

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

**PATCHAM**

**BH2011/01989**

**55 Old Mill Close Brighton**

Erection of ground floor rear extension and loft conversion incorporating rear dormers.

**Applicant:** Ms L. Gillespie

**Officer:** Liz Arnold 291709

**Approved on 14/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings titled Existing Elevations and Floor Plans and Ground Floor Extension and Loft Conversion received on 5th July 2011.

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

**BH2011/02199**

**1A Singleton Road Brighton**

Relocation of solar panel from rear to side roofslope, installation of one front rooflight and one rear rooflight.

**Applicant:** Mr Lee Rowland

**Officer:** Jonathan Puplett 292525

**Approved on 13/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The rooflights hereby approved shall not protrude more than 150 millimetres beyond the plane of the slope of the roof when measured from the perpendicular with the external surface of the roof.

*Reason: To ensure an acceptable appearance to the development and to comply with Policy QD14 of the Brighton & Hove Local Plan*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the

approved drawing nos. SRB/136a/002 and SRB/136/103 B received on the 29th of Jul 2011, and drawing no. SRB/136a/001 F received on the 23rd of September 2011.

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

### **BH2011/02403**

#### **33 The Priory London Road Patcham Brighton**

Replacement of existing single glazed windows with UPVC double glazed windows.

**Applicant:** Miss Kayley Hewitt

**Officer:** Sonia Gillam 292359

**Approved on 13/10/11 DELEGATED**

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

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

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

#### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings and technical specification sheet received on the 12th August 2011, and the site location plan received on the 22nd August 2011.

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

### **BH2011/02416**

#### **35 Overhill Drive Brighton**

Erection of part single storey and part two storey rear extension with pitched roof, replacing existing conservatory. Hip to gable roof extension and alterations to fenestration.

**Applicant:** Mr & Mrs Regan

**Officer:** Chris Swain 292178

**Approved on 17/10/11 DELEGATED**

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

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

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

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

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

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

#### **3) UNI**

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

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with drawing nos.816/01 and 816/02A and a site and block plan received on 16

August 2011.

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

**BH2011/02435**

**3 Mayfield Crescent Brighton**

Erection of a two storey side extension.

**Applicant:** Mr & Mrs Barrey

**Officer:** Helen Hobbs 293335

**Approved on 13/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved un-numbered drawings received on 15<sup>th</sup> August 2011.

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

**BH2011/02487**

**41 Sanyhills Avenue Brighton**

Certificate of Lawfulness for proposed loft conversion incorporating hip to barn end roof extension, rear dormer, front rooflights and window to side.

**Applicant:** Mr & Mrs Jeremy Bradford

**Officer:** Helen Hobbs 293335

**Approved on 19/10/11 DELEGATED**

**BH2011/02492**

**2 Ladies Mile Close Brighton**

Certificate of Lawfulness for proposed conservatory to rear.

**Applicant:** Fryer and Bradford

**Officer:** Helen Hobbs 293335

**Approved on 18/10/11 DELEGATED**

**BH2011/02493**

**2 Ladies Mile Close Brighton**

Reconstruction of detached double garage as two storey building to provide annex over garage.

**Applicant:** Fryer and Bradford

**Officer:** Helen Hobbs 293335

**Refused on 19/10/11 DELEGATED**

**1) UNI**

The proposed annexe, due to its poor design and external appearance would form an inappropriate and incongruous addition within the street scene. The proposal would therefore be contrary to policy QD1 and QD2 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed annexe, by reason of its height and bulk in close proximity to no. 63 Ladies Mile Road, would be visually prominent and have an overbearing

appearance that would result in a poor relationship with this neighbouring property. The proposal would therefore be contrary to policy QD14 of the Brighton & Hove Local Plan.

### **3) UNI3**

Insufficient information has been submitted to enable the Local Planning Authority to fully assess the impact of the proposal upon the trees within the area, contrary to policies QD16 and QD27 of the Brighton & Hove Local Plan.

## **BH2011/02539**

### **Unit 6 Crowhurst Road Brighton**

Refurbishment of warehouse to include alterations to existing loading and entrance doors with new canopies over, alterations to fenestration including replacement of the 3 lower levels of existing glazed windows on North elevation with new insulated aluminium faced panels, erection of new Armco barrier in front of loading door at west end of North elevation and erection of pump house and sprinkler tank.

**Applicant:** Bestway Cash & Carry

**Officer:** Helen Hobbs 293335

**Approved on 20/10/11 DELEGATED**

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

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

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

#### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 10869/TP/01, 10869/TP/02, 10869/TP/003, 10869/TP/006, 10869/TP/011 Detail Elevations as Proposed (1) and 10869/TP/011 Detail Elevations as Proposed (2) received on 25th August 2011 and drawing nos. 10869/TP/005 rev A, 10869/TP/08 Rev B, 10869/TP/010 Rev A and 10869/WD/14 received on 9th September 2011.

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

## **BH2011/02562**

### **46 Mackie Avenue Brighton**

Certificate of lawfulness for proposed hip to gable roof extension, rear dormer with Juliet balcony, rooflights to front and new windows to side and rear.

**Applicant:** Mrs Sandra Page

**Officer:** Helen Hobbs 293335

**Approved on 31/10/11 DELEGATED**

## **BH2011/02616**

### **11 Brangwyn Crescent Brighton**

Erection of single storey side extension to replace existing garage and formation of enclosed entrance porch.

**Applicant:** Mr & Mrs S. Elderfield

**Officer:** Sonia Gillam 292359

**Approved on 20/10/11 DELEGATED**

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

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

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

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

The external finishes of the development hereby permitted shall match in

material, colour, style, bonding and texture those of the existing building.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. B182PC/HP/01, 02, 03 and 04 received on the 2nd September 2011.

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

**BH2011/02617**

**28 Brangwyn Avenue Brighton**

Erection of a part 1 part 2 storey front and side extension with associated external alterations.

**Applicant:** Mr & Mrs Bond

**Officer:** Jonathan Puplett 292525

**Approved on 28/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

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

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

**4) UNI**

The north facing side window and door hereby approved shall not be glazed other than with obscured glass and shall be retained as such thereafter.

*Reason: To safeguard the privacy of occupiers of no. 30 Brangwyn Avenue and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**5) UNI**

The development hereby permitted shall be carried out in accordance with the unnumbered drawings received on the 2nd of September 2011.

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

**BH2011/02620**

**39 Sanyhills Avenue Brighton**

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

**Applicant:** Mr Terry & Mrs Sarah Petrie

**Officer:** Sonia Gillam 292359

**Approved on 27/10/11 DELEGATED**

**BH2011/02659**

**10 Buxted Rise Brighton**

Erection of a single storey side and rear extension to replace existing side extension.

**Applicant:** Mr Ben Benatt

**Officer:** Sonia Gillam 292359

**Approved on 27/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. OS/01, 01, 02, 03 and 04 received on the 6th September 2011.

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

**BH2011/02836**

**61A Overhill Drive Brighton**

Loft conversion with extension above existing flat roof, dormers to rear and rooflights to front and sides.

**Applicant:** Mr & Mrs Hubbard

**Officer:** Anthony Foster 294495

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

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 878/01, and site plan and block plan received on the 22 September 2011 and drawings no. 878/02A received on the 1 November 2011

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

**BH2011/02899**

**Land Adjacent to 20 Old London Road Brighton**

Non Material Amendment to BH2010/02328 to lower 3 window cills on the front elevation.

**Applicant:** Mr Jeff Southern

**Officer:** Aidan Thatcher 292265

**Approved on 21/10/11 DELEGATED**

**1) UNI**

The proposed revisions to the scheme approved under application BH2010/02328 are not considered so significant that they warrant the submission of a further application for planning permission.

**BH2011/02943**

**33 Larkfield Way Brighton**

Certificate of lawfulness for a proposed loft conversion incorporating a hip to barn hip roof extension, rear dormer and 3no rooflights to front roofslope.

**Applicant:** Mr & Mrs Nicholas & Elizabeth Klyne

**Officer:** Jonathan Puplett 292525

**Approved on 26/10/11 DELEGATED**

**PRESTON PARK**

**BH2011/01990**

**21 Florence Road Brighton**

Installation of vehicle crossover and partial removal of front boundary wall.

**Applicant:** Ms Linda Moss

**Officer:** Chris Swain 292178

**Refused on 20/10/11 DELEGATED**

**1) UNI**

The proposed removal of a section of front boundary wall, the associated pier and the existing plum tree to facilitate the provision of car parking in front of the feature bay would harm both the appearance of the property and the wider character and appearance of the street, disrupting the prevailing rhythm and harming the appearance and character of the Preston Park conservation area, contrary to policies HE6, HE8 and QD16 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Architectural Features.

**2) UNI2**

The construction of the proposed crossover would involve the loss of a major structural root that bisects the pavement to the front of the property. The loss of this root may jeopardise the structural integrity of an elm tree that forms part of the Brighton and Hove National Elm Collection, contrary to policy QD16 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Trees and Development Sites (SPD06).

**BH2011/02013**

**Ground and First Floor Flats 167 Ditchling Road Brighton**

Replacement of existing timber sash windows with UPVC windows to front elevation. Rebuilding of rear garden wall and resiting of back access gate. Erection of a combined shed/greenhouse.

**Applicant:** Ms Karen Seidler

**Officer:** Chris Swain 292178

**Refused on 26/10/11 DELEGATED**

**1) UNI**

The proposed replacement windows, by reason of their detailing, design, material, proportions and frame thickness, would form a visually inappropriate alteration to the building and adversely affect the character and appearance of the Ditchling Road street scene and the Preston Park conservation area and as such are contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Architectural Features (SPD09).

**BH2011/02225**

**99 Hythe Road Brighton**

Erection of single storey rear extension.

**Applicant:** Mr Chris Hemming

**Officer:** Helen Hobbs 293335

**Approved on 13/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.04**

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

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

**3) BH03.03**

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

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. HR896 rev a received on 5<sup>th</sup> October 2011 and un-numbered site plans received on 1st August 2011.

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

**BH2011/02336**

**First Floor Flat 1 Upper Hamilton Road Brighton**

Replacement of existing timber windows with UPVC windows to front elevation.

**Applicant:** Mr Baybam

**Officer:** Chris Swain 292178

**Approved on 14/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with a profile specification sheet received on 8 August 2011 and two unnumbered drawings, a site location plan, a manufacturer's brochure and a set of annotated photographs received on 19 August 2011.

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

**BH2011/02409**

**18 Sandgate Road Brighton**

Erection of single storey rear extension and installation of 3no roof lights to rear roof slope.

**Applicant:** Mr Steve Ross

**Officer:** Liz Arnold 291709

**Refused on 20/10/11 DELEGATED**

**1) UNI**

The proposed extension, by virtue of its positioning, height, excessive depth and massing, would adversely affect the amenities of the occupiers of No. 20 Sandgate Road resulting in an overbearing visual impact, loss of outlook, loss of light/sunlight and an increased sense of enclosure. As such the proposal would



detrimentally impact on the residential amenity of this adjacent property and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2011/02460**

**77 Beaconsfield Villas Brighton**

Erection of single storey extension to side and rear at lower ground floor with roof terrace above including glazed balustrading and associated alterations.

**Applicant:** Mr & Mrs Beaney

**Officer:** Aidan Thatcher 292265

**Refused on 18/10/11 DELEGATED**

**1) UNI**

The proposal would result in overlooking and loss of privacy to the neighbouring property no. 79 Beaconsfield Villas by virtue of the proposed roof terrace and as such would be contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2011/02566**

**47 Florence Road Brighton**

Erection of single storey rear extension. Erection of a single storey side extension to replace existing. Alterations to fenestration including the installation of rooflights to rear roof slope.

**Applicant:** Mr Lee Cook

**Officer:** Chris Swain 292178

**Approved on 28/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.09**

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

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

**3) UNI**

The west facing, side elevation of the hereby approved rear extension shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 046\_PL\_001A, 046\_PL\_02, 046\_PL\_03, 046\_PL\_07, 046\_PL\_08 and 046\_PL\_09 and a design and access statement received on 30 August 2011 and drawing nos. 046\_PL\_04A, 046\_PL\_05A and 046\_PL\_06A

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

**5) UNI**

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

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

**BH2011/02765**

**68 Waldegrave Road Brighton**

Loft conversion incorporating rooflight to front elevation. (retrospective)

**Applicant:** Mr Sam Whiting

**Officer:** Louise Kent 292198

**Approved on 20/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH12.05A**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. WH/01 received on 16 September 2011.

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

**REGENCY**

**BH2011/00142**

**9 Hampton Place Brighton**

Application for variation of condition 2 of application BN80/1416 (Change of use from disused garage to snack bar cafe) to allow opening hours between 08.00 to 23.00 Monday to Saturday and between 08.00 to 22.30 on Sundays.

**Applicant:** Mr Gino Fox

**Officer:** Guy Everest 293334

**Refused on 21/10/11 PLANNING COMMITTEE**

**1) UNI**

The extended opening hours have potential to cause harmful noise and disturbance for occupiers of adjoining residential properties, and particularly those at first floor level (above the restaurant) and at 11 Hampton Place. It has not been demonstrated that noise generated by extended use of the restaurant could be appropriately mitigated and would not lead to significant harm for occupiers of adjoining properties. The proposal is considered contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

**BH2011/01630**

**109C Dyke Road Brighton**

Change of use from retail (A1) to hot food take-away (A5).

**Applicant:** Cafe One Ten

**Officer:** Steven Lewis 290480

**Refused on 20/10/11 DELEGATED**

**1) UNI**

The loss of the existing A1 retail use of the property, which is located in the defined Seven Dials Local Shopping Centre; would fail to maintain or enhance the viability and vitality of the shopping area. The application would result in the number of non A1 uses within the centre exceeding 35% of the defined centre,

fails to demonstrate that an A1 use within the unit is economically unviable and would result in a break in retail frontage of over 10m. This is contrary to policy SR6 of the Brighton & Hove Local Plan.

**BH2011/02067**

**78 West Street Brighton**

Display of internally illuminated projecting sign, poster case and canopy sign with spotlights below.

**Applicant:** Mr HK Bars (Brighton) Limited

**Officer:** Christopher Wright 292097

**Approved on 25/10/11 DELEGATED**

**1) BH10.01**

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

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

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

#### **7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

#### **8) UNI**

The illumination of the signs hereby approved shall accord with the Institute of Lighting Engineers' Technical Report No. 5 – The Brightness of Illuminated Advertisements (as amended). Reason: In the interests of highway safety and in order to comply with policy TR7 of the Brighton & Hove Local Plan.

#### **BH2011/02293**

##### **14 Victoria Road Brighton**

Application for Approval of Details Reserved by Conditions 1 and 2 of application BH2011/01221.

**Applicant:** Mr Trevor Jones

**Officer:** Adrian Smith 290478

**Approved on 20/10/11 DELEGATED**

#### **BH2011/02408**

##### **Former Royal Alexandra Hospital 57 Dyke Road Brighton**

Application for Approval of Details Reserved by Conditions 2 and 3 of application BH2010/03380.

**Applicant:** Taylor Wimpey South West Thames

**Officer:** Guy Everest 293334

**Approved on 20/10/11 DELEGATED**

#### **BH2011/02414**

##### **The Chambers 16 Ship Street Gardens Brighton**

Installation of 3no roof lights to existing flat roof.

