hereby approved shall be finished in the colour to match the building's window frames.

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

BH2008/01907

60 West Street Brighton

Replacement of existing steel framed windows with steel framed windows to front elevation and part south elevation and aluminium framed windows to all other elevations; removal of rear fire escape; conversion of existing fire escape door to window; removal of roof ladders and glazed roof lantern.

Applicant: HAC Properties Ltd

Officer: Mark Thomas 292336

Approved on 18/09/08 DECISION ON APPEAL

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) UNI

The replacement windows shall match in style, colour and method of opening, those of the existing building.

Reason: To ensure a satisfactory appearance to the building, to safeguard the character and appearance of the Old Town Conservation Area and to comply with QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The replacement windows shall have a concealed Trickle Vent.

Reason: To ensure a satisfactory appearance to the building, to safeguard the character and appearance of the Old Town Conservation Area and to comply with QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2008/02010

Rear of 12 Meeting House Lane and rear of nos. 20-25 North Street Brighton

Proposed 2 storey extension to existing flat roof creating 2 no. two bedroom dwellings, with new entrance from yard and associated bin and bicycle storage.

Applicant: Brighton Nominee No. 1 Ltd & Brighton Nominee No. 2 Ltd

Officer: Guy Everest 293334

Refused on 22/09/08 DELEGATED

1) UNI

The development by reason of its siting and scale would appear visually intrusive and incongruous in relation to the established character and pattern of adjoining development and would set an undesirable precedent for future development to the rear of North Street. The proposal would therefore be contrary to policies QD1, QD2, QD3, QD14 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The development by reason of its inappropriate design, detailing and use of materials would fail to preserve or enhance the visual quality of the surrounding area. The proposal would therefore be contrary to policies QD1, QD2, QD3, QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The development by reason of its height and siting in close proximity to window openings to the rear of 12 Meeting House Lane and Huntington House (North Street) would result in significant loss of light and outlook for occupiers of these adjoining properties. The proposal would therefore be contrary to planning policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/02034

203-205 Western Road Brighton

New fascia 18030mm x 1000mm with internally illuminated O2 logo and hockey stick style projecting sign.

Applicant: Gleeds

Officer: Clare Simpson 292454

Approved on 17/09/08 DELEGATED

1) 10.01

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

Reason: To accord with regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

No advertisement shall be sited or displayed so as to-

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

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

BH2008/02042

93 Montpelier Road Brighton

Partially demolish and extend existing (non-original) rear addition to form an enlarged kitchen/diner with a raised terrace and steps down to the garden.

Applicant: Mr Alan Legg

Officer: Chris Wright 292097

Approved on 22/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 13.02A

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

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

BH2008/02043

93 Montpelier Road Brighton

Partially demolish and extend existing (non-original) rear addition to form an enlarged kitchen/diner with a raised terrace and steps down to the garden.

Applicant: Mr Alan Legg

Officer: Chris Wright 292097

Approved on 22/09/08 DELEGATED

1) 01.05AA

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

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

2) UNI

The new French doors shall be of white painted timber and single glazed without trickle vents and with architraves, glazing bar dimensions and mouldings and frame mouldings to match exactly those of the original windows of the building.

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

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

Reason: 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.

4) UNI

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

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.

5) UNI

The metal railings and steps shall be galvanised and painted black.

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.

6) UNI

The new render work shall be smooth finished and lined out to match the original building's render work and painted in white matt masonry paint to match.

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.

7) UNI

The following details shall be submitted to and approved by the local planning authority before works commence:-

- (i) 1:20 elevations and sections, and 1:1 joinery sectional profiles of all new joinery work including the new windows and doors and their internal architraves;
- (ii) details of the steps, cills and reveals of the windows and doors at 1:5 scale;
- (iii) details and a 1:5 scale drawing of the balcony's construction, showing its edging and decking;
- (iv) a 1:5 scale sectional detail of the eaves;
- (v) details and samples of the slate and decking materials.

All the works shall be fully carried out and completed in accordance with these approved details and maintained 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.

8) UNI

Notwithstanding drawing no. P08 Revision A submitted on 11 September 2008, listed building consent is not hereby granted for rooflights on the proposed extension.

Reason: For the avoidance of doubt and in order to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2008/02076

Odeon Cinema West Street Brighton

Installation of satellite dish on roof.

Applicant: Odeon Cinemas Ltd

Officer: Wayne Nee 292132

Approved on 18/09/08 DELEGATED

1) UNI

The satellite dish hereby permitted shall be permanently removed from the site within ten years of the date of this permission and the site reinstated to its former condition.

Reason: The development hereby approved is not considered suitable as a permanent form of development and permission is granted for a temporary period only and to accord with policy QD22 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 7 (Satellite Receiving Dishes and Other Aerials).

2) UNI

The satellite dish hereby approved and any associated equipment shall not be located in a position which is visible from any adjoining street.

Reason: For the avoidance of doubt, to protect the appearance and character of the surrounding area in accordance with policies QD22 and HE6 of the Brighton & Hove Local Plan

BH2008/02243

Ashes House 48-49 East Street Brighton

Construction of first and second floor extension to provide 5 self-contained flats with elevational alterations (Part Retrospective).

Applicant: Haysport Properties Ltd

Officer: Clare Simpson 292454

Refused on 19/09/08 DELEGATED

1) UNI

Policy HO13 of the Brighton & Hove Local Plan requires new residential dwellings to be built to lifetime homes standard whereby the accommodation can be adapted to meet the needs of people with disabilities without major structural alterations. The proposal presents cramped living arrangements, with particularly poor and narrow staircase, bathrooms access and corridors. The proposal does not meet the requirements of policy HO13 of the Brighton & Hove Local Plan.

2) UNI

Policy HE6 of the Brighton & Hove Local Plan requires development to preserve or enhance the setting of Conservation Areas. The extension has been constructed in an unsympathetic manner. The stucco and ashlar scoring appears poorly finished, harsh and in contrast to smooth texture and finish, of the main building. In addition the depth and width of score on the finishes does not match that of the original building. The overall appearance is poor and detrimental to the character and appearance of the property and the wider Old Town Conservation Area. The development is contrary to policy HE6 of the Brighton & Hove Local Plan.

BH2008/02244

14 East Street Brighton

Spot lit fascia sign and spot lit hanging sign above fascia.

Applicant: Ms Daisy Booth

Officer: Jason Hawkes 292153

Refused on 23/09/08 DELEGATED

1) UNI

Policy QD12 of the Brighton & Hove Local Plan states that signs which contribute to the visual amenity of the area will be permitted. Policy HE9 states the signs within conservation areas should not have any adverse effect on the architectural and historic character of the building or conservation area. Supplementary Planning Document 7: Advertisements also outlines the Council's design standards for signs within the city. Having regard to the excessive number of swan neck spot lights proposed for the fascia and hanging sign, the scheme results in a cluttered and inappropriate appearance which is detrimental to the character and appearance of the recipient building and surrounding conservation area. The scheme is therefore contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and to the guidelines of the above.

BH2008/02298

27 Ship Street Brighton

Advertisement Consent for a new swing sign on bracket (externally illuminated).

Applicant: Youngs Brewery Plc

Officer: Jonathan Puplett 292525

Refused on 23/09/08 DELEGATED

1) UNI

Policy HE9 of the Brighton & Hove Local Plan states that advertisements located on listed building and within conservation areas will only be permitted where they do not have an adverse effect on the architectural and historic character or appearance of the building, on a conservation area or on their settings. SPD09 provides more detailed design guidance in relation to advertisements, stating that whilst in relation to public houses it is often traditional to hang a sign at first floor level, the sign must not interrupt or obscure architectural details. The application property features windows, decorative detailing, and pilasters/columns at first floor level; it is considered that the hanging sign proposed would detract from the character of the building due to its proximity to such features. In the case of this listed building, a hanging sign located at first floor level is not appropriate. The proposal is therefore contrary to the above policy and guidance.

BH2008/02299

27 Ship Street Brighton

Listed building consent for the installation of a new hanging sign to front elevation.

Applicant: Youngs Brewery Plc

Officer: Jonathan Puplett 292525

Refused on 01/10/08 DELEGATED

1) UNI

Policy HE9 of the Brighton & Hove Local Plan states that advertisements located on listed building and within conservation areas will only be permitted where they do not have an adverse effect on the architectural and historic character or appearance of the building, on a conservation area or on their settings. SPD09 provides more detailed design guidance in relation to advertisements, stating that whilst in relation to public houses it is often traditional to hang a sign at first floor level, the sign must not interrupt or obscure architectural details. The application property features windows, decorative detailing, and pilasters/columns at first

floor level; it is considered that the hanging sign proposed would detract from the character of the building due to its proximity to such features. In the case of this listed building, a hanging sign located at first floor level is not appropriate. The proposal is therefore contrary to the above policy and guidance.

BH2008/02515

57 Ship Street Brighton

Proposed internal ground floor re-fit.

Applicant: Mr Simon Smith

Officer: Jonathan Puplett 292525

Approved on 18/09/08 DELEGATED

1) 01.05AA

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

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

2) UNI

The existing parquet floor shall remain intact, and any floor coverings to be applied should not damage the floor further.

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

BH2008/02632

15d Bedford Towers Cavendish Place Kings Road Brighton

Balcony infill.

Applicant: Mr C Brawn

Officer: Wayne Nee 292132

Approved on 26/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 13.02A

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

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

ST. PETER'S & NORTH LAINE

BH2008/00861

Unit 7 Jubilee Street Brighton

Internally illuminated fascia and projecting sign (retrospective).

Applicant: Headmasters Ltd

Officer: Liz Holt 291709

Refused on 16/09/08 DELEGATED

1) UNI

The fascia panel, by virtue of its inclusion, fails to respect the style, design and appearance of advertisements related to the adjoining units and as a result is considered to be of detriment to the character and appearance of the host property, the wider Jubilee Street development and the North Laine Conservation Area. The proposal is therefore contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 on Advertisements.

2) UNI2

The projecting box sign, by virtue of its positioning on the fascia panel, fails to respect the style, design and appearance of the adjoining shopfronts and is considered to be of detriment to the character and appearance of the host property, the wider Jubilee Street development and the North Laine Conservation Area. The proposal is therefore contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 on Advertisements.

BH2008/00866

114 Church Street Brighton

Erection of further storey over existing property to be used as residential accommodation for shop/workshop to create live/work unit.

Applicant: Mr John Harrington

Officer: Kate Brocklebank 292175

Refused on 15/09/08 DELEGATED

1) UNI

The extension would be prominent in views from Church Street, especially in oblique views from the west and would therefore be a discordant feature in the wider street scene and would detract from the character of the conservation area and the setting of the listed Royal Pavilion estate buildings opposite. The applicant has also failed to submit the eastern elevation of the property for consideration as part of this application. The proposal is contrary to policies QD1, QD2, QD4, HE3 and HE6 of the Brighton & Hove Local Plan and in the Council's Supplementary Planning Guidance Note SPGBH01 - Roof Alterations and Extensions.

2) UNI2

The applicant has failed to demonstrate that adequate cycle parking and refuse/recycling storage could be provided on the site contrary to policies SU2 and TR14 of the Brighton & Hove Local Plan.

BH2008/00873

24 Gardner Street Brighton

Change of use from (A1) Retail to (A3) Restaurant/Bistro and (A5) Hot Food Take Away (Retrospective).

Applicant: Mr Ian Baldry

Officer: Aidan Thatcher 292265

Approved on 19/09/08 DELEGATED

1) UNI

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1995 or any amendment thereto the premises shall only be used as a cornish pasty shop and for no other purposes within the A3 or A5 Use Class, for which a planning application must be made.

Reason: Insufficient information has been submitted to show where any extraction equipment ordinarily required for an A3/A5 use would need to be located, and to which technical specification, that may have an impact on residential amenity. The Local Planning Authority would therefore wish to retain control over any subsequent change of use of the premises to ensure no harm to residential amenity and to comply with QD27 of the Brighton & Hove Local Plan.

BH2008/01005

1 Lewes Road Brighton

Conversion of existing ground floor A2 unit to 1 bedroom residential unit.

