

**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**

**BH2011/02385**

**78 Overhill Drive Brighton**

Erection of a two storey residential dwelling with associated external alterations.

**Applicant:** Mrs Papanicolaou

**Officer:** Anthony Foster 294495

**Approved on 13/01/12 DELEGATED**

**1) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, a scheme detailing the measures to improve ecological biodiversity on the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the number and type of bat boxes, and bird boxes. The development shall be carried out in strict accordance with the approved details and thereafter maintained.

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

**2) UNI**

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

*Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway to comply with policies TR7 and TR19 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 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 new dwelling shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

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

**5) UNI**

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.*

#### **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 drawings no. 457/01 Rev A, /02a, and site location plan, Design & Access Statement, Sustainability Checklist, Waste Minimisation Statement, Biodiversity Checklist, received 12 August 2011 and drawings no. 457/03, /04 received 17 October 2011.

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

#### **8) 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.*

#### **9) UNI**

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

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

#### **10) UNI**

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.*

#### **11) 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 Report / Interim Report

- showing that the development will achieve Code level 4 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage / Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

**12) UNI**

Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed road[s], surface water drainage, outfall disposal and crossover to be provided, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details prior to occupation of the dwelling hereby approved.

*Reason: In the interests of highway safety and for the benefit and convenience of the public at large and for protection of trees and to comply with policies TR7 and QD16 of the Brighton & Hove Local Plan.*

**13) UNI**

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

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

**14) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall be occupied until a Final / Post Construction Certificate by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 has been submitted to, and approved in writing by, the Local Planning Authority.

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

**15) 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.*

**BH2011/03544**

**13 Lyminster Avenue Brighton**

Erection of single storey conservatory extension to rear to replace existing conservatory.

**Applicant:** Mr & Mrs Nye

**Officer:** Liz Arnold 291709

**Approved on 19/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The windows in the west facing elevation of the development hereby permitted, facing no. 11 Lyminster Avenue, shall be obscure glazed 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 Titled Existing Plan and Elevations received on the 28th November 2011 and Proposed Plan and Elevations received on the 17th November 2011.

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

**BH2011/03559**

**Sussex House Crowhurst Road Brighton**

Replacement of existing single glazed crittal windows with UPVC double glazed windows to East elevation.

**Applicant:** Sussex Police Authority

**Officer:** Liz Arnold 291709

**Approved on 24/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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. 003 and 004 received on the 29th November 2011 and drawing nos. 001 and 002 received on the 1st December 2011.

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

**BH2011/03593**

**11 Church Close Brighton**

Demolition of existing garage to facilitate the erection of single storey side extension to form a residential annexe ancillary to the existing bungalow.

**Applicant:** Mr & Mrs Rhodes

**Officer:** Helen Hobbs 293335

**Approved on 19/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 extension hereby permitted shall be used solely as ancillary residential accommodation in connection with the enjoyment of the main property as a single dwellinghouse and it shall at no time be occupied as a separate unit of accommodation.

*Reason: To enable the Local Planning Authority to retain control over subdivision of the site and in order to protect the amenities of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.*

## **4) UNI**

The proposed internal door linking the annexe to the main dwelling shown on the approved plans shall be installed prior to the first occupation of the annexe hereby approved and shall be retained as such thereafter.

*Reason: To enable the Local Planning Authority to retain control over subdivision of the site and in order to protect the amenities of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.*

## **5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 02A received on 18th January 2012 and drawing no. 01 and site plan received on 23rd November 2011.

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

### **BH2011/03606**

#### **42 Ridgeside Avenue Brighton**

Certificate of Lawfulness for proposed erection of a detached single storey building containing swimming pool in rear garden.

**Applicant:** Mr & Mrs Rowland

**Officer:** Helen Hobbs 293335

**Approved on 19/01/12 DELEGATED**

### **BH2011/03638**

#### **189 Ladies Mile Road Brighton**

Erection of detached outbuilding to provide ancillary accommodation replacing detached garage.

**Applicant:** Mr Nick Graham

**Officer:** Helen Hobbs 293335

**Approved on 26/01/12 DELEGATED**

## **1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 outbuilding hereby permitted shall be used solely as ancillary residential accommodation in connection with the enjoyment of the main property as a single dwellinghouse and it shall at no time be occupied as a separate unit of accommodation.

*Reason: To enable the Local Planning Authority to retain control over subdivision of the site and in order to protect the amenities of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.*

### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 01, 02 and site plan received on 29th November 2011.

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

## **BH2011/03678**

### **16 Beechwood Close Brighton**

Extension of existing garage.