**Applicant:** Mr Fergus Heron

**Officer:** Christopher Wright 292097

**Approved on 20/10/11 DELEGATED**

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

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

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

#### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved design and access statement, location plan, three pages of manufacturer details and pictures of the Velux Flat Roof Sun Tunnel and the two drawings showing existing roof plan and existing cross section/elevation received on 23 August 2011; and the block plan, eight photographs and two drawings of the proposed roof plan and proposed cross section/elevation received on 16 August 2011.

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

#### **BH2011/02415**

##### **The Chambers 16 Ship Street Gardens Brighton**

Installation of 3no roof lights to existing flat roof.

**Applicant:** Mr Fergus Heron

**Officer:** Christopher Wright 292097

**Approved on 20/10/11 DELEGATED**

**1) BH01.05**

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

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

**BH2011/02447**

**12A, 12B & 12C Clifton Hill Brighton**

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

**Applicant:** Mr Nick Marsh

**Officer:** Wayne Nee 292132

**Approved on 18/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the supporting information and drawing no. 863/01 received on 18 August 2011.

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

**BH2011/02525**

**Flat 14 Kings Gate 10 North Street Brighton**

Certificate of lawfulness for the existing use as a residential flat.

**Applicant:** West Register (Property Investments) Ltd

**Officer:** Chris Swain 292178

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

**BH2011/02526**

**Flat 12 Kings Gate 10 North Street Brighton**

Certificate of lawfulness for the existing use as a residential flat.

**Applicant:** West Register (Property Investments) Ltd

**Officer:** Chris Swain 292178

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

**BH2011/02527**

**Flat 10 Kings Gate 10 North Street Brighton**

Certificate of lawfulness for existing use as a residential flat.

**Applicant:** West Register (Property Investments) Ltd

**Officer:** Chris Swain 292178

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

**BH2011/02528**

**Flat 11 Kings Gate 10 North Street Brighton**

Certificate of lawfulness for the existing use as a residential flat.

**Applicant:** West Register (Property Investments) Ltd

**Officer:** Chris Swain 292178

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

**BH2011/02530**

**Bartholomew House Bartholomew Square Brighton**

Installation of 99 PV solar panels to flat roof of building.

**Applicant:** Brighton & Hove City Council

**Officer:** Charlotte Hughes 292321

**Approved on 20/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the 'Roof Plan As Proposed' received on 24th August 2011, 'Elevations As Proposed' received on 31st August 2011 and 'Sections As Proposed' received on 11th October 2011.

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

**BH2011/02549**

**80 East Street Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2011/01434.

**Applicant:** Barracuda Group

**Officer:** Charlotte Hughes 292321

**Approved on 20/10/11 DELEGATED**

**BH2011/02768**

**91 Western Road Brighton**

Installation of internally illuminated fascia and projecting signs.

**Applicant:** Acme (Brighton) Limited

**Officer:** Christopher Wright 292097

**Refused on 24/10/11 DELEGATED**

**1) UNI**

The proposed signage would, by reason of the size, bulk, design, method of illumination and levels of illuminance of the signs, be incongruous with the proportions of the existing fascia and disrupt the continuity and uniformity of adjoining fascia signs; project a significant degree in front of the fascia board, cornice and adjoining corbel bracket detailing; and be discordant and out of keeping with existing signage to neighbouring premises as an internally illuminated box sign, to the detriment of amenity, the character and appearance of the locality and the wider Conservation Area and to the detriment of public safety. For these reasons the proposal is contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD07: Advertisements.

**BH2011/02770**

**14 North Street Brighton**

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

**Applicant:** Butlers Trading Limited

**Officer:** Steven Lewis 290480

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

**1) UNI**

The signs by reason of their method of illumination would harm the character and appearance of the area and fail to take into account and would harm the historical

appearance of the conservation area. This is contrary to policies HE9 and QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 - Advertisements.

**BH2011/02790**

**Top Flat 3 9-10 Victoria Road Brighton**

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

**Applicant:** Mr Douglas Hopkins

**Officer:** Christopher Wright 292097

**Refused on 31/10/11 DELEGATED**

**1) UNI**

The proposed replacement windows would, by reason of the width, profile and proportion of the frames, have a bulky and flat appearance in contrast with both the windows of the lower flat and adjoining buildings, some of which are statutorily listed, to the detriment of the character and appearance of the application site and the general amenity and outlook characterised by historic buildings enclosing the space to the rear of the site between Clifton Terrace and Victoria Street. This impact is made worse by the proposed method of opening of the windows which although copying the existing method of opening, would by reason of the profiles selected; amplify the bulk and width of the proposed windows and in turn their discordant appearance. As such the proposal would not be sympathetic with the style and historic character of the host building and would not conserve the appearance of the Conservation Area and is thereby contrary to policy HE6 of the Brighton & Hove Local Plan and the policy set out in Supplementary Planning Document SPD09: Architectural Features.

**BH2011/02960**

**5 Prince Albert Street Brighton**

Application for Approval of Details Reserved by Condition 2 of Listed Building application BH2011/01980.

**Applicant:** The Lollipop Shoppe

**Officer:** Adrian Smith 290478

**Approved on 13/10/11 DELEGATED**

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

**BH2011/01938**

**8-11 Pavilion Buildings Brighton**

Installation of handrail to rear flat roof. Removal of existing plant equipment on roof and remedial and repair works to building and roof.

**Applicant:** Royal Bank of Scotland

**Officer:** Chris Swain 292178

**Approved on 20/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

### **3) UNI**

Details of any proposed lead flashings to decorative projecting stonework must be submitted to and approved in writing by the LPA prior to their installation. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policies HE1, HE6 and QD14 of the Brighton & Hove Local Plan.*

### **4) UNI**

Where any replacement rainwater goods are proposed to exceed the dimensions of the existing rainwater goods, details of the proposed rainwater goods must be submitted to and approved in writing by the Local Planning Authority prior to their installation. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policies HE1, HE6 and QD14 of the Brighton & Hove Local Plan.*

### **5) UNI**

The development hereby permitted shall be carried out in accordance with drawing nos.RBS/PAVBLDGBRIGN/002-006 (inclusive), a site location plan and a block plan received on 29 June 2011 and drawing nos. RBS/PAVBLDGBRIGN/ and RBS/PAVBLDGBRIGN/DETAIL and a design and access statement received on 21 July 2011.

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

### **6) UNI**

No works shall take place until full details of the proposed replacement window, including 1:1 scale joinery profiles, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policies HE1, HE6 and QD14 of the Brighton & Hove Local Plan*

## **BH2011/01939**

### **8-11 Pavilion Buildings Brighton**

Installation of handrail to rear flat roof. Removal of existing plant equipment on roof and remedial and repair works to building and roof.

**Applicant:** Royal Bank of Scotland

**Officer:** Chris Swain 292178

**Approved on 20/10/11 DELEGATED**

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

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

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

#### **2) UNI**

Where any replacement rainwater goods are proposed to exceed the dimensions of the existing rainwater goods, details of the proposed rainwater goods must be submitted to and approved in writing by the Local Planning Authority prior to their installation. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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



### **3) UNI**

Details of any proposed lead flashings to decorative projecting stonework must be submitted to and approved in writing by the LPA prior to their installation. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

### **4) UNI**

No works shall take place until full details of the proposed replacement window, including 1:1 scale joinery profiles, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

## **BH2011/02112**

### **17 York Place Brighton**

Change of use from retail (A1) to restaurant (A3) and take-away (A5).

**Applicant:** Mr Kara

**Officer:** Aidan Thatcher 292265

**Refused on 13/10/11 DELEGATED**

#### **1) UNI**

The proposal is considered to cause harm to the amenities of neighbouring residential occupiers by reason of the late opening hours into the early mornings and fails to demonstrate that the proposed plant would not harm residential amenity by reason of increased noise and odour nuisance. As such the proposal fails to comply with policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed rear ducting would result in an incongruous addition to the rear of the building which would be overly dominant and would fail to integrate effectively with the rear façade. As such the proposal would be contrary to policy QD14 of the Brighton & Hove Local Plan.

#### **3) UNI3**

The proposal fails to demonstrate that adequate cycle parking could be incorporated into the development and as such is contrary to policy TR14 of the Brighton & Hove Local Plan.

## **BH2011/02191**

### **17 Jubilee Street Brighton**

Display of 1no non-illuminated fascia sign and 1no non-illuminated hanging sign.

**Applicant:** Small Batch Coffee Company

**Officer:** Sonia Gillam 292359

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

#### **1) BH10.01**

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

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

#### **2) BH10.02**

Any advertisement displayed, and any site used for the display of advertisements,

shall be maintained in a condition that does not impair the visual amenity of the site.

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

### **3) BH10.03**

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

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

### **4) BH10.04**

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

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

### **5) BH10.05**

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

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

### **6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

### **7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

## **BH2011/02250**

### **First Floor Flat 14 Beaconsfield Road Brighton**

Replacement of existing timber bay window with UPVC window to front elevation.

**Applicant:** Miss Helen Raynor

**Officer:** Chris Swain 292178

**Approved on 17/10/11 DELEGATED**

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

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

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

### **2) UNI**

The development hereby permitted shall be carried out in accordance with a site location plan, a profile specification document and an annotated photograph received on 28 July 2011, an annotated photograph received on 11 August 2011, a product illustration image received on 22 August 2011 and a proposed window

drawing received on 17 October 2011.

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

**BH2011/02303**

**The Royal Pavilion 4 - 5 Pavilion Buildings Brighton**

Temporary ice rink on Royal Pavilion Eastern Lawns during winter for a five year period. Structure to include ancillary buildings for a restaurant, cafe, toilet facilities, skate hire and associated plant.

**Applicant:** Laine Ltd

**Officer:** Sonia Gillam 292359

**Approved on 17/10/11 PLANNING COMMITTEE**

**1) UNI**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 001EditionA, 002EditionD and the Isolux Diagram received on 4th August 2011, drawing nos. 104EditionA and PLANT AREA2 received on the 9th August 2011, drawing nos. 001EditionA and 103EditionC received on the 10th August 2011, drawing no.104EditionD received on the 15th August 2011, drawing nos. 103EditionC entitled "Tree protection fencing at canopy spread" and 103EditionC entitled "Block plan showing laurel hedging in green and cycle racks in amended position" received on the 28th September 2011, and the emails from the applicant relating to the height of the bar structure received on the 26th September 2011, relating to the operational dates received on the 27th September 2011, and relating to the protection of trees received on the 28th September 2011.

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

**3) UNI**

The use hereby permitted shall be permanently discontinued and the land restored to its condition immediately prior to the use commencing on or before 23rd March 2016 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

*Reason: The use and buildings hereby approved are not considered suitable as a permanent form of development, to safeguard the setting of the Royal Pavilion and its Estate, to protect the character and appearance of the Valley Gardens conservation area and to comply with policies HE3, HE6 and HE11 of the Brighton & Hove Local Plan.*

**4) UNI**

The use hereby permitted shall only take place between 7th November in any year and 26th January the following year. The ice rink and associated buildings/structures hereby permitted shall be removed from the site on or before 9th February following cessation of the use in that year. The land shall be restored to its condition immediately prior to the buildings being situated on the land within 6 weeks of 9th February following cessation of the use in that year in accordance with a scheme of work to be submitted and approved in writing by the Local Planning Authority.

*Reason: The use and buildings hereby approved are not considered suitable as a permanent form of development, to safeguard the setting of the Royal Pavilion and its Estate, to protect the character and appearance of the Valley Gardens conservation area and to comply with policies HE3, HE6 and HE11 of the Brighton & Hove Local Plan.*

#### **5) UNI**

The ice rink hereby permitted shall not be open to customers except between the hours of 10.00 and 22.30.

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

#### **6) UNI**

The café hereby permitted shall not be open to customers except between the hours of 10.00 and 24.00 each day.

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

#### **7) UNI**

No development shall commence until details of the covered bar storage area have been submitted to and approved in writing by the Local Planning Authority. The covered bar storage area shall be implemented in accordance with the details approved.

*Reason: To safeguard the setting of the Royal Pavilion and its Estate, to protect the character and appearance of the Valley Gardens Conservation Area and to comply with policies HE3, HE6 and HE11 of the Brighton & Hove Local Plan.*

#### **8) UNI**

The main floodlighting illuminating the rink hereby permitted, referred to in the Exterior Lighting Specification document received on the 4th August 2011, shall be switched off between the hours of 23.00 and 09.00 the following day.

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

#### **9) UNI**

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

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

#### **10) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be open to customers in any year of operation until the measures proposed to protect the steps leading to the eastern elevation of the Royal Pavilion (specified in the Method Statement received on the 4th August 2011) have been fully implemented. The steps shall thereafter be protected at all times for the duration of the development including during removal of the ice rink and buildings from the site.

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

#### **11) UNI**

Prior to the ice rink being brought into use in any year, temporary Laurel hedging boundary fencing shall be erected in accordance with drawing entitled "Block plan showing Laurel hedging" submitted on 28th September 2011. The hedging shall be retained until cessation of the ice rink use.

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

#### **12) UNI**

No development shall commence in any year until fencing to BS5837 (2005) standard for the protection of trees during construction has been erected in

accordance with drawing entitled "Tree protection fencing at canopy spread" received on 28th September 2011. The fencing shall be retained until completion of the construction period. The fencing shall be re-erected in accordance with the drawing entitled "Tree protection fencing at canopy spread" received on 28th September 2011 prior to the commencement of dismantling of the ice rink and related structures in any year and shall be retained for the duration of those works.

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

### **13) UNI**

The development hereby permitted shall not be brought into use in any year until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by staff and visitors and shall be removed from the site on or before 9th February following cessation of the use in that year.

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

### **14) UNI**

The total number of people on the ice rink at any one time shall not exceed 250.

*Reason: To ensure provision of an appropriate amount of ancillary facilities, and to protect the amenity of its users and neighbouring residents in compliance with policies TR14, SU9 and QD27 of the Brighton & Hove Local Plan.*

## **BH2011/02324**

### **10 Richmond Road Brighton**

Creation of a roof terrace at rear with steps down to garden. Alteration to windows at rear including the installation of French doors.

**Applicant:** Mr Xavier Young

**Officer:** Sonia Gillam 292359

**Refused on 13/10/11 DELEGATED**

### **1) UNI**

Due to the position and height of the proposed roof terrace in close proximity to the adjacent property to the north, no. 12 Richmond Road, the proposal would result in overlooking of the rear elevation and garden of this neighbouring dwelling, causing significant harm to the privacy of neighbouring residents. The terrace due to its position and use would additionally result in a significant noise disturbance to adjacent properties. The proposal would therefore lead to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **2) UNI2**

The proposed rear window by virtue of its size, design, siting and detailing would form an incongruous feature that would fail to reflect the original character of the building to the detriment of the appearance of property and the Round Hill Conservation Area. As such the proposal is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the Architectural Features Supplementary Planning Document (SPD09).

## **BH2011/02325**

### **2 North Place Brighton**

Rearrangement of window and door at rear elevation.