Applicant: Mr J Regan

Officer: Chris Elphick 293990

Approved on 24/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.05A

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

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

3) 03.01A

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

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

4) 03.02A

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

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

5) 04.02A

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

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

6) 05.01AA

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

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

7) 06.03A

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

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

BH2008/01180

17 London Road Brighton

Refurbishment and extension of first and second floors. Change of use from storage and redundant staff facilities to residential accommodation by creation of 5 no. flats. Two storey extension above existing single storey to the rear of the property. Amendments to the north elevation. Insertion of dormer at roof level. Infilling of existing light well at first floor.

Applicant: Mr Alfred Magnus

Officer: Ray Hill 292323

Approved on 11/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.05A

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

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

3) 02.07A

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

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

4) 03.01A

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

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

5) 05.01A

No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority which details measures to ensure that the development hereby approved will achieve an EcoHomes rating of 'Very Good' or higher or a Code for Sustainable Homes rating of 'Level 3' or higher or an equivalent level of performance if an alternative independently assessed means of sustainability assessment is used. The agreed scheme shall be implemented in strict accordance with the approved details prior to the occupation of the development.

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

6) 08.01

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

- (a) A desk top study documenting all the previous and existing land uses of the site and adjacent land;
- (b) A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and
- (c) A detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works. The development hereby permitted shall not be occupied or brought into use until verification has been submitted to the Local Planning Authority by the agreed competent person that any remediation scheme has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:
 - a) as built drawings of the implemented scheme;
 - b) photographs of the remediation works in progress; and
 - c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

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

7) UNI

No development shall take place until details of the arrangements to ensure that the development shall remain genuinely car free at all times have been agreed in writing with the Local Planning Authority. The agreed measures shall be implemented in full before any of the units are occupied, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development does not place undue pressure on existing on-street car parking in the city to comply with policies TR1, HO7 and QD28 of the Brighton & Hove Local Plan.

8) UNI

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

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

BH2008/01338

47 Roundhill Crescent Brighton

Installation of rooflight on front elevation.

Applicant: Mr & Mrs Thomas

Officer: Louise Kent 292198

Approved on 24/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 13.05A

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

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

BH2008/01443

71 London Road Brighton

Removal of existing shopfront and fascia and erection of new shopfront and fascia.

Applicant: Mr Steven Mulrine

Officer: Chris Swain 292178

Refused on 15/09/08 DELEGATED

1) UNI

The proposed fascia board, by reason of its height and siting would obscure part of the first floor opening detracting from the appearance of the property and the London Road street scene. As such the proposal is contrary to policies QD1, QD2, QD14 and QD10 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Shop Front Design (SPD02).

2) UNI2

The proposal, by reason of the failure to incorporate a stall riser, does not represent an improvement in the design of the shopfront and would therefore be detrimental to the character and appearance of the existing property and the London Road street scene. As such the proposal is contrary to policies QD1, QD2, QD14 and QD10 of the Brighton & Hove Local Plan and Supplementary Planning Document on Shop Front Design (SPD02).

BH2008/01450

71 London Road Brighton

Removal of existing shopfront and fascia and erection of new shopfront, fascia sign (illuminated) and projecting sign (non-illuminated).

Applicant: Mr Steven Mulrine

Officer: Chris Swain 292178

Refused on 29/09/08 DELEGATED

1) UNI

The proposed fascia sign, by reason of its height, siting, excessive size and unsympathetic detailing would detract from the character and appearance of the building and the London Road street scene and as such is contrary to policy QD12 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Advertisements (SPD07).

2) UNI

The proposed projecting sign, by reason of its height and siting, would form an incongruous addition to the detriment of the character and appearance of the building and the London Road street scene and as such is contrary to policy QD12 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Advertisements (SPD07).

BH2008/01640

140 London Road Brighton

New shopfront.

Applicant: The Manager

Officer: Chris Swain 292178

Approved on 15/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

BH2008/01780

1 Pelham Square Brighton

Replace roof from having concrete tiles to having slate tiles.

Applicant: Mr Samuel Memour

Officer: Aidan Thatcher 292265

Approved on 22/09/08 DELEGATED

1) UNI

The roof hereby approved shall be clad in natural states to match the sample of Chinese slate deposited with the Local Planning Authority in April 2008.

Reason: To protect the character of the Listed Building in accordance with policy HE1 of the Brighton & Hove Local Plan.

2) UNI

All flashings shall be carried out in lead in accordance with the technical standards set out by the Lead Sheet Association.

Reason: To protect the character of the Listed Building in accordance with policy HE1 of the Brighton & Hove Local Plan.

BH2008/02273

35 Baker Street Brighton

Proposed 3 storey rear extension and loft conversion with rear dormers and front rooflights.

Applicant: Mr Williams

Officer: Sonia Kanwar 292359

Approved on 12/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.05A

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

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

3) 03.02A

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

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

4) 05.01A

No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority which details measures to ensure that the development hereby approved will achieve an EcoHomes rating of 'Very Good' or higher or a Code for Sustainable Homes rating of 'Level 3' or higher or an equivalent level of performance if an alternative independently assessed means of sustainability assessment is used. The agreed scheme shall

be implemented in strict accordance with the approved details prior to the occupation of the development.

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

5) 06.03A

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

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

BH2008/02283

MyHotel 17 Jubilee Street Brighton

Extension of ground floor restaurant, new mid floor terrace seating with glass balustrade and change of use for pair of adjoining mews houses to a hotel.

Applicant: Mr Andy Thrasyoulou

Officer: Aidan Thatcher 292265

Refused on 30/09/08 DELEGATED

1) UNI

The proposal would result in the net loss of two residential dwellings and the applicant has failed to demonstrate any exceptional circumstances. As such the proposal is contrary to policy HO8 of the Brighton & Hove Local Plan.

2) UNI2

The proposed ground floor extension, by reason of its siting, height and design, would disrupt the public realm of Jubilee Square and would be detrimental to the character and appearance of the existing building, Jubilee Square and the North Laine conservation area. As such the proposal is contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The proposed third floor terrace area and balustrading, by reason of its siting, design, scale and increased massing at higher level would increase the visual bulk of the building to the detriment of the character and appearance of the existing building, the street scene and the North Laine conservation area, including views of the buildings to the south and Jubilee library and longer views along Jubilee Street and New Road. As such the proposal is contrary to policies QD1, QD2, QD4, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2008/02433

24 Beaconsfield Road Brighton

Replacement UPVC windows.

Applicant: Mr Brian Legg

Officer: Helen Hobbs 293335

Refused on 12/09/08 DELEGATED

1) UNI

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

WITHDEAN

BH2008/02122

Flat 38 Mandalay Court London Road Brighton

Replacement window and door.

Applicant: Mr Wells

Officer: Mark Thomas 292336

Approved on 12/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

BH2008/02183

60 Surrenden Park Brighton

Demolition of existing conservatory and construction of a single storey rear extension. Installation of window onto side elevation.

Applicant: Mr Barry Tyler

Officer: Wayne Nee 292132

Approved on 24/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 03.02A

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

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

BH2008/02194

16 Hazeldene Meads Brighton

Demolition of existing garage and construction of two storey detached dwelling (resubmission).

Applicant: Mr Graham Bull

Officer: Jason Hawkes 292153

Refused on 11/09/08 DELEGATED

1) UNI

Policies QD1, QD2, and QD3 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy HO4 states that residential development will be permitted at higher density where it can be demonstrated that the proposal exhibits a high standard of design. The proposed dwelling by virtue of its excessive scale in this relatively small plot is considered to be an overdevelopment of the site which fails to respect the constraints of the site and its relationship to surrounding residential properties. Due to the limited size of the site, it is felt the proposal is out of character with the residential character of the area and will appear as an incongruous addition to the street scene. Additionally, the substantial loss of the front garden to car parking would be detrimental to the visual amenity of the estate. Overall, the proposal results in an incongruous and cramped form of development with inadequate spacing between dwellings and is contrary to the above policies.

BH2008/02252

8a Colebrook Road Brighton

Proposed single storey extensions to side and rear including elevation alterations, reconstruction and extension of roof to form additional accommodation, rear ground and first floor terraces and roof lights (resubmission of refused application BH2008/01173).

Applicant: Mr Street

Officer: Clare Simpson 292454

Approved on 17/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 03.01A

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

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

BH2008/02254

261 Preston Road Brighton

Certificate of Lawfulness consent for single dwelling use of the 'Coach House' building to the rear of 261 Preston Road.

Applicant: Mrs Ginny Porpora

Officer: Chris Wright 292097

Approved on 12/09/08 DELEGATED

BH2008/02342

22 Tongdean Rise Brighton

Part two storey, part single storey rear extension including a terrace and front porch extension.

Applicant: Mr Gary Becarevic

Officer: Jason Hawkes 292153

Approved on 26/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) UNI

The balcony screen walls with obscure glazed panels as indicated on drawing no.RFA08/42/02B shall be installed before the terrace is brought into use. The screen walls and panels shall be retained as such thereafter.

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

3) UNI

The proposed windows in the side elevations of the building shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such, unless otherwise agreed with the local planning authority.

Reason: To safeguard the privacy of the occupiers of the adjoining properties and

to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

Prior to works commencing, details of the proposed waste contractors shall be submitted to the Local Planning Authority for approval. Any contractor must be registered with the Environment Agency. The measures shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03: Construction and Demolition Waste.

BH2008/02364

26 Glen Rise Brighton

Conservatory and entrance porch.

Applicant: Mr J Edge

Officer: Jonathan Puplett 292525

Approved on 23/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) UNI

The brickwork of the porch and the rear extension hereby permitted shall match those of the existing building.

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

BH2008/02535

117 Valley Drive Brighton

Extension to existing rear dormers.

Applicant: Mr Paul Yeates

Officer: Mark Thomas 292336

Approved on 19/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 03.02A

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

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

BH2008/02647

29 Compton Road Brighton

Certificate of lawful development for proposed use of loft conversion with a full width rear dormer including roof lights.

Applicant: Jo Mackinnon

Officer: Clare Simpson 292454

Approved on 01/10/08 DELEGATED

EAST BRIGHTON

BH2008/00678

18 Eastern Terrace Mews Brighton

Erection of steel platform with glass balustrade panels over existing courtyard to rear of property.

Applicant: Mr Paul Disney

Officer: Louise Kent 292198

Approved on 11/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

BH2008/01619

Royal Sussex County Hospital Brighton

Erection of three gates along the south access road on the BSUH Royal Sussex County Hospital site.

Applicant: Mr Robert Brown

Officer: Chris Swain 292178

Approved on 17/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

BH2008/01729

70 Marine Parade Brighton

New raised deck with associated balustrades, steps, ramp and planters on existing front car park - retrospective.

Applicant: Mr Beard

Officer: Aidan Thatcher 292265

Approved on 25/09/08 DELEGATED

1) UNI

Within two months of the date of this permission a scheme to remove the existing crossovers and reinstate the pavement shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full within 6 months of the date of this permission.

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

2) UNI

The decked area shall not be available for customers to consume drinks or sit at tables except between the hours of 0900-22.00 Monday to Sunday.

Reason: In order to protect residential amenity and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

HANOVER & ELM GROVE

BH2008/00725

29 Shanklin Road Brighton

Split existing dwelling to form 2 self contained flats, one 1-bed and one 3-bed.

Applicant: Mr Hussain

Officer: Aidan Thatcher 292265

Refused on 24/09/08 DELEGATED

1) UNI

The proposed development would result in the loss of a small family dwelling which has a floor area of less than 115 sq.m and has less than 4 bedrooms, and as such the proposal is contrary to policy HO9 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development does not provide any secure, covered cycle parking provision, and as such the proposal is contrary to policies HO9 and TR14 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development fails to demonstrate that it will meet the travel demands from the site or contribute to improving sustainable transport methods. As such the proposal is contrary to policy TR1 of the Brighton & Hove Local Plan.

BH2008/01823

39 Elm Grove Brighton

Change of use from Basement Flat and Maisonette to Basement Flat, Ground Floor Flat and First/Second Floor Maisonette

Applicant: Mr Hughes

Officer: Aidan Thatcher 292265

Refused on 24/09/08 DELEGATED

1) UNI

The proposed development would result in the loss of a small family dwelling (ground and first floor maisonette) which has a floor area of less than 115sq.m and has less than 4 bedrooms, and as such the proposal is contrary to policy HO9 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development would result in overlooking and loss of privacy to neighbouring gardens, and as such is contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

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

4) UNI4

The proposed development does not provide any secure, covered cycle parking facilities and as such is contrary to policy HO9 of the Brighton & Hove Local Plan.