**Applicant:** Mr & Mrs Gill

**Officer:** Helen Hobbs 293335

**Approved on 26/01/12 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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 no1235/1452 and 1235/1453A

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

## **BH2011/03720**

### **1 Audrey Close Brighton**

Certificate of lawfulness for proposed loft conversion incorporating dormers to side and rear and rooflights to front, side and rear and installation of French doors to rear (Part-Retrospective).

**Applicant:** Mr John Clarke

**Officer:** Liz Arnold 291709

**Approved on 19/01/12 DELEGATED**

## **BH2011/03755**

### **108 Ladies Mile Road Brighton**

Provision of a new roof to provide a raised ridge with a hip to gable loft conversion with barn ends, 2no dormers and a roof light to the rear elevation, 1no dormer and a rooflight to the front elevation, Juliet balcony to the first floor side elevation and the erection of a single storey rear extension with a dummy pitched roof.

**Applicant:** Mr & Mrs Edwards

**Officer:** Helen Hobbs 293335

**Approved on 01/02/12 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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) 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**

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 eastern side elevation of the property without planning permission obtained from the Local Planning Authority.

### **5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 01, 02, 03B and 04B received on 9th December 2011.

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

## **BH2011/03889**

### **4 Haywards Road Brighton**

Non Material Amendment to BH2011/02364 to infilling of open area to rear of ground floor extension

**Applicant:** Mr G Tomkins

**Officer:** Helen Hobbs 293335

**Approved on 18/01/12 DELEGATED**

## **BH2011/03926**

### **10 Buxted Rise Brighton**

Non Material Amendment to BH2011/02659 to alter the roof pitch of the side extension. Change to rendered finish in place of timber cladding originally approved.

**Applicant:** Mr Ben Benatt

**Officer:** Helen Hobbs 293335

**Approved on 31/01/12 DELEGATED**

## **BH2012/00020**

### **Land Between 58 Braybon Avenue & Hathaway Mayfield Crescent Brighton**

Non Material Amendment to BH2011/00915 to add additional window in West elevation at ground floor level.

**Applicant:** Mr & Mrs J Westlake

**Officer:** Anthony Foster 294495

**Approved on 01/02/12 DELEGATED**

## **PRESTON PARK**

### **BH2011/02947**

#### **5 Stanford Road Brighton**

Conversion of existing maisonette to form 2no one bed flats and 1no studio flat.

**Applicant:** Mrs Angela Lambert

**Officer:** Kate Brocklebank 292175

**Refused on 19/01/12 DELEGATED**

#### **1) UNI**

The proposed scheme fails to provide a unit of accommodation that is suitable for occupation by a family and in the absence of evidence to the contrary the property is below the size threshold suitable for conversion into smaller units, as such the proposal is contrary to policy HO9 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed development would have an unacceptable impact on the living conditions of the future occupiers by virtue of cramped form of accommodation, particularly within the attic space, which would have poor outlook and natural daylighting leading to a sense of confinement. The proposal would therefore be contrary to policy QD27 of the Brighton & Hove Local Plan.

#### **3) UNI3**

The application fails to provide for an acceptable standard of cycle parking provision and as such the proposal is contrary to policies TR14 and HO9 of the Brighton & Hove Local Plan.

#### **4) UNI4**

The proposed development fails to demonstrate adequate compliance with lifetime homes criteria and as such would be contrary to policy HO13 of the Brighton & Hove Local Plan.

#### **5) UNI5**

The proposed flues to the front of the property are considered to be prominent and poorly sited causing harm to the character of the building contrary to policy QD14 of the Brighton & Hove Local Plan.

### **BH2011/03317**

#### **4 Belmont Brighton**

Installation of timber door to replace existing window to side elevation with associated alterations. (Retrospective)

**Applicant:** Mr Michael Edwards

**Officer:** Chris Swain 292178

**Approved on 19/01/12 DELEGATED**

### **BH2011/03318**

#### **4 Belmont Brighton**

Installation of timber door to replace existing window to side elevation with associated alterations. (Retrospective)

**Applicant:** Mr Michael Edwards

**Officer:** Chris Swain 292178

**Approved on 19/01/12 DELEGATED**

### **BH2011/03356**

#### **167 Ditchling Road Brighton**

Rebuilding of rear garden wall and resiting of back gate access. Erection of a combined shed/greenhouse and replacement double glazed timber windows to front elevation (Part Retrospective).

**Applicant:** Ms Karen Seidler

**Officer:** Chris Swain 292178



**Approved on 16/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

No development shall take place until samples of the materials for the hereby approved shed (including colour/finish of timber lap boarding and roof tiles) have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

**4) UNI**

Notwithstanding the submitted drawings, within three months of the grant of this planning permission, the southern facing elevation of the hereby approved rear boundary wall shall be rendered in its entirety and retained as such thereafter.