**Applicant:** Ms Gill Varle

**Officer:** Helen Hobbs 293335

**Approved on 20/10/11 DELEGATED**

**1) BH10.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. NP2011/02/01 and site plan received 4th August 2011.

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

**BH2011/02384**

**22B Dyke Road Brighton**

Alterations to move entrance from side to rear.

**Applicant:** Mr Scott Dowdy

**Officer:** Chris Swain 292178

**Refused on 13/10/11 DELEGATED**

**1) UNI**

The proposed replacement window and rear patio doors, by reason of their detailing, design, proportions, scale and frame thickness would form visually inappropriate alterations to the building that would relate poorly to the original fenestration and adversely affect the character and appearance of the building and the West Hill conservation area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed rear porch, by reason of its proportions, scale and modern design would result in an incongruous feature to the rear elevation that would adversely affect the character and appearance of the building and the West Hill conservation area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

**BH2011/02420**

**Land to Rear of 101 Roundhill Crescent Brighton**

Erection of shed and decked area to land to rear of 101 Roundhill Crescent. (Retrospective).

**Applicant:** Mrs Wendy Jamieson-Franks

**Officer:** Liz Arnold 291709

**Approved on 20/10/11 DELEGATED**

**BH2011/02425**

**On pavement North corner of London Road & Baker St Brighton**

Display of 1no non-illuminated 3 sided street sign.

**Applicant:** Brighton & Hove City Council

**Officer:** Helen Hobbs 293335

**Approved on 26/10/11 DELEGATED**

**1) BH10.01**

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

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

## **2) BH10.02**

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

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

## **3) BH10.03**

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

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

## **4) BH10.04**

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

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

## **5) BH10.05**

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

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

## **6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

## **BH2011/02470**

### **Flat 1 22 Buckingham Road Brighton**

Erection of single storey rear extension with mono-pitched roof.

**Applicant:** Miss Bent & Mr McClinton

**Officer:** Helen Hobbs 293335

**Approved on 26/10/11 DELEGATED**

## **1) BH01.01**

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

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

## **2) BH12.02**

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

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

### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. 119.11.01 Rev A received on 12th September 2011 and drawing no. SK. II and Site Location Plan received on 19th August 2011.

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

#### **BH2011/02537**

##### **29 Park Crescent Brighton**

Application for Approval of Details Reserved by Conditions 2, 3 and 4 of application BH2011/01527.

**Applicant:** Mr Sakse Orstavik

**Officer:** Chris Swain 292178

**Approved on 20/10/11 DELEGATED**

#### **BH2011/02581**

##### **29 Clifton Street Brighton**

Erection of a single storey rear extension. Erection of a single storey side extension. Alterations to fenestration to front and rear elevations.

**Applicant:** Mr Richard Woolf

**Officer:** Chris Swain 292178

**Approved on 28/10/11 DELEGATED**

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

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

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

##### **2) BH12.03**

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

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

### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 047\_PL\_02 and 047\_PL\_04 and a design and access statement received on 31 August 2011, drawing no. 047\_PL\_02 received on 2 September 2011 and 047\_PL\_03A and 047\_PL\_05A received on 24 October 2011.

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

#### **BH2011/02634**

##### **3 Park Crescent Brighton**

Application for Approval of Details Reserved by Conditions 4 and 5 of application BH2011/00792.

**Applicant:** Mr & Mrs Michael & Katherine O'Connell

**Officer:** Helen Hobbs 293335

**Approved on 31/10/11 DELEGATED**

#### **BH2011/02664**

##### **47 Tidy Street Brighton**

Reinstatement of clear glazed pavement light with vent and installation of sash window to lower ground floor front elevation.

**Applicant:** Ms Christine Justic

**Officer:** Louise Kent 292198

**Approved on 13/10/11 DELEGATED**



**1) BH01.01**

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

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

**2) BH12.02**

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

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

**3) BH12.03**

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

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. AA01, A01-2 & D.01 received on 6 September 2011.

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

**BH2011/02665**

**3 Queens Place Brighton**

Application for Approval of Details Reserved by Conditions 4, 5 and 7 of application BH2011/01324.

**Applicant:** Ms Holly Cooper

**Officer:** Aidan Thatcher 292265

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

**BH2011/02854**

**Sussex House 1 Gloucester Place Brighton**

Non Material Amendments to BH2011/00759 for addition of door on Blenheim Place elevation.

**Applicant:** Apia Regional Office Fund Ltd

**Officer:** Helen Hobbs 293335

**Approved on 31/10/11 DELEGATED**

**WITHDEAN**

**BH2011/02317**

**48 Inwood Crescent Brighton**

Erection of 2no two bedroom three storey houses on land rear of 48-50 Inwood Crescent.

**Applicant:** Reefsouth

**Officer:** Jason Hawkes 292153

**Approved on 20/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.03**

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

shall be carried out without planning permission obtained from the Local Planning Authority.

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

### **3) BH02.06**

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

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

### **4) BH03.02**

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

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

### **5) BH05.01**

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve [\*Code level 3 / Code level 4 / Code level 5\*] for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve [\*Code level 3 / Code level 4 / Code level 5\*] for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

### **6) BH05.02**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Building Research Establishment issued Final Code Certificate confirming that each residential unit built has achieved a Code for Sustainable Homes rating of [\*Code level 3 / Code level 4 / Code level 5\*] has been submitted to, and approved in writing by, the Local Planning Authority.

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

### **7) BH05.10**

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

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

**8) BH06.03**

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

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

**9) BH06.05**

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

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

**10) BH11.01**

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

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

**11) BH11.02**

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

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

**12) UNI**

The substantial tree on site adjacent The Drove (as indicated on drawing no.TA493/10B0) shall be protected to standard BS 5837 (2005) during the works and thereafter retained.

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

**13) UNI**

Prior to the commencement of development on site, detailed drawings and further information, including levels, sections and constructional details of the proposed footpath, surface water drainage, relocation of the existing traffic sign and street lighting to be provided, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until these works

have been fully implemented in accordance with the approved details.

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

**14) UNI**

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

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

**15) UNI**

No development shall commence until details have been submitted to and approved in writing to the Local Planning Authority which indicate that the approved houses will be fully compliant with Lifetime Homes standards and retained as such thereafter.

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

**16) UNI**

The opaque glazed screen for the approved terrace and the approved pitched roofs of the two houses, as indicated on drawing no.TA493/12D, 13D, 14C, 15D & 16D, shall be installed before the terraces are brought into use. The screen and roofs 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.BH02.07 Refuse and recycling storage.*

**17) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.TA493/01C, 02, 03, 04, 05, 10E, 11C, 12D, 13D, 14C, 15D, 16D & 17B received on the 5th August and 21st September 2011.

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

**BH2011/02393**

**Cliveden Court Cliveden Close Brighton**

Replacement of existing timber framed entrance doors and stairwell windows with aluminium framed entrance doors and UPVC curtain wall system to stairwells.

**Applicant:** Elmbirch Properties Plc

**Officer:** Wayne Nee 292132

**Approved on 19/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 858/01, 02, 03, 04, 05, 06, 07, 08, 09, and 10 received on 12 August 2011.

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

### **BH2011/02442**

#### **Withdean Grange Telephone Exchange London Road Preston Brighton**

Removal of glazed panels on South and East elevations and installation of pressed metal acoustic louvres.

**Applicant:** British Telecom

**Officer:** Mark Thomas 292336

**Approved on 17/10/11 DELEGATED**

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

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

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

#### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. SCA1137/03 received on 17<sup>th</sup> August 2011.

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

### **BH2011/02448**

#### **10 Fernwood Rise Brighton**

Installation of off road parking space and crossover.

**Applicant:** Mr Shaun Southon

**Officer:** Wayne Nee 292132

**Refused on 13/10/11 DELEGATED**

#### **1) UNI**

Policy QD14 of the Brighton & Hove Local Plan states that visual amenity should be safeguarded and development harmful to the appearance or character of the area should not be permitted. Policies QD14 and QD27 state that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. Having regard to the loss of garden and the excessive bulk and unsympathetic appearance of the proposed parking space at an elevated position in close proximity to the host building, it is considered that the proposal would have an overbearing impact on the appearance of the property and surrounding area, and is deemed inappropriate in terms of its design. Furthermore, due to its elevated position, the structure would result in an un-neighbourly form of development that would have an overbearing impact on the residents of the neighbouring property at no. 8 Fernwood Rise to the detriment of their residential amenity. The scheme is therefore contrary to policies QD14 and QD27.

### **BH2011/02599**

#### **2 & 4 Compton Road & 38A Millers Road Brighton**

Application to extend time limit of previous approval BH2008/03709 for the demolition of existing office extension, and erection of replacement two storey extension together with bin and bike storage facilities.

**Applicant:** Four Corners Media Ltd

**Officer:** Clare Simpson 292454

**Approved on 25/10/11 DELEGATED**

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

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

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

#### **2) BH03.02**

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

external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

**3) BH03.02**

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

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

**4) BH05.08**

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

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

**5) BH05.08**

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

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

**6) BH11.01**

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

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

**7) BH11.01**

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

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

**8) BH11.02**

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the

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

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

#### **9) BH11.02**

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

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

#### **10) UNI**

For the avoidance of doubt the two replacement windows on the ground floor facing Millers Road shall be constructed in accordance with the details shown on drawing 011-PL-09 and the pipework on the rear of the property shall be removed and altered in accordance with drawing number 011-PL-09.

*Reason: To ensure satisfactory appearance to the development and in accordance with policy QD1 and QD14 of the Brighton & Hove Local Plan.*

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

#### **11) UNI**

Prior to development commencing full details of the replacement fire door fronting Millers Road shall be submitted to and approved by the Local Planning Authority in writing. The works shall be carried out in accordance with the approved details and retained as such thereafter.

*Reason: As insufficient details have been submitted and in accordance with policy QD1 and QD14 of the Brighton & Hove Local Plan.*

#### **12) UNI**

Prior to development commencing, full details of the boundary treatment including heights above ground level shall be submitted to and approved by the Local Planning Authority in writing. The works shall be carried out in accordance with the approved details and retained as such thereafter.

*Reason: As insufficient details have been submitted and in accordance with policy QD1 and QD14 of the Brighton & Hove Local Plan.*

#### **13) UNI**

Unless otherwise agreed in writing, the sustainability measures outlined in the submitted sustainability statement shall be implemented in their entirety prior to occupation of the extension and retained in place thereafter.

*Reason: To ensure that the development is efficient in energy and water consumption and in accordance with policy SU2 and the Supplementary Planning Document on Sustainable Building Design SPD08.*

#### **14) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. SU01, 02, 03, PL -01, 02, 03, 04, 05, 06, 07 and supporting documents submitted on 27th November 2008 and PL 09 received on

the 12th March 2009.

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

**BH2011/02614**

**24 Withdean Road Brighton**

Certificate of Lawfulness for proposed single storey rear extension.

**Applicant:** Mrs Christoforou

**Officer:** Christopher Wright 292097

**Approved on 17/10/11 DELEGATED**

**BH2011/02629**

**17 The Mews Towergate Brighton**

Hip to gable front roof extension including installation of new and additional upvc windows, new external doors, extension of timber decking area to side and rear, installation of new porch canopy to front and other associated works.

**Applicant:** Mr Nigel Wilson

**Officer:** Jason Hawkes 292153

**Approved on 20/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The new en-suite window to the rear elevation of the dwelling hereby approved shall be obscure glazed and non-opening unless any part of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and thereafter retained as such, unless otherwise agreed with the local planning authority in writing.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing named 'One' received on the 29<sup>th</sup> September 2011.

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

**BH2011/02649**

**114 Eldred Avenue Brighton**

Demolition of existing conservatory/deck area and erection of rear extension with roof terrace over.

**Applicant:** Mr Gregory Firth

**Officer:** Wayne Nee 292132

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

**1) BH01.01**

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

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

**2) BH03.03**

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

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



### **3) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no works to the terrace hereby approved shall take place until details of a method of screening along the northern boundary of the terrace have been submitted to and approved in writing by the Local Planning Authority. The privacy screen shall be a minimum of 1.7m above terrace level for the first 2m in depth from the rear of the proposed extension. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 359/01 and 359/02 received on 06 September 2011.

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

## **BH2011/02651**

### **Kingsmere London Road Brighton**

Application to extend time limit for implementation of previous approval BH2008/02135 for the construction of 2 new garages.

**Applicant:** Anstone Properties Limited

**Officer:** Steven Lewis 290480

**Approved on 27/10/11 DELEGATED**

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

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

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

#### **2) UNI**

No development shall commence until a scheme indicating replacement tree / hedge planting on the site has been submitted to and approved in writing by the Local Planning Authority. The planting shall be carried out in accordance with the agreed details prior to use of the hereby approved garages. 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 ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.*

#### **3) UNI**

The garages hereby permitted shall be used only for the parking of private vehicles or for purposes incidental to the enjoyment of dwellings within the Kingsmere site and for no business or industrial use whatsoever.

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

#### **4) UNI**

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

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

**BH2011/02738**

**95 Loder Road Brighton**

Erection of single storey rear extension.

**Applicant:** Mr & Mrs Mills

**Officer:** Christopher Wright 292097

**Approved on 27/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

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

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 200 Revision A and 201 Revision B received on 14 September 2011 and the location and block plans (x2) shown on drawing no. 101 Revision B received on 14 September 2011.

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

**BH2011/02852**

**16 Lauriston Road Brighton**

Certificate of Lawfulness for proposed single storey rear extension.

**Applicant:** Mrs Christine McCorquodale

**Officer:** Jason Hawkes 292153

**Refused on 20/10/11 DELEGATED**

**1) UNI**

Development is not permitted by Class A.2(b), Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) Order 1995, as amended, which relates to the enlargement, improvement or other alteration of a dwellinghouse on article 1(5) land, if the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse. The proposal results in an extension which is attached to the side of an outrigger to the rear. The side of the outrigger is classed as a side elevation. The proposal is therefore contrary to the above.

**BH2011/02910**

**8 & 8A Inwood Crescent Brighton**

Non Material Amendment to BH2010/00488 for alterations to window and door positions, insertion of bi-folding doors to 8 Inwood Crescent, insertion of new privacy garden wall to 8A Inwood Crescent and insertion of new doors from 8A Inwood Crescent kitchen onto patio area.

**Applicant:** Mr Ewan Stoddart

**Officer:** Guy Everest 293334

**Approved on 20/10/11 DELEGATED**

**BH2011/02941**

**54 Highbank Brighton**

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

**Applicant:** Mr Matt Pearce

**Officer:** Steven Lewis 290480

**Approved on 27/10/11 DELEGATED**

**EAST BRIGHTON**

**BH2010/02361**

**8 Princes Terrace Brighton**

Erection of first floor extension above existing ground floor extension.

**Applicant:** Mr David Evans

**Officer:** Chris Swain 292178

**Approved on 25/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with drawing no. 2257/02, a site plan and a photograph received on 28 July 2010 and drawing no. 2257/02, received on 14 September 2011.

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

**BH2011/01384**

**The Swan 8 - 9 Rock Street Brighton**

Erection of pergola to garden entrance, and decking to rear garden (Retrospective).