BH2008/02083

175 Hartington Road Brighton

Flat roof dormer to rear roofslope

Applicant: Mr Fenwick

Officer: Chris Swain 292178

Refused on 23/09/08 DELEGATED

1) UNI

The proposed rear dormer by reason of its design, scale and siting, would form an incongruous and visually intrusive extension to the house, and as such is 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

Insufficient information regarding the proposed rooflights to the front has been submitted by the applicant in order for the proposal to be properly assessed against policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance of Roof Alterations and Extensions (SPGBH1).

HOLLINGBURY & STANMER

BH2008/00565

Stanmer Park Access Road (off A270 Lewes Road).

Upgrade and widening by up to 1 metre of Stanmer Park access road, to join with approved link road into Sussex University. This is an additional application to the approved Falmer Community Stadium application (Ref: BH2001/02418).

Applicant: Mr Martin Perry

Officer: K Haffenden 292361

Approved on 16/09/08 PLANNING COMMITTEE

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) B04.02

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.

3) UNI

Prior to the commencement of development, detailed drawings, including levels, sections and construction details of the proposed footway and cycle path and supporting structures to be provided, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be completed fully in accordance with the approved details and timescale to be agreed with the Local Planning Authority.

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

4) UNI

No development shall commence until details of the proposed means of surface water disposal, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented in accordance with the approved details.

Reason: To prevent the increased risk of flooding and to ensure a satisfactory means of surface water disposal, to comply with policy SU3 of the Brighton & Hove Local Plan.

5) UNI

Before the commencement of development, a scheme and phased timescale for the alteration to the existing and new footway and cycle path ensuring that the footway and cycle path will remain open to the public for the duration of the development, shall be submitted and approved in writing by the Local Planning Authority. The scheme will be implemented fully in accordance with the approved details.

Reason: In the interests of highway safety and pedestrian and cycle networks and to comply with policies TR7, TR8 and TR15 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall not be brought into first use until details of the external lighting, including details of the proposed number, type, siting, spacing and levels of luminance, have been submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be implemented before the development is first brought into use.

Reason: To ensure a satisfactory external appearance and to comply with policies QD2 and QD25 of the Brighton & Hove Local Plan.

7) UNI

Notwithstanding the approved drawings, prior to the commencement of development, the siting and details of the temporary welfare shed and construction compound shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be implemented fully in accordance with the approved details and retained as such for the duration of the development. All landscape features shall be reinstated upon removal of the structure in accordance with a scheme and timetable to be submitted to and approved in writing by the Local Planning Authority before development is complete.

Reason: In the interests of nature conservation and ecology, and to comply with policies QD16 and QD17 of the Brighton & Hove Local Plan.

8) UNI

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

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W5 of the Regional Planning Guidance, W10 of the East Sussex and Brighton & Hove Structure Plan, WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and policy SU13 of the Brighton & Hove Local Plan.

9) UNI

Notwithstanding the details on the submitted plans and documents, no development or other operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) until an Arboricultural Method Statement which complies with BS 5837 (2005) has been submitted to and approved in writing by the Local Planning Authority. The approved Method Statement shall be implemented before development commences and during construction and development. Such method statement shall include full detail of the following: Implementation, supervision and monitoring of the approved Tree Protection Scheme; Implementation, supervision and monitoring of all approved construction works within any area designated as being fenced off or otherwise protected in the approved Tree Protection Scheme; Timing and phasing of Arboricultural works in relation to the approved development.

Reason: To ensure the trees are satisfactorily protected as part of the development in the interests of visual amenity and ecology, to comply with policies QD16 and QD17 of the Brighton & Hove Local Plan and SPDBH06: Trees and Development sites.

10) UNI

No development shall take place until there has been submitted and approved by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, measures to enhance the bio-diversity of the site, planting of the development, indications of all existing trees and hedgerows on

the land, details of trees and hedgerows to be retained, and details to prevent damage to existing habitats during construction. The agreed measures shall be implemented in accordance with the approved scheme.

Reason: To enhance the appearance of the development in the interests of visual amenity and nature conservation features and to comply with policies QD16, QD17, QD19 and NE3 of the Brighton & Hove Local Plan.

BH2008/01420

162 Saunders Hill Brighton

Concrete hard standing and bike shed at front of property.

Applicant: Mr Mark Deedman

Officer: Aidan Thatcher 292265

Approved on 01/10/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) UNI

No development shall take place until details of the proposed boundary treatment to the front (west) of the property have been submitted and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory appearance to the street scene and to comply with policy QD2 of the Brighton & Hove Local Plan.

BH2008/01874

68 and 70 Stephens Road Brighton

Joint single storey rear extension.

Applicant: Mr Lee Humphries & Mo Bandar

Officer: Helen Hobbs 293335

Approved on 12/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 03.02A

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

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

3) UNI

Construction of the proposed extension at No.68 Stephens Road shall not commence until a contract has been let for the construction of the proposed extension at No.70 Stephens Road.

Reason: To ensure satisfactory appearance of the pair of semi-detached properties and to overcome any significant adverse impacts upon the amenity of No.70 Stephens Road, to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.

4) UNI

Construction of the proposed extension at No.70 Stephens Road shall not commence until a contract has been let for the construction of the proposed extension at No.68 Stephens Road.

Reason: To ensure satisfactory appearance of the pair of semi-detached properties and to overcome any significant adverse impacts upon the amenity of No.68 Stephens Road, to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.

MOULSECOOMB & BEVENDEAN

BH2008/01681

Land to the rear of 4 Plymouth Avenue Brighton

Construction of two-storey, two bedroom house in new plot fronting Auckland Drive, formed from subdivision of rear garden of 4 Plymouth Avenue with re-levelling of rear garden. (Resubmission of refused application BH2007/00355).

Applicant: Mr Ed Deedman

Officer: Ray Hill 292323

Approved on 17/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.01A

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

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

3) 02.02A

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

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

4) 02.05A

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

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

5) 03.01A

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

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

6) 04.02A

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

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

7) 05.01A

No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority which details measures to ensure that the development hereby approved will achieve a BREEAM rating of 'Very Good' or higher or a Code for Sustainable Homes rating of 'Level 3' or higher or an equivalent level of performance if an alternative independently assessed means of sustainability assessment is used. The agreed scheme shall be implemented in strict accordance with the approved details prior to the occupation of the development.

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

8) 06.01A

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

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

9) 06.02A

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

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

10) UNI

The house hereby approved shall not be occupied until the levelling works to the rear garden of No. 4 Plymouth Avenue shown on drawing no. 2127/05 have been fully completed, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that satisfactory amenity space provision remains available for occupiers of the existing house and in accordance with policies QD27 and HO5 of the Brighton & Hove Local Plan.

11) UNI

No development shall take place until a scheme for hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of new planting, hardsurfacing, means of enclosure and any other items as required by the Local Planning Authority.

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

12) UNI

All hard landscaping and means of enclosure shall be completed before the development is first occupied. All planting, seeding or turfing included in the approved details of landscaping shall be carried out in the first planting season following the first occupation of the building or completion of the development,

whichever is the sooner. Any trees or plants which within the period of five years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

BH2008/01744

University of Brighton Falmer Campus Lewes Road Brighton

Erection of new teaching accommodation set over five floors with associated plant and machinery (Revised scheme of those previously permitted under Reserved Matters Approval - BH2005/05962).

Applicant: University of Brighton

Officer: Steve Lewis 292321

Approved on 22/09/08 PLANNING COMMITTEE

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.05A

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

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

3) UNI

Within two months of the date of this permission or unless otherwise agreed by the Local Planning Authority, until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

4) UNI

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

Reason: To prevent ground and water contamination as a result of infill material and in accordance with policies SU3 and SU11 of the Brighton & Hove Local Plan.

5) 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.

Reason: In the interests of the amenity of the area, to prevent unnecessary disturbance and to accord with policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

6) UNI

Prior to first occupation of the development a Travel Plan (a document setting out a package of measures tailored to the needs of the site and aimed at promoting sustainable travel choices and reduce reliance on the car) for the development shall be submitted to the Local Planning Authority which will respond in writing within 6 weeks of its submission. The Travel Plan shall be approved in writing prior to first occupation of the development and shall be implemented as approved thereafter.

Reason: To seek to reduce traffic generation by encouraging alternative means of transport to private motor vehicles in accordance with policy TR4 of the Brighton & Hove Local Plan.

7) UNI

All planting, seeding, turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development or the implementation of the change of use which ever is the sooner, and any trees/plant which within a period of five years from the completion of the development die, are removed, or become seriously damaged shall be replaced in the next planting season with other 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 ensure a satisfactory completion and appearance to the development and to accord with policies QD15 and QD16 of the Brighton & Hove Local Plan.

8) UNI

Within three months of the date of this permission or unless otherwise agreed in writing, a scheme for the planting of replacement trees not less than eight in number, of a size and species and at this site or within the Falmer Campus to be agreed with the Local Planning Authority. The planting of the replacement trees shall be carried out in the first planting season following commencement of the development, and any trees 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 within the next planting season with others of similar size and species.

Reason: To ensure appropriate and satisfactory replacement of trees of the amenity value in the interests of maintaining amenity and in compliance with policy QD16 of the Brighton & Hove Local Plan.

9) UNI

Within three months of the date of this permission or unless otherwise agreed in writing, detailed proposals for all the roofs identified for greening shall be submitted for approval in writing by the Local Planning Authority. The proposals will include a construction methodology for the creation of native chalk grassland habitat on all such roofs and a suitable aftercare regime and shall include cross sections, seed mixes to be used and other details required to the satisfaction of the Local Planning Authority.

Reason: To encourage bio-diversity upon the site and to ensure a nature conservation feature which is best suited to its environment. To accord with policy QD17 of the Brighton & Hove Local Plan.

10) UNI

Prior to the new access being brought into use the new access roads shall be appropriately road marked and signed in accordance with details submitted to and approved in writing by the Local Planning Authority. The road markings and signs shall be retained in accordance with the details approved.

Reason: To mitigate for the potential conflict of the road layout, to ensure a proper and safe access and to accord with policies TR1 and TR7 of the Brighton & Hove Local Plan.

11) UNI

Within three months of the date of this permission or unless otherwise agreed in writing, a written statement consisting of a of a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

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

12) UNI

None of the development hereby approved shall be occupied until a BREEAM Design Stage Certificate confirming that the development has achieved a BREEAM rating of 'very good' or 'excellent,' and 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 in accordance with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan.

13) UNI

Within three months of the date of this permission or unless otherwise agreed in writing, detailed proposals for disabled car parking associated with the development hereby approved shall be submitted for approval in writing by the Local Planning Authority. The proposals shall be implemented in full prior to the first occupation of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate parking provision for all users of the building and to accord with policy TR18 of the Brighton & Hove Local Plan.

14) UNI

Within two months of the date of this permission or unless otherwise agreed by the Local Planning Authority, full details of the windows hereby approved to an appropriate metric scale shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in strict accordance with the approved details.

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

BH2008/02014

55 Hornby Road Brighton

Proposed two storey extension to side (east) elevation.

Applicant: Mr David Tristram

Officer: Chris Swain 292178

Approved on 12/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.02A

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

3) 02.03A

The first floor bathroom window in the eastern elevation of the extension hereby approved shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

4) 03.02A

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

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

BH2008/02165

19 Egginton Road Brighton

Construction of rear conservatory.

Applicant: Mr and Mrs Hall

Officer: Helen Hobbs 293335

Approved on 23/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 03.02A

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

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

3) UNI

The windows on the west elevation shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

BH2008/02537

41 Auckland Drive Brighton

Two storey side extension.

Applicant: Mr Lee Burton

Officer: Chris Swain 292178

Approved on 22/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.02A

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

north east facing 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.

3) 03.02A

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

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

BH2008/02619

15 Leybourne Road Brighton

First floor extension to residential property.