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

**5) UNI**

Both side facing windows and the easternmost window to the north facing front elevation of the hereby approved shed shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

**6) UNI**

The development hereby permitted shall be carried out in accordance with Plan Nos. 1-5 (inclusive) and a photograph received on 2 November 2011, a design and access statement and a block plan received on 21 November 2011, drawing No. 911/01 received on 8 December 2011, an email from the planning agent received on 10 January 2011 and an email from the applicant received on 12 January 2011.

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

**7) UNI**

The rooflights hereby approved 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.*

**BH2011/03435**

**Downs Junior School Rugby Road Brighton**

Installation of ceiling mounted acoustic panels in gymnasium.

**Applicant:** Brighton & Hove City Council

**Officer:** Helen Hobbs 293335

**Approved Secretary of State on 27/01/12**

**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.*

**BH2011/03482**

**31 Port Hall Road Brighton**

Erection of single storey rear extension with removal of existing single storey lean-to extension.

**Applicant:** Mr Matt Simmonds

**Officer:** Jonathan Puplett 292525

**Approved on 23/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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. 441/L01A, P01A and P03 received on the 22nd of November 2011 and drawing no. 441/P02A received on the 4th of January 2012.

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

**REGENCY**

**BH2011/02877**

**36 Victoria Street Brighton**

Erection of staircase to access existing roof terrace incorporating obscured glazed screen over boundary wall.

**Applicant:** Mr Ian Heath

**Officer:** Jason Hawkes 292153

**Refused on 23/01/12 DELEGATED**

**1) UNI**

Having regard to the design, height, materials and position of the glazed screen in a prominent position on the shared boundary wall and the roof of the extension of no.35, the screen would appear as unsympathetic and inappropriate addition which will stand out as alien feature out of character with the appearance of nos. 35 and 36 Victoria Street. The scheme is therefore contrary to policies QD1, QD2 & QD14 of the Brighton & Hove Local Plan.

**BH2011/03016**

**68 Western Road Brighton**

Demolition of existing rear three storey section of the property and erection of four storey building of 3no residential units fronting and with access via Stone Street. Refurbishment and extension of existing retail unit and refurbishment of existing flats above to create 2 bedroom maisonette.

**Applicant:** Mr & Mrs Yau

**Officer:** Christopher Wright 292097

**Approved on 17/01/12 PLANNING COMMITTEE**

**1) BH01.01**

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

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

**2) 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*

**3) UNI**

No cables, wires, aerials, satellite dishes, 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) UNI**

The rendered external finishes shall be smooth rendered in a cement/lime/sand render mix down to ground level and shall be lined out with ashlar joint lines to match the original building and shall not have bell mouth drips above the damp proof course or above the window, balcony and door openings and the render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint and maintained as such thereafter.

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

**5) UNI**

The proposed replacement windows on the original Western Road frontage building shall be painted timber vertically sliding sashes with no trickle vents and shall match exactly the original sash windows, including their frame and glazing bar dimensions and profiles and subcill, masonry cill and reveal details and shall have concealed sash boxes recessed within the reveals and set back from the outer face of the building to match.

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

**6) UNI**

The proposed French doors to the original southern facing elevation of the Western Road building shall be painted timber, without trickle vents and with glazing bar dimensions and mouldings and frame mouldings to match exactly those of the original windows and with a masonry step. The doors shall be set back from the outer face of the building and recessed into the reveals to the same depth as the original windows. The development shall be retained as such thereafter.

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

**7) UNI**

All roof ventilation and extract outlets shall use flush, concealed slate or tile vents, to match the roof covering, and concealed ridge and eaves ventilators. The development shall be retained as such thereafter.

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

**8) UNI**

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

*Reason: To ensure a satisfactory appearance to the development and in the interests of safeguarding the visual amenities of the locality and to comply with*

*policies QD1 and HE6 of the Brighton & Hove Local Plan.*

**9) UNI**

The first and second floor windows on the rear, north facing elevation, of the new building fronting Stone Street hereby permitted, shall be top hung openers and shall not be glazed otherwise than with obscured glass up to a minimum height of 1.7 metres above the internal floor level of the rooms which they serve, and thereafter permanently retained as such.