**Applicant:** Swan Catering Ltd

**Officer:** Sonia Gillam 292359

**Refused on 13/10/11 DELEGATED**

**1) UNI**

The pergola, by reason of its uncharacteristic building form and inappropriate materials, is an unsympathetic alteration and forms an incongruous feature within the street scene to the detriment of the character and appearance of the East Cliff Conservation Area. As such the proposal is contrary to policies QD14 and HE6 of

the Brighton & Hove Local Plan.

**BH2011/01495**

**Land North East of Pavilion East Brighton Park Sheepcote Valley Brighton**

Erection of single storey sports pavilion, extension and re-surfacing of existing car park, formation of coach drop-off point/lay-by and installation of lighting to existing outdoor Tennis courts.

**Applicant:** Brighton College

**Officer:** Sue Dubberley 293817

**Approved on 13/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.01**

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

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

**3) BH05.05A**

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

**4) BH05.06A**

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

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

#### **5) BH06.01**

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

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

#### **6) BH06.02**

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

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

#### **7) UNI**

No development shall take place until full details of the proposed biodiverse roof have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section of the biodiverse roof, maintenance plan, construction method statement, and proposed seed mix designed to support species rich habitats. The approved details shall be implemented no later than the first planting season following the completion of the development. The scheme shall then be carried out in strict accordance with the approved details.

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

#### **8) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.0-002, SP1715-D01 received on 15 June 2011, 0-001A and 1-001A received on 25 August 2011 and 1-002A, 1-003A and 1-004A received on 3 October 2011.

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

### **BH2011/01599**

#### **St Georges Church St Georges Road Brighton**

Application for approval of details reserved by conditions 3 and 4 of application BH2010/04049.

**Applicant:** Parochial Church Council of St Georges

**Officer:** Louise Kent 292198

**Approved on 13/10/11 DELEGATED**

### **BH2011/02181**

#### **Training Centre Rosaz House & Cottage 2-4 Bristol Gate Brighton**

Demolition of Rosaz House and Rosaz Cottage and erection of a three storey building to accommodate the Sussex Macmillan Cancer Support Centre incorporating new vehicular accesses off Bristol Gate, 25 parking spaces and landscape works.

**Applicant:** Macmillan Cancer Support

**Officer:** Kathryn Boggiano 292138

**Approved on 21/10/11 PLANNING COMMITTEE**

#### **1) UNI**

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to

and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

## **2) UNI**

No works shall take place until full details of new pedestrian crossing facility on Bristol Gate has been submitted to and approved in writing by the Local Planning Authority. The crossing shall be implemented fully in accordance with the approved details prior to the building hereby approved being first brought into use.

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

## **3) UNI**

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM Healthcare rating of 57% in the energy section and 60% in the water section of the relevant BREEAM Healthcare assessment within overall 'Excellent' for all non-residential development have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 57% in the energy section and 60% in the water section of the relevant BREEAM Healthcare assessment within overall 'Excellent' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

## **4) UNI**

No works shall take place until details of the means of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and contained as such thereafter.

*Reason: To ensure the existing infrastructure can facilitate the development and to reduce the risk of flooding as a result of this development and to comply with policy SU15 of the Brighton & Hove Local Plan.*

## **5) UNI**

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

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

## **6) UNI**

No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

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

### **7) UNI**

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

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

### **8) UNI**

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

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

### **9) UNI**

No development shall occur until full details of the solar thermal heating system and a feasibility study for a rainwater harvesting system have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing, the scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

### **10) UNI**

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

- a) a scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme)
- b) a scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management vibration site traffic and deliveries to and from the site
- c) details of hours of construction including all associated vehicular movements
- d) details of the construction compound
- e) a plan showing construction traffic routes

The construction shall be carried out in accordance with the approved CEMP.

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

### **11) UNI**

No development shall commence until full details of the bin store and trellis (including elevational details) have been 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 a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.*

## **12) UNI**

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

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

## **13) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM Healthcare rating of 57% in the energy section and 60% in the water section of relevant BREEAM Healthcare assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

## **14) UNI**

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

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

## **15) UNI**

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

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

## **16) 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 and approved by the Local Planning Authority. The Travel Plan shall be approved in writing prior to first occupation of the development and shall be implemented as approved thereafter. The Travel Plan must be reviewed on an annual basis by undertaking a travel survey and updating the travel plan where appropriate.

*Reason: To seek to reduce traffic generation by encouraging alternative means of transport to private motor vehicles in accordance with policies TR1 and TR4 of the Brighton & Hove Local Plan.*

## **17) UNI**

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

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

## **18) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 0-001 Rev A, 0-002 Rev A, 0-003 Rev A, 0-004 Rev A, 01-001 Rev K, 01-002 Rev K, 01-003 Rev M, 01-004 Rev M, 01-010 Rev E,



01-030 Rev D, 01-031-P Rev C, 01-035 Rev C, 18099/D01/SK1, 01-010 Rev E, LA/PS/90/01 Rev A, LA/PS/90/02 Rev A, 090193 Rev A received on 21 July 2011, LAWS/90/02 Rev B received on 6 October 2011 and 090193/02 Rev B received on 12 October 2011.

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

#### **19) UNI**

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

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

#### **20) UNI**

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

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

#### **21) UNI**

Unless otherwise agreed in writing with the Local Planning Authority, the lighting shall be implemented fully in accordance with the details contained within the 'External Lighting Concept' document produced by Hoare Lea which was received on the 21 July 2011.

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

#### **22) UNI**

##### **Contaminated Land**

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

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

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

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

a) as built drawings of the implemented scheme;

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

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

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

### **BH2011/02352**

#### **Kingfisher Court Albourne Close Brighton**

Installation of insulated overcladding system to building and replacement of existing windows & doors with powder coated aluminium double glazed units.

**Applicant:** Mears

**Officer:** Sue Dubberley 293817

**Approved on 13/10/11 DELEGATED**

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

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

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

#### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.100A, 102B, 101B received on 9 August 2011.

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

### **BH2011/02486**

#### **17 St Marys Square Brighton**

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

**Applicant:** Mr John Fitzgerald

**Officer:** Chris Swain 292178

**Approved on 21/10/11 DELEGATED**

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

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

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

#### **2) UNI**

The development hereby permitted shall be carried out in accordance with a site plan, a design and access statement and a profile specification sheet received on 19 August 2011, drawing no.1120/02 and a manufacturer's brochure received in 24 August 2011, two annotated photographs received on 26 August 2011 and drawing no.1120/02 received on 20 October 2011.

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

### **HOLLINGDEAN & STANMER**

### **BH2011/01332**

#### **60 Burstead Close Brighton**

Application for Approval of Details Reserved by Conditions 3, 5, 9 and 18 of application BH2009/02911.

**Applicant:** Downland Affinity Housing Association

**Officer:** Anthony Foster 294495

**Approved on 13/10/11 DELEGATED**

## **BH2011/01719**

### **Hertford Infant & Nursery School Hertford Road Brighton**

Alterations to South elevation of Blackbirds Classroom incorporating replacement windows, door and cladding.

**Applicant:** Mr Marcelo Staricoff

**Officer:** Louise Kent 292198

**Approved on 20/10/11 DELEGATED**

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

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

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

#### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. A100 Rev. A & A-101 Rev. A submitted on 13 June 2011A-102 Rev. B received on 22 June 2011

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

## **BH2011/02118**

### **17 Hollingbury Place Brighton**

Demolition of existing outbuilding and erection of new single storey 2 bed dwelling with roof terrace.

**Applicant:** Ms Mily Miguel

**Officer:** Aidan Thatcher 292265

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

#### **1) UNI**

The proposed development, by virtue of the first floor terrace railings and the subdivision of the existing plot and excessive footprint would be inconsistent with the pattern of existing development, constitute overdevelopment of the plot and be detrimental to the character of the area, contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed development would result in a harmful impact on the amenities of the existing occupiers of no. 17 by virtue of inadequate amenity space. As such the development would be contrary to policy HO5 of the Brighton & Hove Local Plan.

#### **3) UNI3**

The applicant has failed to demonstrate that the proposed accommodation would achieve an acceptable level of internal sunlight and daylight and as such is considered likely to cause harm to the amenities of the future occupiers of the development and thus be contrary to policy QD27 of the Brighton & Hove Local Plan.

#### **4) UNI4**

The proposed development would result in harm to the amenities of the future occupiers of the unit by virtue of a cramped form of development, poor outlook, lack of usable amenity space appropriate to the size of the dwelling and as such would be contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

#### **5) UNI5**

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

#### **6) UNI6**

Insufficient information has been submitted to demonstrate that the development can achieve the appropriate level of sustainability. As such the proposal cannot

be fully judged against policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 08 'Sustainable Building Design'.

**BH2011/02481**

**Cockcroft Building University of Brighton Lewes Road Brighton**

Installation of photovoltaic solar array to South West elevation incorporating lighting protection and associated works (including new roof covering and lightening conductor).

**Applicant:** University of Brighton

**Officer:** Aidan Thatcher 292265

**Approved on 19/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 595(P)-001, -002, -020, -030, -031, -032, -042, -120, -121, -200, -201, -202 and -300 received on 19.08.11.

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

**3) UNI**

No development shall commence until full details of the proposed solar panel layout and the lightening conductor have been submitted to and approved by the Local Planning Authority and shall be retained as such thereafter.

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

**BH2011/02488**

**12 Upper Hollingdean Road Brighton**

Change of Use of ground floor from retail and offices (A1/B1) to professional services (A2).

**Applicant:** ENV Surveys Ltd

**Officer:** Aidan Thatcher 292265

**Approved on 19/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.08**

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

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

**3) BH06.02**

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

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

**4) UNI**

The use hereby permitted shall not be open to customers except between the hours of 07.30 and 21.00 on Mondays to Fridays, 08.00 and 20.00 on Saturdays and 09.00 and 18.00 on Sundays, Bank and Public Holidays.

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

**5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 001 and "Change of use classes" plan (unreferenced) received on 22.08.11.

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

**BH2011/02495**

**First Floor Flat 2 Hollingbury Terrace Brighton**

Loft conversion incorporating front rooflights and rear dormer. Replacement of existing first floor rear window with French doors and Juliet balcony.

**Applicant:** Mr Alex Lower

**Officer:** Helen Hobbs 293335

**Approved on 20/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 0154.02 Rev D received on 18th October 2011 and drawing nos. 0154.03 & 0154.01 received on 23rd August 2011.

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

**BH2011/02513**

**Falmer House Gardner Centre Road University Of Sussex Brighton**

Internal alterations to layout including new glazed internal partitions.

**Applicant:** University Of Sussex

**Officer:** Helen Hobbs 293335

**Approved on 19/10/11 DELEGATED**

**1) BH01.05**

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

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

**BH2011/02556**

**402 Ditchling Road Brighton**

External alterations to rear including demolition of existing raised terrace and conservatory and erection of new raised terrace and stairs to garden.

**Applicant:** Mrs Lena Chapman & Mr Kevin Chapman

**Officer:** Jonathan Puplett 292525

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

**1) UNI**

Users of the proposed terrace and staircase would have views into neighbouring properties and rear gardens. In comparison to the existing situation, significantly increased overlooking would be caused. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2011/02610**

**130 Hollingbury Park Avenue Brighton**

Installation of roof lantern to flat roof.

**Applicant:** Out of Town Housing Co-op

**Officer:** Helen Hobbs 293335

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

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no E01, E02, PL01, PL02 and PL03 received on 2nd September 2011

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

**BH2011/02660**

**39 Harrington Place Brighton**

Formation of front dormer.

**Applicant:** Mr & Mrs R Lovett

**Officer:** Sonia Gillam 292359

**Refused on 27/10/11 DELEGATED**

**1) UNI**

The proposed front dormer, by virtue of its bulk, size, positioning and inappropriate design would form an incongruous addition, which is out of character with the wider street scene and detrimental to the appearance of the building and the visual amenities enjoyed by neighbouring properties. The development is therefore contrary to policy QD14 the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

**MOULSECOOMB & BEVENDEAN**

**BH2011/01304**

**Unit 1 Fairway Trading Estate Eastergate Road Brighton**

Application for Approval of Details Reserved by Condition 11 of application BH2009/03155.

**Applicant:** Brighton & Hove City Council

**Officer:** Kate Brocklebank 292175

**Approved on 20/10/11 DELEGATED**

**BH2011/01945**

**1 Carlyle Avenue Brighton**

Demolition of existing garage and erection of 2 storey two bed house.

**Applicant:** Mr P Pollard

**Officer:** Sonia Gillam 292359

**Approved on 18/10/11 DELEGATED**

**1) BH02.07**

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

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

**2) BH06.03**

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

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

**3) UNI**

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

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

**4) UNI**

The development hereby approved shall be carried out in strict accordance with the approved waste minimisation statement received 30th June 2011.

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

**5) UNI**

Notwithstanding the submitted plans, and unless otherwise agreed in writing by the Local Planning Authority, the new dwelling hereby permitted shall be constructed to Lifetime Homes standards as far as practicable prior to its first occupation and shall be retained as such thereafter.

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

**6) UNI**

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

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

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

A completed pre-assessment estimator will not be acceptable.

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

#### **7) UNI**

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

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

#### **8) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 03/0511, 03/0511c, 03/0511d, 03/0511e received on 30th June 2011, 03/0511a revised and 03/0511b revised received on 13th October 2011.

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

#### **9) UNI**

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

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

#### **10) UNI**

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

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

### **BH2011/02369**

#### **Land to Rear of 34 & 36 Baden Road Brighton**

Application for Approval of Details Reserved by Condition 5 of application BH2011/01256.

**Applicant:** Mr S Brown

**Officer:** Sue Dubberley 293817

**Approved on 20/10/11 DELEGATED**



**BH2011/02397**

**12 Nesbitt Road Brighton**

Certificate of lawfulness for proposed loft conversion incorporating rooflights to front and dormer to rear, proposed rooflight to single storey rear addition and insertion of French doors to rear elevation.

**Applicant:** Mr Neil Hardstaff

**Officer:** Chris Swain 292178

**Refused on 14/10/11 DELEGATED**

**QUEEN'S PARK**

**BH2010/01152**

**Brighton College Eastern Road Brighton**

Non-material amendment to BH2008/03803 to omit the three panels at the top of the chimney. The panels were inaccessible to safely maintain and have been replaced by the continuing the perforated brick pattern detail which is used elsewhere on the stair. Extra mullions have been proposed on the south and north facades to facilitate maintenance and natural ventilation control in accordance with both BREEAM and Building Bulletin requirements. Timber panel S2-01A has been shortened to avoid a detail dash with internal structure.

**Applicant:** Brighton College

**Officer:** Anthony Foster 294495

**Approved on 21/10/11 DELEGATED**

**BH2011/01074**

**77 Grand Parade Brighton**

Change of use from offices (B1) to a guesthouse (C1).

**Applicant:** Haysport Properties Ltd

**Officer:** Aidan Thatcher 292265

**Approved on 20/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.06**

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

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

**3) BH02.08**

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

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

**4) BH05.09**

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

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

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

**5) BH06.02**

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

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

**6) BH07.02**

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

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

**7) BH07.03**

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

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

**8) BH07.04**

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

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

**9) BH07.07**

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

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

**10) BH07.11**

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

approved in writing by the Local Planning Authority.

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

**11) UNI**

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

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

**12) UNI**

The existing glazing and windows shall not be altered from the existing clear glass and the windows shall not be otherwise obscured internally unless agreed in writing with the Local Planning Authority.