Applicant: Mr Lawes

Officer: Aidan Thatcher 292265

Refused on 25/09/08 DELEGATED

1) UNI

The proposed extension by reason of its scale, bulk, design and siting will not enhance the positive qualities of the neighbourhood and would harm the visual amenity and character of the area and existing dwelling. This is contrary to policies QD1, QD2, QD14 of the Brighton & Hove Local Plan.

QUEEN'S PARK

BH2008/01235

118 -120 St Georges Road Brighton

Alterations to the existing rear restaurant terrace with construction of sound proof conservatory on the basement terrace with extension of the existing ground floor balcony over part of the proposed conservatory.

Applicant: La Fourchette Ltd

Officer: Liz Holt 291709

Refused on 16/09/08 DELEGATED

1) UNI

The use of the proposed rear conservatory and extended existing ground floor balcony by patrons of the restaurant would result in an increase in level of noise and disturbance to the residential properties located within close proximity of the premises of detriment to the amenities of these neighbouring properties, contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The applicant has failed to demonstrate that the minimisation and reuse of construction industry waste has been sought in an effective manner, contrary to policies SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document Construction and Demolition Waste (SPD03).

BH2008/01745

7 St Georges Terrace Brighton

Basement extension to rear and reinstating of basement front door.

Applicant: Mr Mohamed

Officer: Aidan Thatcher 292265

Approved on 24/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country

Planning Act 1990

2) 13.02A

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

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

BH2008/02204

3 East Drive Brighton

Addition of solar thermal panels to side elevation of front gable.

Applicant: Mr Chris Jessop

Officer: Sonia Kanwar 292359

Refused on 30/09/08 PLANNING COMMITTEE

1) UNI

The proposed solar panels, by virtue of their size and positioning within the front roofslope would appear as an incongruous feature unrelated to the overall design of the roof and front elevation and would detract from the wider historic roofscape and fail to preserve the character and appearance of the Queen's Park Conservation Area and would harm the setting of the historic Queen's Park. As such the proposal is contrary to policies QD1, QD14, HE6 and HE11 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

BH2008/02263

5 Stanley Street Brighton

Addition of a first floor rear extension on top of existing ground floor extension. To include one velux window on new extension and addition of another above existing stairwell.

Applicant: Mr Jeremy Long

Officer: Louise Kent 292198

Approved on 24/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.02A

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

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

3) 03.02A

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

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

BH2008/02380

Alliance Pharmacy 105 St Georges Road Brighton

New illuminated hanging and fascia signs to bring premises in line with Boots corporate image.

Applicant: Boots the Chemist Ltd

Officer: Helen Hobbs 293335

Refused on 25/09/08 DELEGATED

1) UNI

The proposed projecting sign due to its scale, positioning and method of illumination, would be unduly prominent and fail to respect the character and appearance of the existing building and the wider area. The proposal would be detrimental to the character and appearance of the street scene and the East Cliff Conservation Area and contrary to policies QD12, HE9 and Supplementary Planning Document (SPD07) on Advertisements.

2) UNI2

The proposed fascia sign due to its form and method of illumination, would be unduly prominent and fail to respect the character and appearance of the existing building and the wider area. The proposal is considered inappropriate and detrimental to the character and appearance of the street scene and the East Cliff Conservation Area contrary to policies QD12, HE9 and Supplementary Planning Document (SPD07) on Advertisements.

BH2008/02406

6 East Drive Brighton

Installation of solar panel and two velux windows on roof.

Applicant: Mrs Sue Peires

Officer: Helen Hobbs 293335

Approved on 01/10/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 13.05A

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

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

3) UNI

The solar panel hereby approved shall be no more than 2.5 metres in width and 1.1 metres in height and no part of the panel shall protrude more than 200 millimetres beyond the plane of the existing roofslope when measured from the perpendicular with the external surface of the roofslope.

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

BH2008/02478

14-17 Manchester Street Brighton

Listed Building Consent for internal alterations associated with a change of use of existing ground floor theatre bar (D1/D2) to office (B1).

Applicant: Ms Angi Mariani

Officer: Anthony Foster 294495

Refused on 30/09/08 DELEGATED

1) UNI

The proposed internal alterations at ground floor level will have a negative impact upon the historic openness of the interior layout and would harm the internal architectural and historic character and appearance of the Grade II listed building. As such the proposal is contrary to policy HE1 of the Brighton & Hove Local Plan,

the Council's Supplementary Planning Guidance Notes SPGBH11: Listed Building Interiors and SPGBH13: Listed Buildings - General Advice.

BH2008/02553

45 Sutherland Road Brighton

Certificate of Lawfulness for a proposed side/rear single storey extension.

Applicant: Mr Michael Phelan

Officer: Helen Hobbs 293335

Approved on 22/09/08 DELEGATED

ROTTINGDEAN COASTAL

BH2008/00509

46 Oaklands Avenue Brighton

Conversion of two flats into one bungalow and one house.

Applicant: Pembroke Property Holdings & Investment Ltd

Officer: Louise Kent 292198

Approved on 16/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.03A

The two rear bathroom windows shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

3) 04.02A

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

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

4) UNI

No development shall take place until a scaled metric drawing of the new front garden wall between the two dwellings hereby approved has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the agreed details.

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

BH2008/00689

Flat 5 41 Sussex Square Brighton

Replacement windows from UPVC to timber.

Applicant: Mr Peter Aeberhard

Officer: Helen Hobbs 293335

Approved on 22/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

BH2008/01114

Land adjacent to 6 Royles Close Rottingdean Brighton

Erection of 1 No. detached chalet bungalow at land adjacent to No. 6 Royles Close.

Applicant: Mr John Dennehy

Officer: Kathryn Boggiano 292138

Approved on 30/09/08 PLANNING COMMITTEE

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.01A

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

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

3) 02.02A

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

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

4) 02.03A

The rear dormer windows serving the master bedroom and en-suite shall not be glazed otherwise than with obscured glass and open inwards and thereafter permanently retained as such.

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

5) 02.06A

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

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

6) 03.01A

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

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

7) 04.02A

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

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

Brighton & Hove Local Plan.

8) 05.01AA

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

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

9) 05.03

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

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

10) 06.01A

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

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

11) 06.02A

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

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

12) B04.01

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

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area, in accordance with Brighton & Hove Local Plan policies QD1, QD2, QD15 and QD16.

13) B04.02

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, in accordance with Brighton & Hove Local Plan policies QD1, QD2, QD15 and QD16.

14) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall be implemented fully in accordance with the tree and root protection details contained within the 'Development Site Arboricultural Report' by R.W. Green submitted on the 27 June 2008.

Reason: To ensure the protection of trees and to comply with policy QD16 of the Brighton & Hove Local Plan.

15) UNI

Prior to commencement of development a scheme detailing the method of constructing the foundations of the garage hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: To ensure that the proposed development does not adversely impact on protected trees on or adjoining the site and to comply with policy QD16 of the Brighton & Hove Local Plan.

16) UNI

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

Reason: To ensure that the proposed development addresses the travel demand arising from the intensification of use on the site in accordance with Brighton & Hove Local Plan policies SU15, TR1, TR19 and QD28 of the Brighton & Hove Local Plan.

BH2008/01126

Land adjacent to 21 Royles Close Rottingdean

Erection of 1 no. detached chalet bungalow at land adjacent to number 21.

Applicant: Mr Martin Dennehy

Officer: Kathryn Boggiano 292138

Approved on 24/09/08 PLANNING COMMITTEE

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.01A

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

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

3) 02.02A

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that

Order with or without modification), no window, dormer window or rooflight other than those expressly authorised by this permission shall be constructed without Planning Permission obtained from the Local Planning Authority.

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

4) 02.06A

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

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

5) 03.01A

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

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

6) 04.02A

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

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

7) 05.01AA

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

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

8) 05.03

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

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

9) 06.01A

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

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

10) 06.02A

The development hereby permitted shall not be commenced until details of

secure cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

11) B04.01

No development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. Such scheme shall include specific planting proposals, and 2 additional trees to replace the tree which has been removed which is the subject of a Tree Preservation Order.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area, in accordance with Brighton & Hove Local Plan policies QD1, QD2, QD15 and QD16.

12) B04.02

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, in accordance with Brighton & Hove Local Plan policies QD1, QD2, QD15 and QD16.

13) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall be implemented fully in accordance with the tree and root protection details contained within the 'Development Site Arboricultural Report' by R.W. Green submitted on the 27 June 2008.

Reason: To ensure the protection of trees and to comply with policy QD16 of the Brighton & Hove Local Plan.

14) UNI

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

Reason: To ensure that the proposed development addresses the travel demand arising from the intensification of use on the site in accordance with Brighton & Hove Local Plan policies SU15, TR1, TR19 and QD28 of the Brighton & Hove Local Plan.

BH2008/01350

Saltdean Skatepark Saltdean Park Saltdean

Extension of existing skate park to accommodate a further two units.

Applicant: Brighton & Hove City Council

Officer: Aidan Thatcher 292265

Approved on 23/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) UNI

The external finishes of the proposed external railings and new hardsurface hereby permitted shall match in material, colour, style, bonding and texture those of the existing.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenities of the area and to comply with policies QD1 and SR17 of the Brighton & Hove Local Plan.

BH2008/01407

46 Wivelsfield Road Saltdean

Certificate of Lawfulness for proposed roof conversion to provide side gables, rear dormer and balcony and front rooflight.

Applicant: Mr Neil Turner

Officer: Sonia Kanwar 292359

Approved on 25/09/08 DELEGATED

BH2008/01439

West View Steyning Road Rottingdean

Demolition of existing extension, new single storey extension and conversion of existing garage.

Applicant: Mr A Laurillard

Officer: Sonia Kanwar 292359

Refused on 22/09/08 DELEGATED

1) UNI

The proposed balcony and balustrading is an inappropriate addition and would form an incongruous feature within the street scene, to the detriment of the character and appearance of the Rottingdean Conservation Area and would detract from the setting and views of the adjacent Listed Buildings, no. 5 & 6 Vicarage Terrace. As such the proposal is contrary to policies QD2, QD14, HE3 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension, by virtue of its design, siting, detailing and visibility, would detract from the setting and views of the street scene and the neighbouring Listed Buildings, and would harm the character and setting of the Rottingdean Conservation Area. As such the proposal is contrary to policies QD2, QD14, HE6 and HE3 of the Brighton & Hove Local Plan.

3) UNI3

Due to the position, height and projection of the balcony in close proximity to the adjacent properties (Nos.5 and 6 Vicarage Gardens), the proposal results in a significant loss of privacy and overlooking of the neighbouring gardens. The proposal therefore leads to a loss of residential amenity and is contrary to policies QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposed gates would result in the loss of a large section of the flint wall to

the detriment of the street scene, and the chevron boarded design of the gates would be out of character with the surrounding area and would be harmful to the character and appearance of the Rottingdean Conservation Area, and as such is contrary to policies QD14 & HE6 of the Brighton & Hove Local Plan.

BH2008/01495

11 The French Apartments De Courcel Road Brighton

Proposed remedial works to windows.

Applicant: Gladedale (South East) Ltd

Officer: Helen Hobbs 293335

Approved on 19/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 14.03A

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

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

BH2008/01496

11 The French Apartments De Courcel Road Brighton

Listed Building Consent for proposed remedial works to windows.

Applicant: Gladedale (Southeast) Ltd

Officer: Helen Hobbs 293335

Approved on 19/09/08 DELEGATED

1) 01.05AA

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

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

2) 14.03A

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

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

BH2008/01604

4 Lenham Road East Saltdean

Roof alterations and enlargement to form two rooms in roof. (Retrospective)

Applicant: Mr Darel Maynard

Officer: Liz Holt 291709

Approved on 23/09/08 PLANNING COMMITTEE

1) 02.02A

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

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

2) UNI

Within 2 months of the approval hereby approved the rear rooflight shall be repositioned and the unauthorized front rooflight, located on the eastern side of the roofslope, shall be removed in accordance with the drawing number ADC165/11 Rev B submitted on 18 July 2008, unless otherwise agreed.

Reason: To protect the visual amenities of the area and to comply with policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2008/01782

2 Ashdown Avenue Saltdean

Single storey rear extension.