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

**10) UNI**

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

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

**11) UNI**

The development hereby permitted shall not be commenced until details of sustainability measures for the refurbished unit over the retail shop at 68 Western Road 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.*

**12) UNI**

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

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

**13) UNI**

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

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

#### **14) UNI**

The development hereby permitted shall not be commenced until the following details have been submitted to and approved in writing by the Local Planning Authority:-

- (i) A 1:20 scale elevation and 1:20 scale vertical sections through the proposed replacement shopfront and its entrance, and through the shopfront and window, and through the pilaster;
- (ii) Joinery sections of the shopfront window, door frames, doors and fascia cornice at 1:1 scale;
- (iii) A 1:5 scale elevation of the pilaster capitals;
- (iv) Precise details of the materials and colours of the shopfront;
- (v) Details of the proposed new pavement lights;
- (vi) Details of any security shutters or awnings (if applicable these should have integrated boxes and guide rails); and the works shall be carried out and completed in strict accordance with the approved details and maintained as such thereafter.

*Reason: To ensure a satisfactory appearance to the development and in the interests of safeguarding the visual amenities of the locality and to comply with policies QD1, QD10 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD02: Shopfronts.*

#### **15) UNI**

The development hereby permitted shall not be commenced until details of the construction of the proposed pavement lights and details of their highway loading capacity, have been submitted to and approved in writing by the Local Planning Authority.

*Reason: In the interests of highway safety and in order to comply with policies TR7, TR8 and TR13 of the Brighton & Hove Local Plan.*

#### **16) UNI**

The development hereby permitted shall not be commenced until the following details have been submitted to and approved in writing by the Local Planning Authority:-

- (i) sample elevations and sections at 1:20 scale showing the building's balconies, new and replacement windows, doors, parapets, balustrades, copings and all other features;
- (ii) details and sections at 1:5 scale of the eaves, copings, cills and door thresholds;
- (iii) sectional profiles at 1:1 scale of windows, doors and door frames, showing their relationship to their reveals and cills.

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

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

#### **17) UNI**

(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 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.

**18) UNI**

(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 under (i) (c).

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

**19) 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 new build 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.*

**20) 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.*

**21) UNI**

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

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

**22) 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.*

### **23) UNI**

The development hereby permitted shall be carried out in accordance with the drawing nos. 11-004-101-A and 11-004-302-A received on 14 October 2011; drawing no. 11-004-303-B received on 21 November 2011; and drawing no. 11-004-301-A received on 9 December 2011.

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

### **BH2011/03017**

#### **68 Western Road Brighton**

Demolition of three storey section of property facing Stone Street.

**Applicant:** Mr & Mrs Yau

**Officer:** Christopher Wright 292097

**Approved on 17/01/12 PLANNING COMMITTEE**

#### **1) BH01.04**

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

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

#### **2) BH12.08**

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

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

### **BH2011/03438**

#### **58 Ship Street Brighton**

Display of 1no internally illuminated fascia sign, 1no internally illuminated letters sign, 2no internally illuminated menu boxes and 1no externally illuminated hanging sign.

**Applicant:** Gondola Group

**Officer:** Jason Hawkes 292153

**Refused on 23/01/12 DELEGATED**

#### **1) UNI**

Policies QD12, HE1, HE6 and HE9 and Supplementary Planning Document 7 of the Brighton & Hove Local Plan require proposals to maintain the visual amenity of the locality and preserve the character and appearance of listed buildings and conservation areas. The proposed fascia sign by virtue of its size and unsympathetic relationship to the building's portico and above first floor window would result in an inappropriate addition and detract from the appearance of the listed building. The proposed projecting sign is also inappropriate due to its modern design and angle from the building and the proposed internally illuminated letters to side elevation due to its size and position would detract from the character and appearance of the listed building. Having regard to the above, the proposal is deemed to detract from the character and appearance of the listed building and surrounding conservation area and is contrary to the above policies and SPD.

**BH2011/03550**

**Russell House Russell Mews Brighton**

Display of non-illuminated lettering & logo sign on courtyard facade.

**Applicant:** BUPA Property Group

**Officer:** Christopher Wright 292097

**Approved on 12/01/12 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.*



**BH2011/03594**

**6-8 Preston Street Brighton**

Display of 4no internally illuminated fascia signs and 2no internally illuminated menu cases.

**Applicant:** Gentings Casinos Ltd

**Officer:** Wayne Nee 292132

**Approved on 19/01/12 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.*

**BH2011/03628**

**58 Ship Street Brighton**

Internal refurbishment and alterations to layout including installation of new bar counter.

**Applicant:** Ask Italian Giordola Group

**Officer:** Jason Hawkes 292153

**Approved on 26/01/12 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 proposed timber flooring and skirting boards shall match the existing timber flooring and skirting boards and thereafter be retained as such.

*Reason: To preserve the character and appearance of the listed building and in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

**BH2011/03710**

**72-73 Western Road Brighton**

Change of use from retail (A1) to mixed use as shop, café and cookery school. (Retrospective).