*Reason: To protect the character and appearance of the building itself and the Valley Gardens Conservation Area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan*

**13) UNI**

There shall be no tables or chairs situated within the rear yard/smoking area.

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

**14) UNI**

The rear entrance from the existing yard onto Grand Parade Mews is to be used as an emergency/fire exit only, and shall not be used as a general access/egress to the facility.

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

**15) UNI**

The rear yard (outdoor smoking area) shall only be available for use between the hours of 09.00-22.00 Monday to Sunday.

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

**16) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 001, 002 and 003 received on 14.04.11.

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

**BH2011/02461**

**8 Pavilion Parade Brighton**

Application for Approval of Details Reserved by Condition 4 of application BH2011/01591.

**Applicant:** Baron Homes Corporation Ltd

**Officer:** Anthony Foster 294495

**Approved on 17/10/11 DELEGATED**

**BH2011/02641**

**11 Egremont Place Brighton**

Partial rebuilding of flint rear garden wall and connecting brickwork panel separating No's 10 and 11 Egremont Place. (Retrospective).

**Applicant:** Parsons, Son & Basley LLP

**Officer:** Chris Swain 292178

**Approved on 31/10/11 DELEGATED**

**BH2011/02892**

**Upper Esplanade Daltons Bastion Madeira Drive Brighton**

Application for Approval of Details Reserved by Condition 14 of application BH2011/00764.

**Applicant:** Paramount Attractions

**Officer:** Maria Seale 292322

**Approved on 24/10/11 DELEGATED**

**BH2011/02894**

**Upper Esplanade Daltons Bastion Madeira Drive Brighton**

Application for Approval of Details Reserved by Condition 10 of application BH2011/00764.

**Applicant:** Paramount Attractions

**Officer:** Maria Seale 292322

**Approved on 21/10/11 DELEGATED**

**BH2011/02906**

**Upper Esplanade Daltons Bastion Madeira Drive Brighton**

Application for Approval of Details Reserved by Conditions 12 and 13 of application BH2011/00764.

**Applicant:** Paramount Attractions

**Officer:** Maria Seale 292322

**Approved on 24/10/11 DELEGATED**

**BH2011/02907**

**Upper Esplanade Daltons Bastion Madeira Drive Brighton**

Application for Approval of Details Reserved by Condition 9 of application BH2011/00764.

**Applicant:** Paramount Attractions

**Officer:** Maria Seale 292322

**Approved on 21/10/11 DELEGATED**

**BH2011/02912**

**Upper Esplanade Daltons Bastion Madeira Drive Brighton**

Application for Approval of Details Reserved by Condition 15 of application BH2011/00764.

**Applicant:** Paramount Attractions

**Officer:** Maria Seale 292322

**Approved on 17/10/11 DELEGATED**

**BH2011/02915**

**Upper Esplanade Daltons Bastion Madeira Drive Brighton**

Application for Approval of Details Reserved by Condition 11 of application BH2011/00764.

**Applicant:** Paramount Attractions

**Officer:** Maria Seale 292322

**Approved on 21/10/11 DELEGATED**

**BH2011/02923**

**Upper Esplanade Daltons Bastion Madeira Drive Brighton**

Application for Approval of Details Reserved by Conditions 16 and 17 of application BH2011/00764.

**Applicant:** Paramount Attractions

**Officer:** Maria Seale 292322

**Approved on 21/10/11 DELEGATED**

## **ROTTINGDEAN COASTAL**

### **BH2011/01884**

#### **53 Falmer Road Rottingdean Brighton**

Erection of single storey front extension with barn end roof extension above including Juliet balcony to front, removal of chimney and installation of side rooflight. Erection of new pitched roof detached garage to replace existing.

**Applicant:** Mr Alan Wood

**Officer:** Jonathan Puplett 292525

**Approved on 17/10/11 DELEGATED**

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

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

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

#### **2) BH03.02**

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

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

#### **3) UNI**

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

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

#### **4) UNI**

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

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

#### **5) UNI**

The development hereby permitted shall be carried out in accordance with the approved location plan and unnumbered drawings received on the 20th of July 2011, the 1st of September 2011, and the 17 of October 2011.

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

### **BH2011/01977**

#### **Boatyard Brighton Marina Brighton**

Installation of fixed crane.

**Applicant:** Premier Marinas Ltd

**Officer:** Helen Hobbs 293335

**Approved on 28/10/11 DELEGATED**

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

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

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

## **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.11-1642-101 and 11-1642-102 received on 11th July 2011  
*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **BH2011/01988**

#### **91 Dean Court Road Rottingdean Brighton**

Certificate of Lawfulness for existing use of garage as ancillary office to residential dwelling.

**Applicant:** AJ Electrical Contractors South East Ltd

**Officer:** Liz Arnold 291709

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

## **1) UNI**

The use of part of the detached garage as an office, in relation to the applicant's electrical contractors business, is not considered to be a use incidental to the enjoyment of the dwellinghouse, due to the intensity of the use, the number of employees which visit the site, the resulting vehicle movements and parking of the business vehicles, and is therefore a material change which constitutes development under Section 55 of the Town and Country Planning Act 1990 (as amended).

### **BH2011/02034**

#### **11 Ainsworth Avenue Brighton**

Erection of two storey side extension incorporating dormers.

**Applicant:** Mr & Mrs D Plant

**Officer:** Liz Arnold 291709

**Refused on 17/10/11 PLANNING COMMITTEE**

## **1) UNI**

The proposed two storey extension, by virtue of its design, massing, bulk and siting on the shared common boundary with no. 9 Ainsworth Avenue, would significantly reduce the visual gap between the two neighbouring properties, which would be of detriment to the visual amenities of Ainsworth Avenue street scene. The development is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

## **2) UNI2**

The proposed two storey extension, in conjunction with the front and rear dormer windows, by virtue of its design, including a large flat roof section, and massing would result in a visually intrusive and bulky addition to the side of the property which is unsympathetic to the visual amenities of the existing dwelling and Ainsworth Avenue. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

## **3) UNI3**

The formation of a balcony, in association with the proposed front dormer, would result in a contrived and incongruous addition to the existing property, to the detriment of the visual amenities of the existing dwelling and the Ainsworth Avenue street scene. As such the proposal is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

**BH2011/02122**

**32 The Cliff Brighton**

Installation of new dormer window to front facing roofslope.

**Applicant:** Mr Al-Kad

**Officer:** Chris Swain 292178

**Refused on 14/10/11 PLANNING COMMITTEE**

**1) UNI**

The proposal, by reason of its size, proportions and design would result in a bulky and over dominant alteration, which in conjunction with the existing unsympathetic roof alterations would result in a cluttered and visually discordant appearance to the front roofslope that would detract from the appearance and character of the building and the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions.

**BH2011/02227**

**Land to rear of 71 Lustrells Crescent Saltdean Brighton**

Erection of two storey 3 bed house.

**Applicant:** Mr Paul Sheehan

**Officer:** Anthony Foster 294495

**Refused on 17/10/11 DELEGATED**

**1) UNI**

The subdivision of the plot to accommodate a new dwelling would have a detrimental effect on the spacious nature of the site and represents overdevelopment. It would have a strong adverse impact on the character of the surrounding area, setting a precedent that, if repeated elsewhere, would greatly alter the area's character contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

**2) UNI2**

The subdivision of the existing plot fails to make adequate provision of private usable amenity space for the present occupiers of 71 Lustrells Crescent. The resulting amenity space is considered to be out of character for Lustrells Crescent, where neighbouring properties benefit from generous rear gardens, contrary to policy QD27 and HO5 of the Brighton & Hove Local Plan.

**BH2011/02389**

**Gate Cottage Bazehill Road Rottingdean Brighton**

Erection of two storey rear extension and single storey rear conservatory extension.

**Applicant:** Gate Cottage Rest Home Ltd

**Officer:** Liz Arnold 291709

**Approved on 18/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

### **3) UNI**

Any pruning works to facilitate the development should be carried out to BS 3998 (2010) Tree Pruning Recommendations.

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

### **4) UNI**

The side gate in the flint wall which provides direct access from Bazehill Road to the rear garden area of the site should be kept locked during the course of the development and any building site pedestrian traffic through this entrance should be prohibited.

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

### **5) UNI**

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

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

### **6) UNI**

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

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

### **7) UNI**

The development hereby permitted shall be carried out in accordance with the approved Drawing no. 477/01 received on the 11<sup>th</sup> August 2011 and drawing no. 477/02RevA received on the 23<sup>rd</sup> August 2011.

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

### **8) UNI**

Prior to the commencement of the development hereby approved, an Arboricultural Method Statement and scheme for landscaping, which shall include details of existing trees and hedges which will be removed or retained, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed landscaping details and Arboricultural Method Statement. All trees retained in the vicinity of the proposed development should be protected to BS 5837 (2005) Trees in Relation to Construction during the course of the development.



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

**BH2011/02463**

**63 Coombe Vale Brighton**

Erection of single storey rear extension. Loft conversion incorporating roof extension, raised ridge height, side rooflights, Juliet balcony to rear and front window.

**Applicant:** Mr Peter Coker

**Officer:** Aidan Thatcher 292265

**Refused on 18/10/11 DELEGATED**

**1) UNI**

The proposal would cause an overbearing impact, loss of light, loss of privacy and overlooking to the occupants of the neighbouring dwellings by virtue of the two storey rear projection and fenestration detailing and as such would be contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2011/02497**

**69 High Street Rottingdean**

Creation of roof terrace over existing flat roof at rear with balustrading. (Retrospective)

**Applicant:** Ms Lynne Ledger

**Officer:** Liz Arnold 291709

**Approved on 21/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 227701RevA received on the 2nd September 2011.

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

**BH2011/02498**

**St Wulfrans Church The Green Greenways Brighton**

Installation of steel handrails to steps in churchyard.

**Applicant:** PCC St Wulfrans

**Officer:** Aidan Thatcher 292265

**Approved on 19/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. site location plan (unreferenced) and 1021537/15/01 received on 22.08.11.

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

**3) UNI**

The handrails hereby approved shall be painted black within 1 week of their erection and shall be retained as such.

*Reason: To ensure a satisfactory appearance to the development, to ensure no harmful impact to the Listed Church and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.*

**BH2011/02548**

**13 Bazehill Road Rottingdean Brighton**

Erection of single storey extension to side and rear.

**Applicant:** Mr Mark Braithwaite

**Officer:** Jonathan Puplett 292525

**Approved on 19/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

Access to the flat roofs over the extensions 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) UNI**

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

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

**5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 12275-001A, 003a and 006 received on the 26th of August 2011, and nos. 12275-002C, 004C, 005C and 007C received on the 13th of October 2011.

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

**BH2011/02552**

**10 Sussex Square Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2011/00853.

**Applicant:** Mr R Pook

**Officer:** Chris Swain 292178

**Approved on 21/10/11 DELEGATED**

**BH2011/02615**

**20 Westmeston Avenue Brighton**

Erection of single storey rear extension.

**Applicant:** Mr S Holden

**Officer:** Sonia Gillam 292359

**Approved on 25/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

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

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 001 and 003 received on the 2nd September 2011, and 002 received on the 7th October 2011.

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

**BH2011/02631**

**20 Rowan Way Rottingdean Brighton**

Erection of front conservatory and conversion of garage into home office with roof terrace above.

**Applicant:** Mr Don Robinson

**Officer:** Sonia Gillam 292359

**Refused on 20/10/11 DELEGATED**

**1) UNI**

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

**BH2011/02673**

**27 Lewes Crescent Brighton**

Application for Approval of Details Reserved by Condition 5 of Listed Building application BH2010/02831.

**Applicant:** Mr Charles Wilson

**Officer:** Sonia Gillam 292359

**Approved on 21/10/11 DELEGATED**

**BH2011/02757**

**54 Lenham Avenue Saltdean Brighton**

Erection of a two storey side extension.

**Applicant:** Kevin Long

**Officer:** Sonia Gillam 292359

**Refused on 31/10/11 DELEGATED**

**1) UNI**

The development, by virtue of its size, height, massing and siting in close proximity to adjacent properties would appear visually dominant and overbearing when viewed from the neighbouring properties, leading to a loss of outlook and potential loss of sunlight/ daylight. Additionally it would result in increased overlooking, causing significant harm to the privacy of neighbouring residents. The proposal would therefore lead to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2011/02961**

**10 The Vale Ovingdean Brighton**

Non Material Amendment to BH2011/01570 for the reduction in width of front window.

**Applicant:** Mrs Sarah Reid

**Officer:** Helen Hobbs 293335

**Approved on 28/10/11 DELEGATED**

**WOODINGDEAN**

**BH2011/02396**

**3 - 9A Warren Way Brighton**

Display of internally illuminated fascia and projecting signs.

**Applicant:** Food Programme Delivery Orchid Group

**Officer:** Helen Hobbs 293335

**Approved on 17/10/11 DELEGATED**

**1) BH10.01**

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired

unless further consent to display has been given by the Local Planning Authority.

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

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

amenity.

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

**5) BH10.05**

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

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

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

**7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

**BH2011/02627**

**23 Donnington Road Brighton**

Erection of single storey side extension.

**Applicant:** Mrs Mary Daly

**Officer:** Liz Arnold 291709

**Approved on 31/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

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

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings titled Block Plan and Location Plan and drawing nos. 06RevA, 06aRevA, 07RevA08RevA, 09RevA and 10RevA received on 26th October 2011 and drawing nos. 01, 01, 02, 03, 04, 05 and 12 received on the 5th September

2011.

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

**BH2011/02900**

**Phase 5 Woodingdean Business Park Bexhill Road Brighton**

Non Material Amendment to BH2011/00255 for the re-location of bin stores to West side of development site.

**Applicant:** St Modwen Developments

**Officer:** Aidan Thatcher 292265

**Approved on 24/10/11 DELEGATED**

**BRUNSWICK AND ADELAIDE**

**BH2011/02093**

**6 Palmeira Square Hove**

Removal of lower section of external fire escape and associated access doors replaced with 2no timber sash windows. (Retrospective)

**Applicant:** Mr Mike Ringer

**Officer:** Jason Hawkes 292153

**Approved on 24/10/11 DELEGATED**

**1) UNI**

The timber sliding sash windows shall be altered so that the horns are removed from the windows, as shown on drawing no.1107/301/A, within three months from the date of this permission, unless otherwise agreed with the Local Planning Authority in writing. The windows 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.*

**2) UNI**

Any remaining embedded metalwork left by the removal of the fire escape shall be removed and the affected areas made good with materials and finished to match the original.

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

**BH2011/02176**

**Flat 3 55 Brunswick Square Hove**

Replacement of existing rear window with sash window.

**Applicant:** Miss Claire Winchester

**Officer:** Steven Lewis 290480

**Approved on 27/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

### **3) UNI**

The development hereby permitted shall be carried out in accordance with the design and access statement, approved drawing nos. 1, 2, 3, BS-01, BS-11, BS-12, BS-20, BS-21 & BS22 received on 16/09/2011.

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

### **BH2011/02177**

#### **Flat 3 55 Brunswick Square Hove**

Replacement of existing rear window with sash window. Internal alterations to layout of flat.