Applicant: Mrs A McCarthy

Officer: Anthony Foster 294495

Approved on 15/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.02A

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

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

3) 03.02A

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

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

BH2008/01850

Plots 2 and 3 Land at Royles Close Rottingdean

Erection of two new 3 bedroom houses.

Applicant: Royles Close LLP

Officer: Kathryn Boggiano 292138

Approved on 30/09/08 PLANNING COMMITTEE

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.01A

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

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

3) 02.02A

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

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

4) 02.03A

The two rear dormer windows serving the bathroom and en-suite shall not be glazed otherwise than with obscured glass and open inwards and thereafter permanently retained as such.

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

5) 02.06A

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

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

6) 03.01A

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

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

7) 04.02A

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

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

8) 05.01AA

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

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

9) 05.03

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

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document

03 Construction and Demolition Waste.

10) 06.01A

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

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

11) 06.02A

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

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

12) B04.01

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

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area, in accordance with Brighton & Hove Local Plan policies QD1, QD2, QD15 and QD16.

13) B04.02

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, in accordance with Brighton & Hove Local Plan policies QD1, QD2, QD15 and QD16.

14) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall be implemented fully in accordance with the tree and root protection details contained within the 'Development Site Arboricultural Report' by R.W. Green submitted on the 27 June 2008.

Reason: To ensure the protection of trees and to comply with policy QD16 of the Brighton & Hove Local Plan.

15) UNI

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

Reason: To ensure that the proposed development addresses the travel demand arising from the intensification of use on the site in accordance with Brighton & Hove Local Plan policies SU15, TR1, TR19 and QD28 of the Brighton & Hove

Local Plan.

BH2008/01947

Flat 8 31 Sussex Square Brighton

Conversion of 1 bed flat to two bed roomed flat.

Applicant: Mr John Hammond

Officer: Steve Lewis 292321

Approved on 12/09/08 DELEGATED

1) 01.05AA

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

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

2) UNI

No works shall take place until full details of the proposed doors, skirting boards, architraves, cornicing and door surrounds, including 1:20 sample elevations and 1:1 profiles of the above have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2008/02079

27 Oaklands Avenue Saltdean Brighton

Proposed rear conservatory.

Applicant: Mr George Moir

Officer: Helen Hobbs 293335

Approved on 12/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 03.02A

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

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

BH2008/02272

Roedean School Roedean Way Brighton

Listed building consent for installation of a new double-leaf fire exit door to east elevation of chapel and construction of a footpath.

Applicant: Mr Paul De Garis

Officer: Chris Swain 292178

Approved on 29/09/08 DELEGATED

1) 01.05AA

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

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

2) 03.02A

The external finishes of the development hereby permitted shall match in

material, colour, style, bonding and texture those of the existing building.
Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2008/02274

Keswick House Roedean School Roedean Way Brighton

Listed Building Consent for internal fire precautions including omission of previously approved automatic sprinkler installation to 'pink' dormitory and replacement with staircase bypass to third floor only and other internal alterations.

Applicant: Mr Paul de Garis Estate Manager

Officer: Chris Swain 292178

Approved - no conditions on 29/09/08 DELEGATED

BH2008/02284

Roedean School Roedean Way Brighton

Installation of a new double-leaf fire exit door to east elevation of chapel and construction of a footpath.

Applicant: Mr Paul de Garis

Officer: Chris Swain 292178

Approved on 29/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 03.02A

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

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

BH2008/02302

12 Falmer Avenue Saltdean Brighton

Single storey extensions to side and rear of property.

Applicant: Mr R Thomas

Officer: Sonia Kanwar 292359

Approved on 25/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.02A

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

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

3) 03.02A

The external finishes of the development hereby permitted shall match in

material, colour, style, bonding and texture those of the existing building.
Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2008/02352

30 Cliff Road Brighton

Conversion of existing dwelling house to form 1 no. one bedroom flat and 1 no. three bedroom maisonette.

Applicant: Ms Helen Sywak

Officer: Sonia Kanwar 292359

Approved on 15/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.05A

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

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

3) 04.02A

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

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

4) 05.04

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

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development, in accordance with policy SU2 of the Brighton & Hove Local Plan.

5) 06.03A

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

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

6) UNI

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

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

BH2008/02457

23 Saltdean Drive Saltdean Brighton

Demolition of existing garage and erection of new conservatory.

Applicant: Mr E Topping

Officer: Sonia Kanwar 292359

Approved on 11/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.02A

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

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

3) 03.02A

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

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

BH2008/02638

10 Eley Drive Rottingdean

Single storey rear extension.

Applicant: Mr & Mrs Van Wensveen

Officer: Sonia Kanwar 292359

Approved on 25/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.02A

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

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

3) 02.07A

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

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

4) 03.02A

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

WOODINGDEAN

BH2008/01670

7 Rudyard Close Brighton

Demolition of conservatory and erection of two storey side extension.

Applicant: Mr Lee Cooper

Officer: Louise Kent 292198

Refused on 01/10/08 DELEGATED

1) UNI

The two storey extension, due to its siting, height, massing and design of the roof, is not well designed in relation to the existing property and row of terrace houses. As such it would form an unsympathetic and incongruous addition and would be detrimental to the character and appearance of the existing property and the row of terraces, contrary to policies QD1, QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension, by virtue of its siting, height, design and massing, would fail to maintain an appropriate gap between the building and the joint boundary, would result in a loss of light and aspect to the side windows present on 27C The Ridgway and would have an overbearing and enclosing impact on that property. As such the proposal would adversely impact on the levels of residential amenity currently enjoyed by 27C The Ridgway, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/01743

89 The Ridgway Brighton

Proposed single storey extension to rear.

Applicant: Mr Chamberlain

Officer: Helen Hobbs 293335

Approved on 25/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 03.02A

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

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

3) UNI

No development shall take place until details of the boundary screening are submitted to and approved in writing by the Local Planning Authority. The boundary screening shall be fully implemented before the development is brought into use.

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

BH2008/02466

Land adjacent to 49A Channel View Road Brighton

Outline application for the erection of a single dwelling.

Applicant: Mr Terry schan

Officer: Anthony Foster 294495

Refused on 22/09/08 DELEGATED

1) UNI

The Applicant has failed to demonstrate that the site can adequately support a dwelling, that the proposal would not result in overdevelopment of the site and that the proposal would not have a detrimental impact on the street scene and the character and appearance of the surrounding area. As such the proposal is contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

2) UNI2

The Applicant has failed to demonstrate that the site can support an adequate outdoor amenity area of a sufficient size, and that the proposal would not represent a poor standard of residential living conditions for future occupiers of the site which would be contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

BH2008/02596

14 Downs Valley Road Brighton

Construction of attached single storey garage to the southern facade of the existing house.

Applicant: Mr Alan Mills

Officer: Anthony Foster 294495

Approved on 23/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 03.02A

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

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

BH2008/02631

38 Rosebery Avenue Brighton

Two storey rear extension.

Applicant: Mr M Humby

Officer: Chris Swain 292178

Approved on 29/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.02A

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

Reason: To safeguard the amenities of the occupiers of nearby properties and to

comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) 03.02A

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

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

BRUNSWICK AND ADELAIDE

BH2008/01033

Peace Statue Toilet Block Brunswick Lawns Kings Esplanade Hove

Conversion of vacant underground public toilets into new clubhouse and storage area for Brighton & Hove Petanque club.

Applicant: Ms Jayne Babb

Officer: Guy Everest 293334

Approved on 23/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 05.02A

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

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

3) UNI

No development shall commence until details of the proposed steel entrance gate, including proposed elevations, profiles and a painting schedule, have been submitted to and approved in writing by the Local Planning Authority. The gate shall be installed in accordance with the agreed details and be 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.

BH2008/01272

Store Rear Of 34 Adelaide Crescent Hove

Change of use and alteration to existing pavilion building at rear of 34 Adelaide Crescent to form residential studio.

Applicant: Mr Dominic Judd

Officer: Ray Hill 292323

Approved on 16/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.03A

The wet room window 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.

3) 02.06A

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

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

4) 05.04

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

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development, in accordance with policy SU2 of the Brighton & Hove Local Plan.

5) 06.02A

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

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

6) 14.01A

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

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

7) UNI

No works shall commence until 1:20 sample elevations and sections, and 1:1 joinery sectional profiles of all new joinery work including the decorative eaves valance, new windows and doors have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

8) UNI

No works shall commence until 1:5 sample elevations of the cills and reveals of the windows and doors have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

9) UNI

No development shall take place until a scheme for hard and soft landscaping has been submitted to and approved in writing by the Local planning Authority. The scheme shall include details of new planting, hard surfacing, means of enclosure and any other items as required by the Local Planning Authority.

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

10) UNI

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

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

11) UNI

No development shall take place until details of the arrangements to ensure that the development shall remain genuinely car free at all times have been agreed in writing with the Local Planning Authority. The agreed measures shall be implemented in full before the development is occupied, unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure that the proposed development does not place undue pressure on existing on-street parking in the city and provides for the travel demands it creates, to comply with policies TR1 and HO7 of the Brighton & Hove Local Plan.

12) UNI

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

Reason: To ensure that the proposed development provides for the travel demands that it creates and to comply with policies TR1, SU15 and QD28 of the Brighton & Hove Local Plan.

BH2008/01587

Lower Ground Floor 7 Adelaide Crescent Hove

Relocation of kitchen.

Applicant: Ms Sanjana Kaura

Officer: Paul Earp 292193

Approved on 24/09/08 GOVERNMENT OF THE SOUTH EAST

1) 01.05AA

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

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

BH2008/01749

Flat 1 32 Brunswick Square Hove

Internal works including relocating kitchen & bathroom, new boiler and reinstatement of original door opening.

Applicant: Ms Rachel Atherton
Officer: Jason Hawkes 292153

Approved on 17/09/08 DELEGATED

1) 01.05AA

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

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

2) UNI

Prior to any works commencing, further details of the new internal door and adjacent panelling shall be submitted to and approved in writing by the Local Planning Authority. Ideally, the mid rail of the new door should line up with the mid rail of the existing panel. The works shall be carried out in strict accordance with the approved details.

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

3) UNI

Prior to the use of the new flue, the redundant boiler flue shall be removed and the wall made good to match the existing wall.

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

BH2008/02051

4 Adelaide Mansions Hove

Installation of a new steel Bressummer beam to support defective brick arch and existing steel beam, replacement of bar roof covering and associated internal and external remedial works associated with the proposal.

Applicant: Three & Four Adelaide Mansions Hove Limited
Officer: Jason Hawkes 292153

Approved on 18/09/08 DELEGATED

1) 01.05AA

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

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

2) UNI

All disturbed surfaces shall be restored to their original conditions with matching moulding profiles.

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

BH2008/02346

72 Wilbury Road Hove

Conservation Area Consent for demolition of an existing double garage, forecourt and associated structure and erection of a new 2 bedroom detached house on 3 levels with parking space and garden.

Applicant: Mr Christopher Hartfield
Officer: Clare Simpson 292454

Refused on 23/09/08 DELEGATED

1) UNI

Policy HE8 of the Brighton & Hove Local Plan states that the demolition of a building within a Conservation Area, which makes a positive contribution to the character or appearance of the Conservation Area will only be permitted

providing a) supporting evidence is submitted with the application which demonstrates that the building is beyond economic repair; b) viable alternative uses cannot be found for the building; and c) the redevelopment both preserves the character of the Conservation Area. The existing building is not of merit, however to allow demolition where no acceptable replacement scheme has been identified could have a negative impact on the character and appearance of the Willett Estate Conservation Area. The proposal is considered contrary to policy HE8 of the Brighton & Hove Local Plan.

BH2008/02349

72 Wilbury Road Hove

Demolition of existing double garage, forecourt and associated structure and erection of two bedroom detached house on 3 levels with parking space and garden.

Applicant: Mr Christopher Hartfield

Officer: Clare Simpson 292454

Refused on 24/09/08 DELEGATED

1) UNI

The sub-division of the existing garden would result a very short rear garden for 72 Wilbury Road which would detract from the garden setting of the property. This would in turn detract from the character and appearance of this part of the Willett Estate Conservation Area. The resulting plot sizes are out of character with prevailing character of the area, therefore the development would appear cramped-in and fail to respect the existing spaces around buildings. The development is contrary to policies QD1 QD2, QD3 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed new building by virtue of height, form and footprint represents an inappropriate form of development which would be sharply out of scale and character with the large villas on either side. The development would appear incongruous in its setting, detracting from the street scene and the dominant characteristics of this part of the Willett Estate Conservation Area. The development is contrary to policies QD1 QD2, QD3 and HE6 of the Brighton & Hove Local Plan.