**Applicant:** Recipease Limited

**Officer:** Guy Everest 293334

**Approved on 27/01/12 DELEGATED**

**1) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. BRS.2301\_07-1 & BRS.2301\_02-1a received on 6th December 2011.

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

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

**BH2011/00806**

**Buxton 27 - 33 Ditchling Road Brighton**

Application to extend time limit of previous approval BH2008/00535 for the demolition of existing building. Proposed change of use to mixed use development comprising (D2) Gym, (A1) Retail and (C3) 28 apartments.

**Applicant:** Zise Limited

**Officer:** Sue Dubberley 293817

**Approved after Section 106 signed on 19/01/12 PLANNING COMMITTEE**

**1) BH01.01**

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

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

**2) BH02.06**

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

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

**3) BH02.08**

No development shall take place until a scheme for the storage of refuse and

recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

#### **4) BH04.01A**

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

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

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

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 4 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

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

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 has been submitted to, and approved in writing by, the Local Planning Authority.

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

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

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

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

#### **8) 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) 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) BH12.01**

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

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

### **11) 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.*

### **12) BH15.01**

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas, roads and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

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

### **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 rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

### **14) UNI**

The development hereby permitted shall not be occupied until the roof terrace hereby approved, is laid out and made available for use as a communal area for occupiers of all of the flats hereby approved. The external area shall be retained for use as a communal garden at all times.

*Reason: To ensure that adequate external amenity space and to comply with policy HO5 of the Brighton & Hove Local Plan.*

### **15) UNI**

No development shall be commenced until full details of existing and proposed ground levels within the site and on land adjoining the site by means of spot heights and cross-sections; proposed siting, finished floor levels and ridge heights of the proposed building and neighbouring development have been submitted to and approved in writing by the Local Planning Authority. All levels shall be in metric units and related to Ordnance Survey Datum. The development

shall thereafter be built in accordance with the agreed details.

*Reason: To safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, and to comply with policies QD2 and QD27 of the Brighton & Hove Local Plan.*

**16) UNI**

Prior to commencement of development large scale drawings (1:10 or 1:20) of each type of window and door to be inserted into the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details and retained as such thereafter.

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

**17) UNI**

Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed highway works, surface water drainage, outfall disposal and street lighting to be provided, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details and retained as such thereafter.

*Reason: In the interests of highway safety and for the benefit and convenience of the public at large and to comply with policy TR7 of the Brighton & Hove Local Plan.*

**18) UNI**

Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

*Reason: To enable the Local Planning Authority to control foul sewerage and surface water drainage in accordance with policies SU3, SU4 and SU5 of the Brighton & Hove Local Plan*

**19) UNI**

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

*Reason: To protect the groundwater quality in the area and to comply with policy SU3 of the Brighton & Hove Local Plan.*

**20) UNI**

If, during development, contamination not previously identified in the Site Solutions Geologic Report received on 06/06/2008 is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy approved as part of this application, detailing how this unsuspected contamination shall be dealt with.

*Reason: To protect the groundwater quality in the area and to comply with policy SU3 of the Brighton & Hove Local Plan.*

**21) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. D.01, D.03, D.04, D.09, D.13, D.14, D.15, D.16, received on 14th February 2008, drawing no.D.12 submitted on 15th February 2008, drawing nos. A.02, A.03, A.04, D.10 submitted on 28th February 2008, drawing nos. D.05A, D.07A submitted on 4th April 2008, drawing nos. D-02B, D.08 submitted on 24th April 2008.

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

**BH2011/02724**

**32A Gloucester Road Brighton**

Erection of two storey rear extension replacing existing extension. Hip to gable roof extension with 1no dormer to rear and 2no dormers to front. Replacement of first floor front casement windows with timber sliding sash windows and new front door.

**Applicant:** Mr Simon Springford

**Officer:** Louise Kent 292198

**Approved on 16/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The first floor windows in the south and eastern elevations of the rear extension shall not be glazed otherwise than with obscured glass and top hung, and thereafter permanently retained as such.

*Reason: To safeguard the privacy of the occupiers of adjoining properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.*

**3) UNI**

The first floor front timber sliding sash windows hereby approved shall be fully installed prior to the maisonette being brought into use.

*Reason: To ensure the preservation and enhancement of the North Laine conservation area in accordance with policy HE6 of the Brighton & Hove Local Plan.*

**4) UNI**

No development shall take place until full details of the proposals have been submitted to and approved by the Local Planning Authority in writing, including:

- i) 1:20 sample elevations and sections, and 1:1 joinery sectional profiles of all new external joinery work including all types of new windows and doors; and
- ii) Samples of materials; and the works shall be carried out and completed in their entirety fully in accordance with the approved details and maintained as such thereafter.