**Applicant:** Miss Claire Winchester

**Officer:** Steven Lewis 290480

**Approved on 27/10/11 DELEGATED**

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

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

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

#### **2) UNI**

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

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

#### **3) UNI**

The cornicing repairs shall be conducted to matching exactly the existing original cornice and shall include accurate detailing and using traditional methods.

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

#### **4) UNI**

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

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

### **BH2011/02438**

#### **Top Flat 8 Brunswick Road Hove**

Internal alterations to layout of flat.

**Applicant:** Mr Mark Glover

**Officer:** Mark Thomas 292336

**Refused on 25/10/11 DELEGATED**

#### **1) UNI**

Policy HE1 states that proposals involving the alterations, extension, or change of use of a listed building will only be permitted where the proposal would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building or its setting. Further advice is contained within Supplementary Planning Guidance for Listed Building interiors (SPG BH11) which states that any new layout must respect the original plan form and

room proportions and must not divide the floor into ill-proportioned, irregular spaces. The proposed ensuite would result in the creation of an irregularly shaped room which would significantly detract from the original plan form of the Grade II listed building. Further, details of ventilation and drainage to the new ensuite have not been submitted, and these could potentially result in further harm. For the reasons outlined, the proposed development is considered contrary to the aforementioned policy and guidance.

**BH2011/02462**

**37 Lansdowne Place Hove**

Replacement of existing tiling to front entrance pathway and steps with natural stone. External alterations including render repairs to front elevation and repairs to front chimney. (Part Retrospective)

**Applicant:** Ridgewood Estates Ltd

**Officer:** Adrian Smith 290478

**Approved on 18/10/11 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

No development shall take place until full details and samples of the replacement stonework have been submitted to and approved in writing by the local planning authority. The works shall be carried out and completed in strict accordance with the approved details and maintained as such thereafter.

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

**BH2011/02519**

**Flat 10 18 Brunswick Place Hove**

Internal alterations to layout of flat. (Retrospective)

**Applicant:** Mr Paul Maggs

**Officer:** Wayne Nee 292132

**Refused on 26/10/11 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. Further advice contained within Supplementary Planning Guidance on listed building interiors (SPGBH 11) states that the complete or substantial removal of original walls will not normally be acceptable and the creation of large open plan spaces will be considered wholly inappropriate. By altering the rooms at the front of the flat, it has resulted in the off-setting of the living room chimney breast, and the building of partitions and removal of spine walls has resulted in the loss of the original plan layout and fabric of the top floor flat creating irregular and ill-proportioned spaces. The development is therefore harmful to the historic character, proportions and appearance of the grade II listed building and contrary to the aims of policy HE1 and SPGBH 11.

**2) UNI2**

Policy HE1 of the Brighton & Hove Local Plan states that alterations to listed building should not have any adverse effect on the architectural and historic character of the interior of the building and preserve its historic fabric. SPGBH 11 states that en suite facilities for each bedroom will normally be unacceptable in a listed building as this would involve an inappropriate degree of subdivision. By



altering the bedrooms at the rear of the flat, it has resulted in the off-setting of the bedroom chimney breast, and the alterations at the rear of the flat have again resulted in the loss of the original plan layout and fabric of the top floor flat and creating irregular and ill-proportioned spaces. The scheme is therefore contrary to policy HE1 and SPGBH 11.

**BH2011/02654**

**Flat 2 10 Brunswick Square Hove**

Internal alterations to layout at ground floor level.

**Applicant:** Mr Myles Dacre

**Officer:** Adrian Smith 290478

**Approved on 17/10/11 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

All existing architectural features including architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained in their entirety except where otherwise agreed in writing with the Local Planning Authority, and all new mouldings shall match exactly the existing.

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

**BH2011/02674**

**Embassy Court Kings Road Brighton**

Internal alterations comprising removal of 4no cold water storage tanks and associated pipework from North and West Wings at eleventh floor level.

**Applicant:** Bluestorm Ltd

**Officer:** Christopher Wright 292097

**Approved on 18/10/11 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

A comprehensive photographic record of the water storage tanks in situ, during the works and detailing the process of removal, and also of the storage rooms following removal of the water tanks, shall be submitted to the Local Planning Authority for safekeeping, as an historic record of the Grade II\* Listed Building.

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

**BH2011/02739**

**30 Brunswick Terrace Hove**

Removal of external metal fire escape stairs on North and East facing elevations of the light well.

**Applicant:** 30 Brunswick Terrace Ltd

**Officer:** Clare Simpson 292454

**Approved on 27/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The structure shall be removed in its entirety the elevations shall be made good and repaired and redecorated to match the existing finishes of the building and retained as such thereafter.

*Reason: To ensure a satisfactory finish and the interests of the preservation of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. B181PC/PLB/02, 03, 04, and 05 received on the 14th September 2011

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

**BH2011/02740**

**30 Brunswick Terrace Hove**

Removal of external metal fire escape stairs on North and East facing elevations of the light well.

**Applicant:** 30 Brunswick Terrace Ltd

**Officer:** Clare Simpson 292454

**Approved on 27/10/11 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

The structure shall be removed in its entirety the elevations shall be made good and repaired and redecorated to match the existing finishes of the building and retained as such thereafter.

*Reason: To ensure a satisfactory finish and the interests of the preservation of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**BH2011/02908**

**Driftwood St Johns Road Hove**

Application for Approval of Details Reserved by Condition 6 of application BH2009/01454.

**Applicant:** Miss Lydia Kitchen

**Officer:** Guy Everest 293334

**Approved on 13/10/11 DELEGATED**

**BH2011/03157**

**59 Church Road Hove**

Application for Approval of Details Reserved by Condition 3 of Application BH2011/01823

**Applicant:** Callaways Estate & Lettings Agents

**Officer:** Steven Lewis 290480

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

## **CENTRAL HOVE**

### **BH2011/02060**

#### **11 Albert Mews Hove**

Application for Approval of Details Reserved by Conditions 2, 3, 4, 5 and 6 of application BH2009/01793.

**Applicant:** Fieldwatch Properties

**Officer:** Charlotte Hughes 292321

**Approved on 27/10/11 DELEGATED**

### **BH2011/02532**

#### **Hove Central Library 182-186 Church Road Hove**

Installation of 21no photovoltaic solar panels to rear flat roof.

**Applicant:** Brighton & Hove City Council

**Officer:** Charlotte Hughes 292321

**Approved on 27/10/11 DELEGATED**

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

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

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

##### **2) UNI**

Unless otherwise agreed in writing, the solar panels hereby approved shall be angled at 30° pitch in accordance with the sectional drawing received on 3rd October 2011.

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

##### **3) UNI**

The development hereby permitted shall be carried out in accordance with the 'Roof Plan As Proposed' and the 'Block Plan' received on 24th August 2011, the sectional drawing received on 3rd October 2011 and the floor plans and photographs of the cabling routing received on 27th October 2011.

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

### **BH2011/02533**

#### **Hove Central Library 182-186 Church Road Hove**

Installation of 21no photovoltaic solar panels to rear flat roof.

**Applicant:** Brighton & Hove City Council

**Officer:** Charlotte Hughes 292321

**Approved on 27/10/11 DELEGATED**

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

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

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

##### **2) UNI**

Unless otherwise agreed in writing, the solar panels hereby approved shall be angled at 30° pitch in accordance with the sectional drawing received on 3rd October 2011.

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

**BH2011/02534**

**Kings House Grand Avenue Hove**

Installation of 58 PV solar panels to south, east and west facing roofslopes.

**Applicant:** Brighton & Hove City Council

**Officer:** Charlotte Hughes 292321

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

**1) BH01.01**

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

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

**2) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, all cabling is to be located internally and there shall be no external surface mounted cables.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the 'Block Plan', 'East Elevation Existing and Proposed', 'South & West Elevations As Proposed' and 'Roof Plan As Proposed' received on 11th October 2011 and the 'Section A:A As Proposed' received on 18th October 2011.

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

**BH2011/02535**

**Kings House Grand Avenue Hove**

Installation of 58 PV solar panels to south, east and west facing roofslopes.

**Applicant:** Brighton & Hove City Council

**Officer:** Charlotte Hughes 292321

**Approved on 26/10/11 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, all cabling is to be located internally and there shall be no external surface mounted cables.

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

**BH2011/02663**

**Flat 3 Bath Court Kings Esplanade Hove**

Replacement of existing single glazed aluminium windows with new uPVC double glazed units.

**Applicant:** Mr Philip Newman

**Officer:** Mark Thomas 292336

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

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 4879/01, 4879/03, 4879/04 and photos received on 6th

September.

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

**BH2011/02726**

**Flat 3 36 Ventnor Villas Hove**

Installation of 2no rooflights to rear roof slope.

**Applicant:** Dr Daniel Kane

**Officer:** Jason Hawkes 292153

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

**1) BH01.01**

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

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

**2) BH12.05A**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.1 received on 23rd September 2011 and the email received from the applicant on the 25th October 2011.

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

**BH2011/02780**

**Hove Town Hall Norton Road Hove**

Erection of glazed structure with pitched roof over existing lightwell, erection of new entrance lobby with external canopy, conversion of courtyard into office space and installation of 112no photovoltaic solar panels to roof.

**Applicant:** Brighton & Hove City Council

**Officer:** Jason Hawkes 292153

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

**1) BH01.01**

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

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

**2) UNI**

The glazing for the glazed structure will be comprised of laminated safety glass and thereafter retained as such.

*Reason: In the interests of security and in accordance with policy QD7 and QD27 of the Brighton & Hove Local Plan.*

**3) UNI**

No development shall commence until samples of the materials to be used in the construction of the external surfaces of the development, including a sample of the paving and glazing in the canopy structure and a plan showing the full extent of the proposed paving, have been submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.GEN217/001, 002, 003, 004, 005, 006, 007, 008A, 009A received on 15th & 26th September & 11th October 2011 and the Rooflight Section and Detail Plan received on the 26th October 2011.

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

#### **BH2011/02814**

##### **8 Medina Terrace Hove**

Erection of beach hut for cycle storage to rear of property (Part Retrospective).

**Applicant:** Mrs P Samson

**Officer:** Clare Simpson 292454

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

#### **1) UNI**

The beach hut hereby granted consent shall be painted externally to conform to the Cliftonville Article 4 direction, (08B15 Magnolia, 08B17 Vellum, 08C31 Buttermilk or 10C31 Cream) and retained as such thereafter. Reason to preserve the setting of the listed building and character and appearance of the Cliftonville Conservation Area and to comply with policy HE3 of the Brighton & Hove Local Plan.

#### **BH2011/02815**

##### **8 Medina Terrace Hove**

Erection of beach hut for cycle storage to rear of property (Part Retrospective).

**Applicant:** Mrs P Samson

**Officer:** Clare Simpson 292454

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

#### **1) UNI**

The approved beach hut will be painted externally to conform to the Cliftonville Article 4 direction, (08B15 Magnolia, 08B17 Vellum, 08C31 Buttermilk or 10C31 Cream) and retained as such thereafter.

*Reason to preserve the setting of the listed building and character and appearance of the Cliftonville Conservation Area and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.*

#### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.08704/CD/062B received on 21st September 2011

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

#### **BH2011/02816**

##### **8 Medina Terrace Hove**

Installation of window rails to ground floor window bay on South elevation.

**Applicant:** Mrs Polly Samson

**Officer:** Clare Simpson 292454

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

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

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

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

## **GOLDSMID**

### **BH2011/02116**

#### **30 Cromwell Road Hove**

Application for Approval of Details Reserved by Condition 2, 3, 4, 5 and 6 of Listed Building application BH2010/02623.

**Applicant:** Mr R Harrison

**Officer:** Clare Simpson 292454

#### **Split Decision on 21/10/11 DELEGATED**

##### **1) UNI**

Approve the details pursuant to conditions 2, 4, 5, 6 subject to full compliance with the submitted details.

##### **1) UNI**

Does Not Approve the details pursuant to conditions 3 for the following reasons: The details for the reinstatement of the fireplace are not historically accurate and would not preserve the character of the listed building.

### **BH2011/02256**

#### **32 Wilbury Gardens Hove**

Erection of single storey rear extension and new vehicular crossover.

**Applicant:** Mr Richard Webb

**Officer:** Christopher Wright 292097

#### **Approved on 20/10/11 DELEGATED**

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

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

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

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

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

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

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

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

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

##### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 457/01 Revision B and 457/02 Revision A received on 17 October 2011.

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

##### **5) UNI**

No development shall commence until an Arboricultural Method Statement for the construction of the vehicular crossover, paying due regard to any tree roots in the vicinity of the development together with protection of the main bole the highway tree in front of the property during construction, has been submitted to and approved in writing by the Local Planning Authority.

*Reason: In order to safeguard the highway Elm tree in front of the property, in the interests of the visual amenities of the area and in order to comply with policies*

**BH2011/02272**

**58 Lyndhurst Road Hove**

Conversion of existing single dwelling house to form 1no two bedroom flat and 2no one bedroom flats.

**Applicant:** Mr Matthew Davis

**Officer:** Steven Lewis 290480

**Approved on 21/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.07**

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

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

**3) BH04.01A**

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

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

**4) BH05.03A**

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes and a Design Stage Assessment Report showing that the development will achieve an Ecohomes Refurbishment rating for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes Refurbishment rating for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

**5) BH05.04A**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until an Ecohomes Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes Refurbishment rating has been submitted to, and approved in writing by, the Local Planning Authority.

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



## **6) BH06.02**

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

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

## **7) BH06.05**

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

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

## **8) UNI**

The development hereby permitted shall be carried out in accordance with the approved site plan, David Smith drawings no. 11.053/P01 & 11.053/P02/Rev 1 received on 29/07/2011 & 19/11/2011.

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

## **BH2011/02471**

### **Flat 1 22 Wilbury Villas Hove**

Replacement of existing windows and door with upvc windows and door at ground floor level.

**Applicant:** Mr Jonathon Ormerod

**Officer:** Mark Thomas 292336

**Refused on 25/10/11 DELEGATED**

### **1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed replacement windows would result in an unwelcome and incongruous mix of materials and methods of opening within the front elevation which would detract from the character and appearance of the recipient property. The proposal is therefore contrary to the above policy.

## **BH2011/02554**

### **Second Floor Flat 6 Selborne Place Hove**

Replacement of existing rear timber/aluminium framed windows with UPVC windows.

**Applicant:** Mr Terence Hoad

**Officer:** Christopher Wright 292097

**Approved on 27/10/11 DELEGATED**

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

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

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

### **2) UNI**

The approved bathroom window (window no. 2 of 3 as described on the detailed quotation sheet) shall not be glazed otherwise than with obscured glass and

thereafter permanently retained as such.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved block plan (1:200 scale), floor plan, detailed quotation sheet and brochure excerpt received on 30 August 2011; and the location plan (1:1250 scale) received on 27 September 2011.

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

**BH2011/02577**

**28 Avondale Road Hove**

Loft conversion incorporating front dormer and rooflight.

**Applicant:** Mr Andrew England

**Officer:** Mark Thomas 292336

**Refused on 28/10/11 DELEGATED**

**1) UNI**

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

**BH2011/02689**

**55 Denmark Villas Hove**

Application for Approval of Details Reserved by Condition 4 of application BH2011/01087.