CENTRAL HOVE

BH2008/01781

Flat 4 1 Third Avenue Hove

Replacement of existing window with timber french doors and replacement of existing door with timber window.

Applicant: Miss Terri Connolly

Officer: Guy Everest 293334

Approved on 25/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 13.03A

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

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

3) UNI

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

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

BH2008/01982

Basement Flat 22 Norton Road Hove

Alterations to converted two rear windows and rear door to two sets of french doors: excavations of rear garden to form patio area: boundary garden fences and replacement front door (retrospective)

Applicant: Ms Catherine Hewson

Officer: Mark Thomas 292336

Refused on 12/09/08 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Policy HE6 states that proposals within or affecting a conservation area should preserve or enhance the character or appearance of the area and should show a consistently high standard of design and detailing reflecting the character or appearance of the area. The French doors at the rear and front door are of inappropriate design and detailing in relation to the host property and the wider Willett Estate conservation area. This would be to the detriment of the property and the surrounding street scene and fails to preserve or enhance the character and appearance of the conservation area. The development would detract from the appearance of the property, contrary to the above policies to the detriment of the visual amenities of the area.

BH2008/02004

Ventnor Hall Blatchington Road Hove

Replacement of 4 timber framed windows with UPVC units.

Applicant: United Reformed Church (Southern Province) Trust Ltd

Officer: Mark Thomas 292336

Approved on 18/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

BH2008/02214

31 Blatchington Road Hove

Conversion of existing house to form lower ground floor and ground floor flats and first floor maisonette.

Applicant: Mr and Mrs Page

Officer: Guy Everest 293334

Approved on 22/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.06A

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

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

3) 05.04

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

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development, in accordance with policy SU2 of the Brighton & Hove Local Plan.

4) UNI

Notwithstanding the approved plans no development shall take place until revised floor plans demonstrating where Lifetime Home standards have been incorporated in the development, particularly with regards the bathrooms, have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details.

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

5) UNI

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

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

BH2008/02610

30 Flag Court Courtenay Terrace Hove

Replacement of existing upvc windows.

Applicant: Mrs A Badalbit

Officer: Mark Thomas 292336

Approved on 26/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) UNI

The glazing pattern of the replacement windows shall exactly match the pattern of

the existing windows.

Reason: For the avoidance of doubt in the interests of the visual amenities of the Conservation Area, in compliance with policy HE6 of the Brighton & Hove Local Plan.

GOLDSMID

BH2008/01556

32 Lorna Road Hove

Certificate of Lawfulness for the proposed development of a loft conversion, including a hip to gable roof extension and a rear dormer.

Applicant: Mr & Mrs Andrew Mainstone

Officer: Wayne Nee 292132

Approved on 16/09/08 DELEGATED

BH2008/01794

19 Denmark Villas Hove

Proposed replacement glass panels on front elevation window.

Applicant: Mrs Ann Bradstock

Officer: Wayne Nee 292132

Approved on 18/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

BH2008/01914

56 Clarendon Road Hove

Replacement of existing windows with double glazed UPVC windows (Retrospective).

Applicant: Ms Seema Parmar

Officer: Mark Thomas 292336

Approved on 12/09/08 DELEGATED

BH2008/02118

61 - 63 Wilbury Road Hove

External replacement of tiles to main entrance steps and landings and to steps leading down to basement flats.

Applicant: 61/63 Wilbury Road Hove Ltd

Officer: Jonathan Puplett 292525

Approved on 17/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

BH2008/02160

90B Livingstone Road Hove

Replacement of rear timber windows and door with UPVC.

Applicant: Mr Clive Rossington

Officer: Mark Thomas 292336

Approved on 12/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

BH2008/02230

103 Goldstone Road Hove

Installation of a new timber sash window above the front door to match the existing first floor windows.

Applicant: Ms Veena Holkar

Officer: Mark Thomas 292336

Approved on 12/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 03.02A

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

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

3) 03.04A

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

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

BH2008/02294

50 Goldstone Villas Hove

Demolition of 2 no. garages to rear of 50 Goldstone Villas and erection of single storey dwelling.

Applicant: Mrs Diane Causton

Officer: Chris Wright 292097

Refused on 23/09/08 DELEGATED

1) UNI

By reason of the limited plot size and site coverage of the new building the proposed development constitutes over development and would have a cramped appearance and set a harmful precedent whilst the siting, form, scale, design and detailing is discordant with the appearance of adjoining buildings, incongruous with the pattern of existing development and detrimental to visual amenity and the historic character and appearance of the Hove Station Conservation Area. The proposal is therefore contrary to policies QD1, QD2, QD3, QD5, HO4 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The residential accommodation provided falls below the standard the Council would reasonably expect by reason of the size and siting of the rear outdoor patio area which is not appropriate to the scale and character of development and would be overlooked by adjoining buildings giving future occupiers of the proposed dwelling no private outdoor amenity space. The proposal therefore conflicts with policies HO5 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development is unacceptable due to the close proximity of the

proposed dwelling and outdoor patio area with existing and adjoining residential uses whereby the noise, light and other activity associated with residential development, which is materially different to the impact of the existing use of the site for parking, would have an adverse impact on the residential amenity and living conditions of existing occupiers of neighbouring buildings. The proposal is therefore contrary to policies HO4 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

Policy HO13 of the Brighton & Hove Local Plan requires new residential dwellings to be built to lifetime homes standard whereby the accommodation can be adapted to meet the needs of people with disabilities without major structural alterations. The proposal represents cramped living arrangements, with a limited internal layout and small bedroom. The proposal does not meet the requirements of policy HO13 of the Brighton & Hove Local Plan.

BH2008/02363

Ground Floor Flat 59 Denmark Villas Hove

Addition of summer house to rear of property.

Applicant: Miss Amanda Sangorski

Officer: Chris Wright 292097

Approved on 22/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 13.01A

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

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

BH2008/02416

11 Hartington Villas Hove

Certificate of Lawfulness consent for proposed hip to gable loft extension and rear dormer.

Applicant: Mr Mike Harrison

Officer: Mark Thomas 292336

Approved on 01/10/08 DELEGATED

BH2008/02446

16 Hove Park Villas Hove

Demolition of existing rear garage and utility space. Erection of single storey side extension, new garden wall and vehicle crossover to front of property.

Applicant: Mr Mark Camillin

Officer: Mark Thomas 292336

Approved on 12/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 03.02A

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

No development shall take place until a Tree Protection Strategy has been submitted to and agreed in writing by the local planning authority. The trees shall be protected to BS5837 (2005) Trees on development sites during construction. The development shall be constructed in strict accordance with the agreed details.

Reason: To protect the Elm tree located on the verge to the front of the property and to comply with policies QD14, QD16 of the Brighton & Hove Local Plan.

BH2008/02456

104 Lyndhurst Road Hove

Change of use from education facility for children and young adults with learning difficulties (D1) to single dwelling house (C3).

Applicant: Mrs Eva Jarvis

Officer: Jason Hawkes 292153

Approved on 18/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 04.02A

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

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

3) 05.04

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

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development, in accordance with policy SU2 of the Brighton & Hove Local Plan.

4) 06.02A

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

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

5) UNI

No development shall take place until details of a scheme to reinstate the existing ambulance space in front of the building to a residents parking space has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in

accordance with the approved details.

Reason: To ensure that the proposed development does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

6) UNI

Prior to the occupation of the building, details showing the re-instatement of the front boundary wall and pier, including a layout plan and elevation drawing, shall be submitted for approval to the Local Planning Authority. The boundary wall and pier shall match the remaining front wall and pier and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to ensure the scheme does not result in the infringement of an on-street parking space and to comply with policies QD1, TR1 and TR7 of the Brighton & Hove Local Plan.

HANGLETON & KNOLL

BH2008/01574

2 Hangleton Valley Drive Hove

Proposed first floor conservatory extension to rear over existing terrace.

Applicant: Mr D Logan

Officer: Jonathan Puplett 292525

Refused on 22/09/08 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed glazed extension located at first floor level is an inappropriate feature which would harm the appearance and integrity of the parent building. The scheme is therefore contrary to the above policy.

2) UNI2

Policies QD14 and QD27 of the Brighton & Hove Local Plan states that Planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. Users of the proposed glazed extension, and the roof terrace area would have views into the rear garden area and bedroom windows of the adjoining semi-detached property no. 2A Hangleton Valley Drive. This would result cause significant harm to the privacy of residents of no. 2A Hangleton Valley Drive. Use of the terrace area would also have the potential to cause significant noise disturbance due to the proximity of the terrace to bedroom windows of no. 2A. The proposal is therefore contrary to the above policies.

BH2008/02229

50 Meadway Crescent Hove

Proposed new detached garage at rear of property.

Applicant: Mr D. Cole

Officer: Jonathan Puplett 292525

Approved on 24/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

BH2008/02267

80 Elm Drive Hove

Erection of PVCU conservatory to rear of property.

Applicant: Mr Hyde

Officer: Mark Thomas 292336

Refused on 22/09/08 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed single storey rear conservatory extension, by virtue of its projection, positioning, and proximity to the neighbouring boundary, forms an inappropriate addition to the property. The development would result in a significant sense of enclosure and consequential loss of outlook for the residents of the property at no. 78 Elm Drive. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/02357

Flat 2 Shanklin Court Hangleton Road Hove

Replace existing timber windows with new UPVC windows.

Applicant: Miss C Lawrence

Officer: Mark Thomas 292336

Approved on 26/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

BH2008/02545

21 Honey Croft Hove

Two storey side extension.

Applicant: Mr & Mrs English

Officer: Mark Thomas 292336

Approved on 22/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 03.02A

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

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

NORTH PORTSLADE

BH2008/02082

57 Graham Crescent Portslade

Single storey front extension.

Applicant: Mrs L Gould

Officer: Clare Simpson 292454

Approved on 18/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 03.02A

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

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

BH2008/02125

5 Village Close Portslade

Provision of proposed decking and raised planter (Retrospective -Partially completed) (Resubmission of application number: BH2008/01071).

Applicant: Mr Rault

Officer: Jonathan Puplett 292525

Refused on 11/09/08 DELEGATED

1) UNI

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

2) UNI2

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The raised terrace structure is an inappropriate addition to the rear garden area which has an overly dominant affect on residents of neighbouring properties. The scheme is therefore contrary to the above policy.

BH2008/02617

30 Graham Crescent Mile Oak Portslade Brighton

Single storey conservatory extension to the rear.

Applicant: Mr & Mrs Bentman

Officer: Mark Thomas 292336

Approved on 26/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 03.02A

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

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

SOUTH PORTSLADE

BH2008/02003

2 Benfield Way Portslade

Proposed vehicular crossover and excavation for car bay.

Applicant: Mr Nick York

Officer: Mark Thomas 292336

Approved on 12/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) UNI

No development shall take place until a Tree Protection Strategy has been submitted to and agreed in writing by the local planning authority. The trees shall be protected to BS5837 (2005) Trees on development sites during construction. The development shall be constructed in strict accordance with the agreed details.

Reason: To protect the fine sorbus tree located on the verge to the front of the property and to comply with policies QD14, QD16 of the Brighton & Hove Local Plan.

BH2008/02023

Land adjacent to 41 Norway Street Portslade Brighton.

Erection of new single-storey dwelling house at land adjacent to 41 Norway Street.

Applicant: Mr S Bourne

Officer: Clare Simpson 292454

Refused on 17/09/08 DELEGATED

1) UNI

The sub-division of the existing garden and creation of an additional plot to the rear is unacceptable in principle and represents an overdevelopment of the site. The development fails to respect the existing spaces between buildings, the resulting plot sizes are out of character with the prevailing character of the area, and any development would appear crammed-in representing an incongruous feature. The development is contrary to policies QD1 QD2, and QD3 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development by virtue building bulk, the site coverage, and close proximity to boundaries, would cause an increased sense of enclosure to adjoining neighbours. The overall impact would be overbearing and un-neighbourly, detrimental to the residential amenity of occupiers of this property contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The development relies on an internal bathroom which in turn places undue reliance on artificial light and ventilation. In addition the applicant has failed to demonstrate how the development incorporates a high standard of efficiency in the use of energy, water and materials. The proposal is contrary to policy SU2 of the Brighton & Hove Local Plan.