*Reason: To ensure the preservation and enhancement of the North Laine conservation area in accordance with policy HE6 of the Brighton & Hove Local Plan.*

**5) UNI**

The railings to the roof terrace shall be galvanised and painted black.

*Reason: To ensure the preservation and enhancement of the North Laine conservation area in accordance with policy HE6 of the Brighton & Hove Local Plan.*

**6) UNI**

The gable end walls and rear extension shall be smooth rendered and painted to match the existing walls of the building prior to the maisonette being brought into use.

*Reason: To ensure the preservation and enhancement of the North Laine conservation area in accordance with policy HE6 of the Brighton & Hove Local Plan.*

**7) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. RB-002c & RB-003c received on 7 December 2011 and RB-001 & RB-003X received on 13 September 2011.

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

**8) UNI**

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

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

**BH2011/02875**

**106 Gloucester Road Brighton**

Alterations to raise roof of rear lean to.

**Applicant:** Trawlerman Fish & Chips

**Officer:** Jonathan Puplett 292525

**Approved on 25/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with drawing nos. MO-02, 10, 20, 21, 30 and 31 received on the 23rd of September 2011 and the location plan received on the 24th of October 2011.

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

**BH2011/03118**

**12 St Georges Place Brighton**

Application for Approval of Details Reserved by Condition 7 of Application BH2011/01707

**Applicant:** Mr & Mrs M Alexander

**Officer:** Jonathan Puplett 292525

**Approved on 27/01/12 DELEGATED**

**BH2011/03282**

**The Colonnades 160 - 161 North Street Brighton**

Display of 1no non-illuminated fascia sign.

**Applicant:** Tragus Holdings Ltd

**Officer:** Helen Hobbs 293335

**Refused on 27/01/12 DELEGATED**

**1) UNI**

The proposed fascia sign would add inappropriate clutter to the Colonnades that would have a significantly harmful impact upon the Grade II Listed structure and are detrimental to the visual amenity of the Conservation Area, contrary to policies HE9 & QD12 of the Brighton & Hove Local Plan.

**BH2011/03630**

**1st & 2nd Floor Maisonette 6 Trafalgar Street Brighton**

Replacement of existing aluminium, timber and UPVC single and double glazed windows to rear with new glazed UPVC units (Retrospective).

**Applicant:** Andrew Dean

**Officer:** Jonathan Puplett 292525

**Refused on 23/01/12 DELEGATED**

**1) UNI**

The replacement windows are of inappropriate design, glazing pattern, frame material and opening method. The character and appearance of the building, the

setting of the listed buildings in Pelham Square, and the character of the North Laine Conservation Area have been harmed, contrary to policies HE3, HE6 and QD14 of the Brighton & Hove Local Plan, and the guidance set out in SPD09: Architectural Features.

**BH2011/03659**

**74 Lewes Road Brighton**

Change of use from shop (Class A1) to estate agents (A2).

**Applicant:** Mr Dan Lyons

**Officer:** Aidan Thatcher 292265

**Refused on 30/01/12 DELEGATED**

**1) UNI**

The proposed change of use would result in the loss of an active retail use and the resulting proportion of retail (Class A1) units in the centre being below 50%. The proposal would therefore undermine the primary shopping function and the vitality and viability of the Lewes Road shopping centre, contrary to policy SR5 of the Brighton & Hove Local Plan.

**BH2011/03738**

**70 London Road Brighton**

Application for Approval of Details Reserved by Conditions 2, 5, 6, 7 and 9 of application BH2010/04012.

**Applicant:** Mrs Alanagh Raikes

**Officer:** Anthony Foster 294495

**Split Decision on 31/01/12 DELEGATED**

**1) UNI**

GRANT approval of the details reserved by conditions 2 and 9 subject to full compliance with the submitted details.

**1) UNI**

The information provided in relation to conditions 5 and 6 is noted, however insufficient information has been provided in relation to the proposed levels of sustainability to enable the full discharge of the condition.

**BH2011/03780**

**6A Bond Street Brighton**

Replacement of metal casement window with wooden sash box window.

**Applicant:** Mr Guido Huber

**Officer:** Helen Hobbs 293335

**Approved on 01/02/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved un-numbered drawings and joinery details received on 11th January 2012 and site plan and block plan received on 21st December 2011.

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



**BH2011/03896**

**6A Bond Street Brighton**

Replacement of metal casement window with wooden sash box window.

**Applicant:** Mr Guido Huber

**Officer:** Helen Hobbs 293335

**Approved on 01/02/12 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.*

**WITHDEAN**

**BH2011/02853**

**94-96 Reigate Road Brighton**

Application for Approval of Details Reserved by Conditions 5, 6, 8, 9, 10, 11, 12 and 13 of Application BH2009/00461.