**Applicant:** Ms Wai-Fan Clarke

**Officer:** Christopher Wright 292097

**Approved on 21/10/11 DELEGATED**

**BH2011/02758**

**Flat B 38 Denmark Villas Hove**

Removal of rear uPVC door and replace with new uPVC window and blocking up of window opening to side elevation.

**Applicant:** Mr Weatherill

**Officer:** Wayne Nee 292132

**Approved on 27/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with drawing no. 1402/1512A received on 12 January 2011.

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

**BH2011/02831**

**12 Cambridge Grove Hove**

Non Material Amendment to BH2009/02182 to internal layout (all floors), repositioning of proposed front facing rooflights and changes to ground floor front elevation to include new windows and alterations to existing doors.

**Applicant:** Mrs Kennington

**Officer:** Guy Everest 293334

**Split Decision on 17/10/11 DELEGATED**

**BH2011/02998**

**14 Champions Row Wilbury Avenue Hove**

Certificate of Lawfulness for proposed single storey rear extension.

**Applicant:** Lady Dusty Wesker

**Officer:** Steven Lewis 290480

**Approved on 31/10/11 DELEGATED**

**HANGLETON & KNOLL**

**BH2011/02444**

**107 Boundary Road Hove**

Application for Approval of Details Reserved by Conditions 2, 6, and 8 of application BH2008/03442 Appeal Decision.

**Applicant:** Mr Ben Harrison

**Officer:** Jason Hawkes 292153

**Split Decision on 13/10/11 DELEGATED**

**1) UNI**

Approve the details pursuant to conditions 2 & 6 of BH2008/03442 appeal decision subject to full compliance with the submitted details.

**1) UNI**

Does Not Approve the details pursuant to condition 8 of BH2008/03442 appeal decision for the following reason:

1. An Arboricultural Method Statement has not been submitted which indicates the construction methods for the hardstanding in the vicinity of the Beech tree at the front of the house. The Council is therefore not satisfied that this tree would be sufficiently protected during the construction works.

**BH2011/02583**

**97 Poplar Avenue Hove**

Erection of a single storey rear extension.

**Applicant:** Mr Nick Hale

**Officer:** Wayne Nee 292132

**Approved on 31/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

### 3) UNI

The development hereby permitted shall be carried out in accordance with drawing no. P97/02 received on 01 September 2011, and drawing no. P97/01/B received on 20 October 2011.

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

#### **BH2011/02694**

##### **11 Summerdale Road Hove**

Certificate of Lawfulness for proposed single storey rear extension.

**Applicant:** Mr Daniel Stillwell

**Officer:** Wayne Nee 292132

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

#### **BH2011/02837**

##### **17 Summerdale Road Hove**

Certificate of lawfulness for proposed installation of rear dormer.

**Applicant:** Mr & Mrs Wickham

**Officer:** Clare Simpson 292454

**Approved on 21/10/11 DELEGATED**

#### **NORTH PORTSLADE**

#### **BH2011/02295**

##### **Peter Gladwin School Drove Road Portslade**

Installation of 39 photovoltaic solar panels to existing flat roof.

**Applicant:** Brighton & Hove City Council

**Officer:** Charlotte Hughes 292321

**Approved on 27/10/11 DELEGATED**

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

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

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

##### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved 'Roof Plan As Proposed' received on 3<sup>rd</sup> August 2011 and 'Proposed Elevations' received on 5th August 2011.

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

#### **BH2011/02799**

##### **196 Valley Road Portslade**

Erection of single storey rear extension.

**Applicant:** Ms Jackie Lamont

**Officer:** Steven Lewis 290480

**Approved on 24/10/11 DELEGATED**

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

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

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

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

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

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of*

*the Brighton & Hove Local Plan.*

**3) UNI**

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

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved site location plan and unnamed unnumbered drawings received on 16/09/2011.

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

**BH2011/02819**

**The Chalk Pit Mile Oak Road Portslade**

Application for Approval of Details Reserved by Conditions 3 and 5 of application BH2010/02672.

**Applicant:** Penfold Verrall

**Officer:** Clare Simpson 292454

**Approved on 28/10/11 DELEGATED**

**SOUTH PORTSLADE**

**BH2011/02135**

**Former Flexer Sacks Factory Wellington Road Portslade**

Variation of condition 3 of application BH2010/03540 to allow an area on the ground floor to be used for indoor ice skating in lieu of indoor climbing.

**Applicant:** City Gateway Ltd

**Officer:** Guy Everest 293334

**Approved on 21/10/11 DELEGATED**

**1) BH02.07**

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

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

**2) BH03.02**

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

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

**3) BH05.09A**

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

*Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the*

*development and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.*

#### **4) BH08.01**

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

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

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

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

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

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

#### **5) UNI**

If during development any visibly contaminated or odorous material not previously identified is found to be present at the site it shall be investigated. The Local Planning Authority shall be informed immediately of the nature and degree of contamination present. A Method Statement shall be submitted to, and approved in writing by, the Local Planning Authority which must detail how this unsuspected contamination shall be dealt with. Any remedial works and/or measures shall be undertaken in accordance with the details set out in the approved Method Statement.

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

#### **6) UNI**

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

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

*Plan.*

**7) UNI**

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

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

**8) UNI**

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

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

**9) UNI**

Notwithstanding the submitted plans the development hereby permitted shall not be occupied until a revised on-site car parking layout has been submitted to and approved in writing by the Local Planning Authority. The revised layout shall allow for the provision of accessible disabled parking spaces to recognised standards at ground and first floor levels. The on-site parking shall thereafter be implemented in accordance with the agreed details and made available for use prior to the occupation of the development, and shall thereafter be retained for use at all times.

*Reason: To ensure that satisfactory facilities for the parking of vehicles are provided and to comply with policies TR1, TR4 and TR18 of the Brighton & Hove Local Plan.*

**10) UNI**

A Travel Plan shall be submitted to the Local Planning Authority prior to first occupation of the ground, first and second floor indoor leisure use (Class D2), and prior to first occupation of the first and second floor office accommodation (Class B1). The Travel Plan shall be agreed in writing by the Local Planning Authority and include a package of measures, proportionate to the scale of the approved development, aimed at promoting sustainable travel choices and reducing reliance on the car. The measures shall be implemented within a time frame as agreed with the Local Planning Authority and shall be subject to annual review.

*Reason: In order to promote sustainable choices and to reduce reliance on the private car to comply with policies SU2, TR1 and TR4 of the Brighton & Hove Local Plan.*

**11) UNI**

Prior to their installation further details of the solar panels, as indicated on hereby approved drawing no. 10/11/02/009A shall be submitted to and approved in writing by the Local Planning Authority. The solar panels 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 policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.*

## **12) UNI**

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles belonging to staff 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.*

## **13) UNI**

The hereby permitted ground, part first floor and part second floor Class D2 uses shall not be occupied until the office accommodation at first and second floor levels has been provided and made available for occupation as (Class B1) offices in accordance with the approved drawings.

*Reason: To ensure the provision of modern office accommodation on the site and to comply with policy EM1 of the Brighton & Hove Local Plan.*

## **14) UNI**

Unless otherwise agreed in writing by the Local Planning Authority the ground floor, part first floor and part second floor of the premises shown on the drawings hereby approved shall only be used as an indoor climbing centre and / or ice rink, and associated ancillary facilities, and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

*Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and to comply with policy QD27 of the Brighton & Hove Local Plan.*

## **15) UNI**

The development hereby permitted shall be commenced before the expiration of three years from the date of permission BH2010/03540 (9th June 2011).

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

## **16) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 10/11/02/001, 10/11/02/002, 10/11/02/003, 10/11/02/004, 10/11/02/005, 10/11/02/006 & 10/11/02/008 received on 8th December 2010; drawing nos. 11/01/01 & 11/01/02 received 17th January 2011; drawing no. 10/11/02/009A, 10/11/02/010A, 10/11/02/011A & 10/11/02/012A received 24<sup>th</sup> February 2011; and drawing no. 1103 1401 received 15th July 2011.

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

## **BH2011/02255**

### **Land rear of 43-45 Norway Street Portslade**

Application for approval of details reserved by condition 2, 3, 7, 8 & 12 of application BH2010/01182.

**Applicant:** Mr & Mrs Mark Blencowe

**Officer:** Guy Everest 293334

### **Split Decision on 21/10/11 DECISION ON APPEAL**

#### **1) UNI**

Approve the details pursuant to conditions 2, 3, 7 & 8 subject to full compliance with the submitted details.

#### **1) UNI**

Does Not Approve the details pursuant to condition 12 for the following reason:  
The Desk Top Study is insufficient to demonstrate that potential contamination at the site has been identified and therefore that the site is free from significant risk and consequently fit for the intended purpose.



**BH2011/02294**

**35 Gladstone Road Portslade**

Construction of vehicular crossover.

**Applicant:** Mr Ibram Sidhom

**Officer:** Steven Lewis 290480

**Approved on 27/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance unnumbered drawings and site plans received on 23/08/2011.

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

**BH2011/02413**

**41 Sharpthorne Crescent Portslade**

Erection of single storey rear extension.

**Applicant:** Ms Liz Rowan

**Officer:** Wayne Nee 292132

**Approved on 21/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with drawing nos. (10)000, (20)000A, (21)000, (21)001A, (30)000A, (30)001A, (31)000A, and (41)001A received on 25 August 2011.

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

**BH2011/02551**

**12 South Street Portslade**

Replacement of existing timber bay windows at front elevation with upvc windows.

**Applicant:** Mr Giddey

**Officer:** Mark Thomas 292336

**Approved on 26/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The submitted 'Proposed' drawing does not accurately scale at 1:20 as indicated. The drawings have been annotated with measurements and the windows hereby permitted shall accord with these measurements.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings received on 3<sup>rd</sup> October 2011.

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

**BH2011/02921**

**95 Abinger Road Portslade**

Increased excavation associated with conversion of basement into habitable space, with alterations including new French door and access steps to garden level.

**Applicant:** Ms Helen Hamilton

**Officer:** Christopher Wright 292097

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

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 01, 02 and 03 received on 28 September 2011.

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

**HOVE PARK**

**BH2010/01438**

**11 Tongdean Road Hove**

Application for Approval of Details Reserved by Conditions 2, 3, 6, 8, 9 & 10 of application BH2010/00009.

**Applicant:** Weatherstone Property Group

**Officer:** Guy Everest 293334

**Split Decision on 25/10/11 DELEGATED**

**1) UNI**

Approve the details pursuant to conditions 2, 6, 8, 9 & 10 subject to full compliance with the submitted details.

**1) UNI**

Does Not Approve the details pursuant to conditions 3 for the following reasons:  
The proposed landscaping scheme is of insufficient detail and quality to deliver the enhancement of the appearance of the development and to protect neighbouring amenity.

**BH2011/01594**

**Plot 2, 7 Elm Close Hove**

Erection of 1no five bedroom house. (part retrospective)

**Applicant:** Mr Tony Thomas

**Officer:** Clare Simpson 292454

**Refused on 19/10/11 DELEGATED**

**1) UNI**

The installation of French doors on the rear elevation at first floor level results in an area of extensive glazing in an elevated position close to neighbouring gardens in Woodruff Avenue. The incorporation of such a dominant element gives the impression that the door is primary source of outlook over neighbouring gardens. Notwithstanding the assertion that these could be obscured and fixed

shut, the development creates a perception of severe overlooking and has an un-neighbourly impact for adjoining occupiers. The scheme is contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2011/02193**

**54 The Drove Way Hove**

Erection of a two storey front/side extension incorporating addition of new porch.

**Applicant:** Mr Chris Bidwell

**Officer:** Guy Everest 293334

**Approved on 19/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1, 2, 3 & 4 received on 21<sup>st</sup> July 2011; and a contextual elevation drawing received on 2nd August 2011.

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

**BH2011/02268**

**Blatchington Mill School Nevill Avenue Hove**

Erection of single storey extension to North of site to provide toilet block including disabled facility (corrected block plan).

**Applicant:** Mr Mark Brunet

**Officer:** Christopher Wright 292097

**Approved on 18/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved location plan and drawing no. D/5879/A(2) received on 1 August 2011; and the planning, design and access statement and block plan revision A received on 30 August 2011.

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

**BH2011/02315**

**49 Hill Drive Hove**

Erection of childrens tree house/play centre incorporating additional landscaping.  
(Part retrospective).

**Applicant:** Mr Robert Starr

**Officer:** Clare Simpson 292454

**Approved on 13/10/11 DELEGATED**

**1) UNI**

The children's tree house/ play centre hereby permitted shall be permanently removed from the site before 5 years from the date of this permission and the land reinstated to its former condition.

*Reason: To protect the privacy of neighbouring occupiers, the structure hereby approved is only considered acceptable with the provision of additional landscaping. The Local Planning Authority can only ensure this maintained for a period of 5 years and to comply with policies QD15 and QD27, of the Brighton & Hove Local Plan.*

**2) UNI**

All planting, seeding or turfing comprised in the approved landscaping drawings 'landscaping 1' and 'landscaping 2' dated 11th October 2011 shall be carried out by the 30th November 2011; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area, in protect the privacy of neighbouring properties and to comply with policies QD1, QD15, and Qd27 of the Brighton & Hove Local Plan.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.0072.PL.101 received on 5<sup>th</sup> August 2011 and landscaping details 'landscaping 1' and 'landscaping 2' received on the 11th October 2011.

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

**BH2011/02405**

**53 Hill Brow Hove**

Application for Discharge of Conditions 4, 5, 7, 8, 10 and 12 of application BH2009/03109.

**Applicant:** Silver Homes

**Officer:** Clare Simpson 292454

**Split Decision on 13/10/11 DELEGATED**

**1) UNI**

Approve the details pursuant to conditions 4, 5, 7, 10 and 12 subject to full compliance with the submitted details.

**1) UNI**

Does Not Approve the details pursuant to conditions 8 for the following reasons:  
A Final Code Certificate has not been submitted

**BH2011/02455**

**59 Cranmer Avenue Hove**

Certificate of Lawfulness for a proposed single storey side extension to existing garage and creation of new access from garden.

**Applicant:** Mr Nigel Hedden

**Officer:** Christopher Wright 292097

**Approved on 13/10/11 DELEGATED**

**BH2011/02464**

**9 Tongdean Road Hove**

Erection of new boundary wall incorporating entrance and exit iron gates.

**Applicant:** Mr Tim Thrower

**Officer:** Clare Simpson 292454

**Approved on 13/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

No development shall commence until fences for the protection of the sycamore tree adjacent to the south east corner of the site have been erected in accordance BS 5837 (2005) Trees in Relation to Construction. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. TA9PRO/01 received on the 19th August, TA9PRO/03, received on the 22nd August 2011, 2011, TA9TRO/01A and 04, received on the 7th October 2011.

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

**BH2011/02484**

**23 Lullington Avenue Hove**

Erection of single storey rear extension.

**Applicant:** Mr P Hampton

**Officer:** Mark Thomas 292336

**Approved on 18/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. LA23PRO/03, LA23PRO/04 received on 24th August 2011.

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

**BH2011/02505**

**20 Benett Drive Hove**

Insertion of two dormers to front elevation.

**Applicant:** Mr Thomas O'Connor

**Officer:** Adrian Smith 290478

**Refused on 17/10/11 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended and adjoining properties. Supplementary Planning Guidance 01 'Roof Alterations and Extensions' provides further design guidance for roof extensions.