BH2008/02115

Land adjacent 56 Shelldale Road Portslade

Demolition of existing garage and replacement with 1 x 3 bedroom two storey detached house.

Applicant: Brighton Business Centre

Officer: Clare Simpson 292454

Approved on 24/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.01A

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

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

3) 02.02A

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

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

4) 02.05A

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

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

5) 03.01A

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

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

6) 04.02A

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

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

7) 05.01A

No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority which details measures to ensure that the development hereby approved will achieve an EcoHomes rating of 'Very Good' or higher or a Code for Sustainable Homes rating of 'Level 3' or higher or an equivalent level of performance if an alternative independently assessed means of sustainability assessment is used. The agreed scheme shall be implemented in strict accordance with the approved details prior to the occupation of the development.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and in accordance with policies S1 of the East

Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan.

8) 05.04

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

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development, in accordance with policy SU2 of the Brighton & Hove Local Plan.

9) UNI

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

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

10) UNI

No works shall commence until full details of a landscaping scheme, which includes hard surfacing, means of enclosure, and planting along the boundaries of the site, have been submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.

11) UNI

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

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

STANFORD

BH2007/01350

116 Goldstone Crescent Hove

Construction of a three storey block of 3 flats (2 x 2 bedroom & 1 x 1 bedroom).

(Amended Scheme)

Applicant: Mr Caveh Sobhanpanah

Officer: Paul Earp 292193

Refused on 24/09/08 DELEGATED

1) UNI

The proposal, by virtue of its scale, height, form and detailing relates poorly to adjacent properties, fails to respect the local context and would look incongruous in the street scene. For these reasons the development is contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan which seek to ensure that new developments emphasise and enhance the positive qualities of the local neighbourhood.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan aims to protect residential amenity. The development, sited on steeply sloping land would dominate properties to the rear in Goldstone Crescent and result in a loss of residential amenity to the occupiers of neighbouring properties by reducing light and outlook and forming a sense of enclosure, result in a loss of privacy from overlooking and increase general disturbance. For these reasons the proposal is contrary to policy QD27.

3) UNI3

The proposed building would be within 3m of a group of Sycamores at the rear of 118 Goldstone Crescent, subject of TPO 2007/3. The applicant has failed to adequately demonstrate that the trees which are the only trees in the vicinity of any stature and significance would not be adversely affected by the development. For this reason the proposal is contrary to policy QD16 of the Brighton & Hove Local Plan which aims to ensure that development does not damage the amenity value and health of trees subject of a Tree Preservation Order.

4) UNI4

The applicant has failed to demonstrate that all of the flats would be built to Lifetime Homes standards where the units can be adapted to meet the needs of people with disabilities without major structural alterations and as such the proposal is contrary to policy HO13 of the Brighton & Hove Local Plan.

5) UNI5

Policy SU2 of the Brighton & Hove Local Plan seeks efficiency in the use of energy, water and materials. Several bathrooms do not benefit from natural light and ventilation and are reliant on artificial light and mechanical extraction. For these reasons the proposal fails to demonstrate how the development would achieve a high standard of efficiency in the use of energy, water and materials and is contrary to policy SU2.

6) UNI6

Policy SU2 of the Brighton & Hove Local Plan seeks adequate provision of refuse and recycling facilities. The proposal does not adequately identify where the facilities would be provided and therefore is contrary to policy SU2.

BH2008/00869

61 Hill Brow Hove

New first floor to create two storey dwelling.

Applicant: Mr T Jeffery

Officer: Jonathan Puplett 292525

Refused on 25/09/08 DELEGATED

1) UNI

The applicant has submitted insufficient information in respect of the height and positioning of properties to either side, including both (existing and proposed) front and rear elevation detail and cross sections for an adequate assessment to

be made as to the effects of the proposal on the appearance of the street scene and neighbouring residential amenities. Furthermore existing and proposed roof plans have not been submitted.

2) UNI2

Notwithstanding reason (1) above, the proposed development would by reason of its scale bulk and design, form an overdominant and incongruous element of the street scene relative to surrounding properties. This would be contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan which seek to ensure high quality design relating to the existing neighbourhood, and the protection of amenity.

3) UNI3

Policies QD14 and QD27 state that planning permission will not be granted for alterations which would cause material nuisance and loss of amenity to existing / future residents. The proposed development would have an overbearing impact on the residents of the neighbouring properties in Hill Drive, nos. 59 and 63 Hill Brow, and would also result in overshadowing of these properties, causing significant harm to the amenity of neighbouring residents. The proposed scheme is therefore contrary to the above policies.

BH2008/01676

219 Nevill Road Hove

Construction of new dwelling house including new vehicular crossover.

Applicant: Mr A Smith

Officer: Jason Hawkes 292153

Refused on 24/09/08 DELEGATED

1) UNI

Policies QD1, QD2, and QD3 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy HO4 states that residential development will be permitted at higher density where it can be demonstrated that the proposal exhibits a high standard of design. The proposed dwelling by virtue of its excessive scale, design and height is considered to be an overdevelopment of the site which fails to respect the constraints of the site and its relationship to surrounding residential properties and will appear as an inappropriate addition in the street scene. The proposal is therefore contrary to the above policies.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan seeks to protect the residential amenity of neighbouring properties. Having regard to the position of the side terraced area and location of the windows and patio doors in the side (south east) elevation of the proposed house in close proximity to the adjacent property, the development will result in a significant loss of privacy, overlooking and noise disturbance to the adjacent house at 34 Goldstone Way. Additionally, due to the position of the dwelling in close proximity to the boundary with the adjacent property to the northwest, the proposal results in a significant loss of privacy and overlooking to the adjacent garden. The proposal therefore leads to a loss of amenity and is contrary to the above policy.

3) UNI3

Policy HO13 of the Brighton & Hove Local Plan requires new residential dwellings to be built to a lifetime homes standard whereby the accommodation can be adapted to meet the needs of people with disabilities without major structural alterations. Planning Advice Note 3: Accessible Housing and Lifetime Homes also outlines the Council approach and requirements for lifetime homes. Insufficient information has been submitted with the application to demonstrate how the requirements of policy HO13 have been met.

BH2008/01770

39 Benett Drive Hove

Removal of existing roof and erection of first floor extension to form two-storey dwelling.

Applicant: Mr & Mrs Holden

Officer: Jonathan Puplett 292525

Approved on 22/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.02A

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

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

3) 03.01A

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

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

4) UNI

The first floor windows to both sides of extended dwelling hereby approved shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.

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

5) UNI

The height of the building hereby approved in relation to the adjoining properties shall be constructed in strict compliance with contextual drawing no. 477/03 rev. A submitted on the 19th of August 2008.

Reason: For the avoidance of doubt to ensure a satisfactory appearance to the property, to safeguard the amenity of residents of neighbouring properties, and to comply with policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/01915

46 Hove Park Road Hove

Single storey rear extension to accommodate swimming pool.

Applicant: Mr T Ratcliffe

Officer: Jonathan Puplett 292525

Approved on 19/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) UNI

No development shall take place until a scheme for 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 plant and machinery shall not commence until all specified works have been carried out to the satisfaction of the Local Planning Authority.

Reason: In order to safeguard the residential amenity of nearby occupiers and to comply with policies QD27 and HO26 of the Brighton & Hove Local Plan.

3) UNI

No development shall take place until further information regarding the minimisation of Construction and demolition waste, specifically details of the waste carrier(s) to be employed during the construction of the scheme hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

4) UNI

No development shall take place until further information (in the form of a method statement) has been submitted regarding the protection of the existing Cedar and Silver Birch trees located in the rear garden of the site during construction works. The trees shall be protected during construction works in compliance with standard BS 5837 (1989).

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

BH2008/02111

34 Court Farm Road Hove

Conversion to 2 maisonettes and flat in attic space including 2 storey side extension with rear roof terrace and dormer, rooflights, solar panels and division of rear garden.

Applicant: Mr & Mrs Mirzadeh

Officer: Jason Hawkes 292153

Refused on 16/09/08 DELEGATED

1) UNI

Policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan require that proposals demonstrate a high standard of design and are well sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed side extension, by virtue of its excessive size and inappropriate design, would form an incongruous and unsympathetic feature poorly related to the uniform appearance of the pair of semi-detached houses and will be detrimental to the visual amenity of the overall street scene. Additionally, the design and features of the extension with the large dormer, roof terrace and open stairwell further detract from the appearance of the building and are deemed inappropriate additions. The proposal is therefore contrary to the objectives of development plan policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1: Roof Alterations and Extensions.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan states that permission for development will not be granted where it would cause material nuisance and loss

of amenity to existing and proposed adjacent residents as well as future occupiers. The proposed conversion to provide three residential units results in a poor layout for the residential units with insufficient sized living areas and inadequate outlook and light. Overall, the scheme is judged to provide an inappropriate and poor standard of accommodation and a cramped and confined internal environment that would provide inadequate living conditions for future occupiers. Having regard to the constraints of the site, the division of the building and extension into three separate residential units is considered an overdevelopment of the site detrimental to the amenity of future occupiers. The proposed roof terrace also results in overlooking of the gardens of the proposed residential units and adjacent gardens as well as noise disturbance, causing a loss of amenity. The proposal is therefore contrary to the above policy.

3) UNI3

Policy HO13 of the Brighton & Hove Local Plan requires new residential dwellings to be built to a lifetime homes standard whereby the accommodation can be adapted to meet the needs of people with disabilities without major structural alterations. Insufficient information has been submitted with the application to demonstrate how the requirements of policy HO13 have been met.

4) UNI4

Policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 on Construction and Demolition Waste seek to reduce construction waste and require, as best practice, a Waste Minimisation Statement demonstrating how elements of sustainable waste management have been incorporated into the scheme. Insufficient information has been submitted with the application to demonstrate how these requirements have been met.

5) UNI5

Policy SU2 of the Brighton & Hove Local Plan requires the provision of general facilities for refuse, waste recycling and composting. Insufficient information has been provided to show how this provision has been provided for the 3 residential units. The scheme is therefore contrary to the above policy.

BH2008/02112

56 Hill Brow Hove

Proposed first floor front extension with hipped roof over existing garage; alter existing gable end to form matching hipped roof

Applicant: Mr Wayne Grundy

Officer: Jason Hawkes 292153

Approved on 18/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) UNI

The roofing materials of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building and the rendered finish and windows of the extension shall match the rest of the renovated house as indicated on drawing P5.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to

3) UNI

The screen as indicated on drawing no.P5 shall be installed before the balcony is brought into use. The screen shall be retained as such thereafter.

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

Local Plan.

4) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other order revoking that Order with or without modification), no window other than expressly authorised by this permission shall be constructed to the side (south facing) elevation of the approved extension without Planning Permission obtained from the Local Planning Authority, unless otherwise agreed in writing.

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

BH2008/02148

37 Hill Drive Hove

Addition of single door and single window panel to approved extension and change from one rear window to french doors (alterations to approved application BH2007/03301) (part retrospective).

Applicant: Ms Malahat Najafi

Officer: Jason Hawkes 292153

Approved on 17/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.07A

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

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

3) UNI

For the avoidance of doubt, the window on the side elevation of the extension shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such, unless otherwise agreed with the Local Planning Authority in writing.

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

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other order revoking that Order with or without modification), no window other than expressly authorised by this permission shall be constructed to the side elevation of the approved extensions without Planning Permission obtained from the Local Planning Authority, unless otherwise agreed in writing.

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

BH2008/02249

40 Goldstone Crescent Hove

Certificate of Lawfulness for proposed hip to barn end roof extension, rear dormers and rooflights to front and rear roofslopes.

Applicant: Mr King

Officer: Mark Thomas 292336

Approved on 16/09/08 DELEGATED

BH2008/02321

4 Queen Victoria Avenue Hove

Construction of rear conservatory.