**Applicant:** Mr Stephen Gumbrell

**Officer:** Clare Simpson 292454

**Split Decision on 30/01/12 DELEGATED**

**BH2011/03595**

**3 Croft Road Brighton**

Demolition of office in rear garden to facilitate erection of single storey rear extension with associated external alterations.

**Applicant:** Mr Olivier Wall

**Officer:** Christopher Wright 292097

**Approved on 26/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 lower sill of the high level window proposed on the north-eastern flank elevation of the extension hereby permitted shall be a minimum of 1.7 metres in height above the floor level of the room in which the window is installed, and retained as such thereafter.

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

**3) UNI**

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 north-eastern flank wall of the extension, which runs alongside the joint boundary with 5 Croft Road, without planning permission obtained from the Local Planning Authority.

*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.*

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved design and access statement; arboricultural report; and drawing nos.

0544-PA-210, 0544-PA-211, 0544-PA-212, 0544-PA-213, 0544-PA-214, 0544-PA-215 and 0544-PA-216 received on 22 November 2011; and drawing no. 0544-PA-101 received on 2 December 2011.

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

**5) UNI**

No development shall commence until an additional arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority, to ensure the root plates of adjacent trees to the development are protected during implementation of the development.

*Reason: To ensure the roots of adjacent trees to the development site are protected in the interests of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.*

**BH2011/03648**

**85 Valley Drive Brighton**

Installation of dormer to side roofslope.

**Applicant:** Mr Evans

**Officer:** Wayne Nee 292132

**Approved on 24/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The proposed dormer window hereby approved shall not be glazed otherwise than with obscured glass, and shall be 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. The window shall thereafter be 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. 437/01 and 437/02 received on 29 November 2011.

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

**BH2011/03673**

**26A Withdean Road Brighton**

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

**Applicant:** Mr & Mrs Goring-Thomas

**Officer:** Clare Simpson 292454

**Approved on 19/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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) 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 drawings 'proposed details' received on the 1st December 2011.

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

### **BH2011/03813**

#### **35 Withdean Crescent Brighton**

Erection of single storey side and rear extensions.

**Applicant:** Mr James Andlaw

**Officer:** Steven Lewis 290480

**Refused on 25/01/12 DELEGATED**

#### **1) UNI**

The extension by reason of its detailing, scale and siting is considered poorly designed and would have terracing and adverse impact upon the appearance of the dwelling, the neighbouring properties and harm the visual amenity of the area. This is contrary to policies QD1, QD2, QD14 of the Brighton & Hove Local Plan.

### **BH2011/03814**

#### **35 Withdean Crescent Brighton**

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

**Applicant:** Mr James Andlaw

**Officer:** Steven Lewis 290480

**Approved on 16/01/12 DELEGATED**

### **BH2011/03829**

#### **Westdene Primary School Bankside Brighton**

Non Material Amendment to BH2010/01382 to add an additional window. Remove door, partially fill opening and insert window. Retention of library windows. Changes to existing and proposed windows to front of school.

**Applicant:** Brighton & Hove City Council

**Officer:** Adrian Smith 290478

**Approved on 12/01/12 DELEGATED**

### **EAST BRIGHTON**

### **BH2011/02698**

#### **Yellowwave Beach Sports Venue 299 Madeira Drive Brighton**

Erection of temporary inflatable structure to cover 3no beach volleyball courts over the winter.

**Applicant:** Yellowwave Ltd

**Officer:** Anthony Foster 294495

## **Approved on 26/01/12 DELEGATED**

### **1) UNI**

On or before the 1 March 2015 the temporary structure hereby permitted shall be removed and the land be restored to its condition immediately prior to the structure being situated on the site.

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

### **2) UNI**

The structure hereby permitted shall only be erected between 1 November in any year and 1 March the following year. The structure hereby permitted shall be removed from the site 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 its removal.

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

### **3) UNI**

The temporary structure hereby approved shall be deflated between the hours of 21.30 and 10.00 the following day, when in use, unless otherwise agreed in writing with the Local Planning Authority.

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

### **4) UNI**

Notwithstanding the approved drawings, the development shall not be commenced until full details of the proposed translucent shroud have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and remain over the structure at all times when inflated.

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

### **5) UNI**

The use of the temporary structure hereby approved shall only operate between the hours of 10.00 and 21.00, unless otherwise agreed in writing with the Local Planning Authority.

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

### **6) UNI**

The development hereby permitted shall be carried out in accordance with the submitted photos received 9 September 2011, Design and Access Statement received 15 September 2011, Site location plan "Example of almost identical structure", Biodiversity Checklist, and drawings no. BPM03/100 Rev 00 and BPM03/101 Rev 00 received 20 September 2011.