The proposed dormer windows, by virtue of their number and position set across the ridgeline to a front projection, constitute an excessively bulky roof addition and poorly designed form of extension that would be harmful to the general appearance of the building and street scene, contrary to the above policy guidance.

**BH2011/02640**

**24 Benett Drive Hove**

Erection of a screening wall to rear raised terrace. (Retrospective)

**Applicant:** Mr & Mrs D Roche

**Officer:** Steven Lewis 290480

**Approved on 27/10/11 DELEGATED**

**1) UNI**

The bamboo planting proposed as screen planting upon the side boundary as detailed on the approved plan shall be carried out in the current planting season and plants which within a period of 5 years from the date of planting which 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 provide adequate screening to prevent a loss of neighbour amenity and to comply with policies QD14, QD15, QD16 and QD27 of the Brighton & Hove Local Plan.*

**2) UNI**

The development hereby permitted shall be retained in accordance with the approved drawings no. 3937/1 received on 05/09/2011.

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

**BH2011/02662**

**56 Hill Brow Hove**

Enlargement of existing rear balcony with installation of obscured glazed screening.

**Applicant:** Mr Wayne Grundy

**Officer:** Steven Lewis 290480

**Approved on 20/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The proposed full height obscured glass screen south side balustrade shall be constructed concurrently with the balcony and shall thereafter be retained at all times.

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

**3) UNI**

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

*Reason: to provide adequate screening to prevent a loss of neighbour amenity and to comply with policies QD14, QD15, QD16 and QD27 of the Brighton &*

*Hove Local Plan.*

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved dk. Architects Site & Block Plan and drawings nos. 070606/SS1, 070606/SS2, 070606/SS3, 070606/SS4, 070606/SS5, 070606/SS6, 070606/SS7, 070606/SS8, 070606/SS9, 070606/PP1, 070606/PP2, 070606/PP3, 070606/PP4, 070606/PP5, 070606/PP6, 070606/PP7, 070606/PP8, 070606/PP9 & 070606/PP10 received on 06/09/2011.

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

**5) UNI**

No development shall commence until full details of a planting scheme for screen planting upon the rear boundary has been submitted to and approved by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved planting details.

*Reason: To ensure a satisfactory appearance to the development and to protect the amenity of surrounding neighbours in accordance with policies QD1, QD2, and QD27 of the Brighton & Hove Local Plan.*

**BH2011/02669**

**14 Orchard Avenue Hove**

Erection of single storey extension at rear and side elevations.

**Applicant:** Mr Jez Kearns

**Officer:** Mark Thomas 292336

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

**1) BH01.05**

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

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

**2) BH14.02**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1112/P/103, 1112/P/104 received on 7th September 2011.

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

**BH2011/02677**

**14 Shirley Road Hove**

Application for Approval of Details Reserved by Condition 4 of application BH2010/03983.

**Applicant:** Mr A Spicer

**Officer:** Charlotte Hughes 292321

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

**BH2011/02682**

**21 Hove Park Road Hove**

Application to extend time limit for implementation of previous approval BH2008/03200 for new white rendered upper storey extension to existing link building between main house and garage and new garden wall to replace existing garden wall.

**Applicant:** Mr Brent Taggart

**Officer:** Christopher Wright 292097

**Approved on 27/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall not commence unless and until the precise details of the sill and frame heights and leaded light glazing configuration of the new windows have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and the windows shall not be altered subsequently without the prior consent of the Local Planning Authority in an application on that behalf.

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

**3) UNI**

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

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

**4) UNI**

The first floor window on the north-eastern flank wall of the extension hereby permitted shall be obscure glazed and fixed shut up to a height of at least 1.7 metres above the floor of the room in which the window is installed.

*Reason: To safeguard the privacy of the occupiers of the adjoining property, No. 19 Hove Park Road, and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**5) UNI**

The development hereby permitted shall be carried out in accordance with the approved design and access statement and drawing nos. 265(10)001a, 265(10)011, 265(11)010a, 265(11)011a, 265(20)001a, 265(20)011a, 265(21)015f, 265(21)016f, 265(30)001a, 265(30)002a, 265(31)001e, 265(31)002e and 265(31)003d submitted on the 3rd of October 2008.

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



**BH2011/02696**

**1 Tongdean Place Hove**

Erection of single storey rear extension.

**Applicant:** Mr Paul Hazeldine

**Officer:** Clare Simpson 292454

**Approved on 24/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.AL, 99101, and AL100 received on the 9th September 2011

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

**WESTBOURNE**

**BH2011/02279**

**Hove Lodge 18 Hove Street Hove**

Replacement of existing timber windows and doors with UPVC windows and doors and aluminium doors to top floor.

**Applicant:** Anchor Trust

**Officer:** Steven Lewis 290480

**Approved on 14/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved Newton Associates drawings no. 001 Rev A & 002 Rev A and correspondence received on 18/08/2010 & 13/10/2011.

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

**3) UNI**

The window frames hereby approved shall be wood effect uPVC, Rosewood in colour and shall thereafter be retained.

*Reason: In the interests of the appearance of the building and visual amenity of the area, to accord with policy QD14 of the Brighton & Hove Local Plan.*

**BH2011/02541**

**174 Portland Road Hove**

Application to extend time limit for implementation of previous approval BH2008/00655 for conversion of upper floors maisonette into one 1-bed flat and one two bed flat. Rear single storey extension to provide store for ground floor shop and refuse and cycle stores for flats above. Insertion of rear rooflight. Extension to rear dormer.

**Applicant:** Mr W Packham

**Officer:** Clare Simpson 292454

**Approved on 20/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH05.09A**

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

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

**3) UNI**

Prior to development commencing, the proposed details of the balustrade for the revised roof terraces shall be submitted to and approved by the Local Planning Authority in writing. The approved details shall show how views in to neighbouring windows will be minimised. The balustrade shall be in place prior to the occupation of the flats and shall be retained in place thereafter.

*Reason: As insufficient detail has been submitted and in order to protect the residential amenity of neighbouring properties occupiers in accordance with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no07061, 01 and 05, received on 13th February 2008.

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

**BH2011/02590**

**Flats 5 & 6 33 Westbourne Villas Hove**

Loft conversion to flats 5 and 6 incorporating rear dormers and rooflights to front and rear elevations and associated external alterations.

**Applicant:** Mr S Cohen

**Officer:** Wayne Nee 292132

**Approved on 17/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The windows of the dormers hereby approved shall have concealed trickled vents, and shall thereafter be retained as such.

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

**3) UNI**

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

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 0704.01, 0704.02/B, 0704.03 and 0704.LOC received on 01 September 2011.

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

**BH2011/02656**

**14 Princes Square Hove**

Erection of a single storey rear extension.

**Applicant:** Mr Andy Rose

**Officer:** Charlotte Hughes 292321

**Refused on 18/10/11 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Policy HE6 of the Brighton & Hove Local Plan states that development within or affecting the setting of conservation areas should preserve or enhance the character or appearance of the area. The proposed rear by reason of its scale, proportions, formality of design and contrast with the host property, would fail to respect the original house or preserve character and appearance of the Pembroke & Princes Conservation Area. The proposal is therefore considered to be contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

**WISH**

**BH2011/02327**

**1 Boundary Road Hove**

Change of use from retail (A1) to estate agents (A2).

**Applicant:** Harman (Plant Hire) Ltd

**Officer:** Jason Hawkes 292153

**Approved on 17/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved existing and proposed drawings received on the 26th August 2011.

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

**BH2011/02366**

**74 St Leonards Gardens Hove**

Erection of single storey rear extension.

**Applicant:** Mrs J Bertenshaw

**Officer:** Christopher Wright 292097

**Approved on 31/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the

approved location plan received on 9 August 2011; Block Plan received on 18 October 2011; and drawing no. 11/681/01 Revision A received on 27 October 2011.

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

**BH2011/02382**

**162 New Church Road Hove**

Loft conversion to form 1no studio flat incorporating 2no front roof lights, 1no side roof light and 1no rear dormer.

**Applicant:** Miss C R Preston

**Officer:** Charlotte Hughes 292321

**Approved on 14/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.07**

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

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

**3) BH03.03**

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

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

**4) BH06.03**

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

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

**5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. LP10128/000/D, LP10128/001/C, LP10128/002/C received on 10th October 2011.

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

**6) UNI**

The rooflight hereby permitted on the west elevation shall be obscure glazed with obscure glass to a minimum level of obscurity equivalent to Pilkington Texture Glass Level 3, or similar equivalent and shall be permanently fixed shut.

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

## **BH2011/02394**

### **Blue Lagoon Public House 330 Kingsway Hove**

Erection of shed in patio area. Installation of four heaters to front elevation (Retrospective).

**Applicant:** Mr Alan Cane

**Officer:** Christopher Wright 292097

**Approved on 13/10/11 DELEGATED**

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

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

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

#### **2) UNI**

This decision relates to the development as described and which is already in situ and shown on the 8 photographs, patio heater description, and the un-numbered drawing of the patio building received on 12 August 2011; and the block plan received on 15 August 2011.

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

## **BH2011/02450**

### **383 Portland Road Hove**

Application for removal of condition 10 of application BH2010/00369, (Application to extend time limit for implementation of previous approval BH2004/01180/FP for the demolition of redundant warehouse and store and construction of five town houses), so as not to require the need to provide a bollard at the Southern entrance of the site, and variation of condition 15 to provide on-site parking spaces in lieu of a financial contribution to provide sustainable transport infrastructure.

**Applicant:** A K N Sussex LLP

**Officer:** Steven Lewis 290480

**Refused on 25/10/11 DELEGATED**

#### **1) UNI**

By reason of the probable frequency and close proximity of the vehicle traffic to the occupiers of 385 and 385a Portland Road, the use of the access would be likely to result in additional noise and disturbance which would harm the amenities of the occupiers of the adjacent residential units. This is contrary to policies QD27 and SU10 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposal fails to demonstrate an acceptable form and standard of access, vehicle manoeuvring within the site and parking. The proposed layout is considered an unacceptable form of development which would fail to improve the safety of users of highway users beyond the present consented approval. This is contrary to policy TR7 of the Brighton & Hove Local Plan.

#### **3) UNI3**

The development fails to meet for the travel demands that it creates. The removal of condition 15 of permission BH2010/00369 would result in a development that does not address the shortfall in travel demand that would otherwise be mitigated by the payment of a commuted sum to be spent upon sustainable transport infrastructure provision within the local area. This is contrary to policy TR1 of the Brighton & Hove Local Plan.

#### **4) UNI4**

The proposal would result in an unacceptable loss of amenity areas within the site, including shared open space and a portion of private amenity space. The changes resultant from forming an access would fail to contribute positively to the quality of the development or that of the local environment; or provide an

acceptable landscaped alternative. This is contrary to policies QD1, QD15, QD20, QD27, HO5 and HO6 of the Brighton & Hove Local Plan.

**BH2011/02490**

**29 Marine Avenue Hove**

Certificate of Lawfulness for proposed single storey rear and side extensions and loft conversion incorporating rooflights to front and dormer with Juliet balcony to rear.

**Applicant:** Mr Ian Sutton

**Officer:** Wayne Nee 292132

**Approved on 27/10/11 DELEGATED**

**BH2011/02565**

**40 Worcester Villas Hove**

Replacement of existing windows with UPVC windows.

**Applicant:** Ms J Wheeler

**Officer:** Mark Thomas 292336

**Approved on 24/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1 of 3, 2 of 3, 3 of 3, GA\070, GA\133, and annotated photographs received on 30th August 2011.

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

**BH2011/02576**

**124 New Church Road Hove**

Conversion of Wish Park Surgery to residential dwelling including loft conversion with rooflights and side dormer, new side first floor window and conversion of rear detached building to a garage.

**Applicant:** Dr Paul Evans

**Officer:** Jason Hawkes 292153

**Approved on 17/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.07**

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

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

**3) BH03.03**

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

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

#### **4) BH04.01**

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

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

#### **5) BH05.08**

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

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

#### **6) BH06.03**

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

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

#### **7) BH06.05**

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

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

#### **8) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.Y015-01, 02A and 03 received on the 31st August, 1st September and 12th October 2011.

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

### **BH2011/02586**

#### **133 New Church Road Hove**

Erection of single storey rear conservatory to replace existing.

**Applicant:** Mr David Firsht

**Officer:** Wayne Nee 292132

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

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

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

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

#### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 4762/01, 02 and 03 received on 01 September 2011.

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

**BH2011/02661**

**West Hove Junior School Portland Road Hove**

Replacement of existing timber cladding to South elevation of classroom extension block with weatherboard cladding.

**Applicant:** Brighton & Hove City Council

**Officer:** Steven Lewis 290480

**Approved on 20/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The external finishes of the development hereby permitted shall be faced in Dark Oak colour wood stain Cedral Weatherboarding and shall thereafter be retained.

*Reason: In the interests of the appearance of the building and the visual amenity of the area, to accord with policies QD1 and QD14 of the Brighton & Hove Local Plan*

**3) UNI**

The south-east and south west corners of the building shall be capped with the hereby approved Anodized Angle trim detail. The Trim shall be coloured to match the existing render upon the building. The corner detail shall be adhered to building within two months as the re-cladding approved and shall thereafter be retained as such unless otherwise agreed in writing with the Local Planning Authority.

*Reason: In the interests of the appearance of the building and the visual amenity of the area, to accord with policies QD1 and QD14 of the Brighton & Hove Local Plan.*

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved Cedral Weatherboard Technical Brochure, NPS drawings nos. SUB11-3062 A-200 Rev A, SUB11-3062 A-201 Rev A, SUB11-3062 A-400 Rev A & SUB11-3062 A401 Rev A received on 05/09/2011 and correspondence received on 19/10/2011.

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

**BH2011/02752**

**Units 10-25 Hove Enterprise Centre Basin Road North Portslade**

Installation of photovoltaic solar array on units 10-25.

**Applicant:** Brighton Energy Co-Op

**Officer:** Mark Thomas 292336

**Approved on 31/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 0003-04-B-100 (A), 0003-04-B-200 (A) and technical information by 'Yingli Solar' received on 14th September 2011, and drawing no. 0003-04-B-201 received on 21st September 2011.

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



**BH2011/02867**

**24 St Leonards Gardens Hove**

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable end, front rooflights, side window and rear dormer.

**Applicant:** Sean Bucknell

**Officer:** Christopher Wright 292097

**Approved on 20/10/11 DELEGATED**

**BH2011/02898**

**24 St Leonards Gardens Hove**

Erection of single storey rear extension.

**Applicant:** Sean Bucknell

**Officer:** Christopher Wright 292097

**Approved on 27/10/11 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or other openings, except for those expressly authorised by this permission, shall be constructed on the flank walls of the approved extension (north and south facing elevations) without planning permission obtained from the Local Planning Authority.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the three approved drawings received on 26 September 2011.

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

**Withdrawn Applications**

**BH2011/02648**

**89 Payne Avenue Hove**

Conversion of existing house to form 2no two bed flats and associated alterations.

**Applicant:** Mrs Lisa Butterfill

**Officer:** Mark Thomas 292336

**WITHDRAWN ON 31/10/11**