Applicant: Mr Mark Pilbeam

Officer: Mark Thomas 292336

Approved on 19/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 03.02A

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

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

BH2008/02333

2a Radinden Manor Road Hove

Proposed new opening to ground floor rear of the property to add sliding doors. Removal of existing dormer on first floor to be replaced with new dormer with double doors and a Juliet balcony.

Applicant: Ms Emma Dunstan

Officer: Wayne Nee 292132

Refused on 24/09/08 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Further advice is contained within Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBHI). The proposed rear dormer, by reason of its size, bulk and design, is considered to form an unacceptable alteration to the rear roof slope. As such, the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and SPGBH1.

BH2008/02353

15 Sandringham Drive Hove

Hip to gable roof extension, including rear dormer.

Applicant: Mr Danny Kendall

Officer: Chris Wright 292097

Approved on 26/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.03A

The north facing landing window shall not be glazed otherwise than with obscured glass top hung and thereafter permanently retained as such.

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

3) 03.02A

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

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

BH2008/02390

Lloret Lodge 64-66 The Upper Drive Hove

Conversion of roofspace to form two 1 no. bedroom flats including front and rear dormers and rooflights; two-storey rear extension to form extensions to existing studios.

Applicant: Geneva Investment Group

Officer: Jason Hawkes 292153

Refused on 24/09/08 DELEGATED

1) UNI

Policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan require that proposals demonstrate a high standard of design and are well sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed rear extension, by virtue of its excessive size and inappropriate design, would form an incongruous and unsympathetic feature poorly related to the appearance of the pair of semi-detached buildings and will be detrimental to the visual amenity of the surrounding area. The proposal is therefore contrary to the objectives of development plan policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

Policy QD27 states that permission for development will not be granted where it would cause material nuisance and loss of amenity to existing and proposed adjacent residents as well as future occupiers. The proposed conversion to provide two residential units in the roof space results in a poor layout for the residential units with insufficient sized living areas and inadequate outlook and light. Overall, the scheme is judged to provide an inappropriate and poor standard of accommodation and a cramped and confined internal environment that would provide inadequate living conditions for future occupiers. The proposal is therefore contrary to the above policy.

3) UNI3

Policy TR1 of the Brighton & Hove Local Plan states development proposals should provide for the demand for travel they create. No parking is provided as part of the scheme despite an additional parking demand resulting from the proposed development of additional residential accommodation. This would result in additional demand for on-street parking within an area of limited off street parking spaces and is therefore contrary to planning policies TR1, TR19 and SU15 of the Brighton & Hove Local Plan.

4) UNI4

Policy HO13 of the Brighton & Hove Local Plan requires new residential dwellings to be built to a lifetime homes standard whereby the accommodation can be adapted to meet the needs of people with disabilities without major structural alterations. Insufficient information has been submitted with the application to demonstrate how the requirements of policy HO13 have been met.

5) UNI5

Policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 8 on Sustainable Building Design requires all proposals to demonstrate a high standard of efficiency in the use of energy, water and materials. Furthermore policy SU13 and Supplementary Planning Document 03 on Construction and Demolition Waste seek to reduce construction waste and require, as best practice, a Waste Minimisation Statement demonstrating how elements of sustainable waste management have been incorporated into the scheme. Insufficient information has been submitted with the application to demonstrate how these requirements have been met.

BH2008/02402

26 Hill Drive Hove

Replacement garage with garden room under (resubmission of refused application BH2008/01303).

Applicant: Dr Ahmad

Officer: Wayne Nee 292132

Approved on 16/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

WESTBOURNE

BH2008/01672

2 Montpelier Street Brighton

1 no. conservation style roof light to front slope, 2 no. dormers to rear slope, construction of a room in roof, internal alterations to accommodate new access to room in roof and compartmentalisation of lower ground floor kitchen.

Applicant: Ms Halinka Fraser

Officer: Ray Hill 292323

Approved on 25/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 05.02A

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

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

3) UNI

The rooflights in the approved development shall be traditional steel or cast metal 'conservation style' ones fitted flush with the adjoining roof surface and shall not project above the plane of the roof, details of which shall be submitted to and approved by the Local Planning Authority before work commences.

Reason: To ensure a satisfactory appearance to the development and to comply

with policies HE1 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 01- Roof Alterations and Extensions.

4) UNI

The new dormer windows shall be single glazed painted timber vertical sliding sashes with concealed trickle vents to match exactly the original sash windows, including their architrave, frame and glazing bar dimensions and mouldings and subcill details and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note SPGBH01 Roof Alterations and Extensions.

5) UNI

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

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note SPGBH01 Roof Alterations and Extensions.

BH2008/01732

First Floor Flat 13 Modena Road Hove

Replacement windows.

Applicant: Miss Kathleen Burne

Officer: Ray Hill 292323

Approved on 25/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

BH2008/01965

26 Cowper Street Hove

Room in roof with rear dormer and front rooflights.

Applicant: Mr Brett Marshall

Officer: Jonathan Puplett 292525

Refused on 17/09/08 DELEGATED

1) UNI

The proposed rear dormer would harm the appearance of the roofslope by virtue of its form, excessive size, window design, and large areas of cladding. The dormer would represent an unsightly and bulky addition to the existing building, detracting from the character and appearance of the property. The proposal is therefore contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan and to the provisions of supplementary planning guidance note SPGBH1: roof extensions and alterations.

BH2008/02103

35 Raphael Road Hove

Certificate of Lawfulness for proposed demolition of existing conservatory and construction of single storey rear extension.

Applicant: Mr & Mrs Alister Morten

Officer: Mark Thomas 292336

Approved on 16/09/08 DELEGATED

BH2008/02107

149-151 Kingsway Hove

Demolition of existing dwellings and erection of 8 apartments with associated

parking and gardens.

Applicant: Stanmede Ltd

Officer: Clare Simpson 292454

Refused on 15/09/08 DELEGATED

1) UNI

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

BH2008/02246

27 to 29 Consecutive Arthur Street Hove

Amendment to planning permission BH2005/01641/FP comprising new access position and elevational changes to the rear commercial unit (part retrospective).

Applicant: Mr Richard Jackson

Officer: Paul Earp 292193

Approved on 15/09/08 DELEGATED

1) UNI

The refuse and recycling facilities indicated on the plans hereby approved shall be fully implemented and made available for use within 2 months of the date of this approval. The facilities shall thereafter be retained for use at all times.

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

2) UNI

The cycle parking facilities indicated on the plans hereby approved shall be fully implemented and made available for use within 2 months of the date of this approval. The storage facility shall be secure and covered and thereafter be retained for use at all times.

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

3) UNI

Windows to the stairwell above the ground floor entrance doors are to be made opaque within 2 months of the date of this approval and thereafter retained as such at all times. Details of the glazing shall be submitted to and approved by the Local Planning Authority prior to the works being carried out.

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

BH2008/02256

2A Princes Avenue Hove

Enlargement of rear opening and insertion of new folding/sliding doors.

Applicant: Mr Saul Fyne

Officer: Mark Thomas 292336

Approved on 18/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 03.02A

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

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

WISH

BH2008/00778

Tyre Express Ltd Westerman Complex School Road Hove

Change of use of existing tyre sales and fitting to include MOT-Testing.

Applicant: Mr Darren Logan

Officer: Ray Hill 292323

Approved on 18/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

BH2008/02016

8 Kenton Road Hove

Single storey rear extension and rear dormer window.

Applicant: Mr Pascal Madjoudj

Officer: Mark Thomas 292336

Refused on 18/09/08 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposed dormer window is inappropriately sized representing a bulky addition to the property and an overdevelopment of the roofspace. The proposed development would harm the character and appearance of the property. The proposal is therefore contrary to the above policy and guidance.

BH2008/02233

Land to rear of 32 and 33 Boundary Road Hove

Construction of detached two storey ground and lower ground floor dwelling.

Applicant: Mr Daniel Barker

Officer: Guy Everest 293334

Approved on 16/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 03.01A

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

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

3) 05.01A

No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority which details measures to ensure that the development hereby approved will achieve an EcoHomes rating of 'Very Good' or higher or a Code for Sustainable Homes rating of 'Level 3' or higher or an equivalent level of performance if an alternative independently assessed means of sustainability assessment is used. The agreed scheme shall be implemented in strict accordance with the approved details prior to the occupation of the development.

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

4) 05.03

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

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

5) 06.02A

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

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

6) UNI

Notwithstanding the approved plans no development shall take place until revised floor plans are submitting demonstrating that the new dwelling will be constructed to Lifetime Home standards. The development shall be completed in accordance with the agreed details.

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

7) UNI

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

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area, and for this reason would wish to control any future development to comply with QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

8) UNI

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local

Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure the development provides for the travel demands it will create and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

9) UNI

No development shall commence until existing and proposed ground levels at the application site showing the extent and depth of excavation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: To safeguard the visual amenities of the area, and residential amenity of occupiers of nearby properties and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

10) UNI

No development shall take place until a scheme for hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of new planting, hard surfacing, means of enclosure and any other items as required by the Local Planning Authority.

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

11) UNI

All hard landscaping and means of enclosure shall be completed before the development is first occupied. All planting, seeding or turfing included in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building or completion of the development, whichever is the sooner. Any trees or plants which within the 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 interests of the visual amenities of the area and to comply with policy QD15 of the Brighton & Hove Local Plan.

BH2008/02264

160 New Church Road Hove

Certificate of Lawfulness consent for proposed external and internal alterations to existing garage to create a granny annexe.

Applicant: Dr Sunhil Emmanuel

Officer: Chris Wright 292097

Approved on 26/09/08 DELEGATED

BH2008/02317

15 Brittany Road Hove

Single storey rear extension.

Applicant: Mrs Joanne Buck

Officer: Wayne Nee 292132

Approved on 17/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.07A

Access to the flat roof over the extension hereby approved shall be for

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

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

3) 03.02A

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

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

BH2008/02331

26 Derek Avenue Hove

Rear two storey extension and conservatory.

Applicant: Mrs Christine Wicks

Officer: Chris Wright 292097

Approved on 23/09/08 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 03.02A

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

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

3) 05.03

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

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

4) UNI

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

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

BH2008/02465

133 New Church Road Hove

Rear ground floor orangery extension.

Applicant: Mr & Mrs Firsh

Officer: Wayne Nee 292132

Refused on 17/09/08 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed ground floor orangery extension is unduly high and bulky. By virtue of its height, depth, over massing, and location on the boundary with no. 131 New Church Road, it would represent an addition which would result in a significant loss of amenity to the residents at no. 131 New Church Road. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/02498

234 New Church Road Hove

Certificate of Lawfulness for proposed demolition of existing garage and construction of access staircase to first floor level.

Applicant: Mr Gary Peltzer-Dunn

Officer: Mark Thomas 292336

Approved on 22/09/08 DELEGATED

BH2008/02603

Land At Rear Of 240 Portland Road Hove

Demolition of existing garage and construction of a single storey office building. Resurfacing of access from Hogarth Road.

Applicant: Mr Chris Constable

Officer: Chris Wright 292097

Refused on 23/09/08 DELEGATED

1) UNI

The proposed single storey office building together with the area of hardstanding and upgraded vehicular access off Hogarth Road will intensify the usage and levels of activity in this tranquil backland area and would be incongruous with the nature of existing garden uses, garaging and storage uses ancillary to ground floor commercial premises fronting Portland Road, and adjoining residential uses, to the detriment of amenity and the established character and layout of the immediate surroundings. The proposal is therefore contrary to policies QD27 and EM4 of the Brighton & Hove Local Plan.

2) UNI2

Policies QD2 and QD3 of the Brighton & Hove Local Plan require that development takes into account local characteristics including the layout of streets and space and that proposals for backland development will be assessed in relation to the nature of existing development, the prevailing townscape and retention of open spaces. The proposed office building will have greater ground coverage, height and massing than the existing garage and will be situated more centrally in the heart of the garden areas to the rear of Nos. 238-242 Portland Road and near to No. 60 Hogarth Road. The building would have an unduly dominant and obtrusive impact contrary to the prevailing character of the site and its immediate environs and incongruous with the pattern of existing development. The proposal is therefore contrary to the aims and objectives of the above policies.