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

### **7) UNI**

The structure hereby approved shall only be used for the playing of beach sports (including volleyball, beach soccer, footvolley, beach rugby, beach tennis and ultimate frisbee) and for no other purpose, unless otherwise agreed in writing with

the Local Planning Authority.

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

**BH2011/02864**

**68A St Georges Road Brighton**

Alterations to convert vehicle workshop to form 2no three bedroom and 1no one bedroom houses accessed from accessed from Eastern Street incorporating additional storey, formation of gardens and associated works. Retention of part of two storey building for office use.

**Applicant:** Mrs Rose Wileman

**Officer:** Kate Brocklebank 292175

**Refused on 13/01/12 DELEGATED**

**1) UNI**

The proposal, by reason of its inappropriate roof form and architectural detailing, fails to demonstrate a high standard of design and make a positive contribution to the visual quality of the environment contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

**2) UNI2**

The applicant has failed to demonstrate that the proposed development will receive adequate levels of sunlight and daylighting and outlook, resulting in a poor standard of accommodation and leading to a sense of confinement. The proposed office accommodation at such close proximity will give rise to adverse overlooking from the first floor windows to the proposed residential accommodation and rear amenity spaces. The development has therefore failed to provide adequate living conditions for future occupiers, contrary to policies QD3 and QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

Insufficient information has been submitted to make a full assessment of the impact of the proposed development on neighbouring amenity and, in particular, impact on sunlight and daylight levels to neighbouring dwellings. The increased scale and bulk is considered to result in an unneighbourly form of development which in the absence of evidence to the contrary is considered likely to have an adverse effect on neighbouring amenity by way of loss of light/overshadowing and resulting in an overbearing impact. In addition, the proposed window within the north elevation at such close proximity will give rise to perceived levels of overlooking further compounding the impact contrary to policy QD27 of the Brighton & Hove Local Plan.

**4) UNI4**

The proposed development fails to provide adequate space for the turning of vehicles on site, which would lead to vehicles reversing onto the highway with limited visibility which would therefore lead to increase risk of injury and failure to protect the interest of public highway contrary policy TR7 of the Brighton & Hove Local Plan.

**5) UNI5**

The applicant has failed to provide sufficient information to demonstrate that the site is genuinely redundant and does not have the potential for employment related redevelopment. The proposal is therefore considered to harm employment opportunities contrary to policy EM3 of the Brighton & Hove Local Plan.

**6) UNI6**

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

**BH2011/02865**

**68A St Georges Road Brighton**

Demolition of part of vehicle workshop.

**Applicant:** Mrs Rose Wileman

**Officer:** Kate Brocklebank 292175

**Refused on 13/01/12 DELEGATED**

**1) UNI**

In the absence of a suitable replacement scheme for the redevelopment of the site or sufficient information regarding the historic significance of the site, the proposed demolition is contrary to Brighton & Hove Local Plan policy HE8.

**BH2011/03456**

**3 St Marys Square Brighton**

Installation of 12no solar panels to South roofslope (retrospective).

**Applicant:** Mr Gareth Ashley

**Officer:** Chris Swain 292178

**Approved on 12/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 block plan, a waste minimisation statement, a design and access statement and a technical brochure received on 8 November 2011 and drawing No.2, a roof plan and a sectional drawing received on 1 December 2011.

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

**3) UNI**

Within three months of the equipment becoming obsolete and no longer required for the purpose for which it is to be erected, the equipment shall be permanently removed and the roofslope reinstated to its former condition.

*Reason: The development hereby permitted is not considered suitable as a permanent form of development and in the interests of the visual amenity of the East Cliff Conservation Area and to accord with policies HE6 and QD14 of the Brighton & Hove Local Plan.*

**BH2011/03753**

**109 Wilson Avenue Brighton**

Certificate of Lawfulness for proposed erection of a detached single storey outbuilding in rear garden.

**Applicant:** Mr D Williett

**Officer:** Chris Swain 292178

**Approved on 30/01/12 DELEGATED**

**HANOVER & ELM GROVE**

**BH2009/02822**

**42 Brading Road Brighton**

Change of Use from Offices (B1) to form 1No. 2 bedroom self contained flat, incorporating demolition of existing store to form garden area to flat.

**Applicant:** Mr A Taylor

**Officer:** Kate Brocklebank 292175

**Finally Disposed of on 26/01/12 DELEGATED**

## **BH2011/03216**

### **Former Covers Yard Melbourne Street Brighton**

Erection of three storey block containing 5no self contained flats on vacant land.

**Applicant:** Mrs Al Yousif

**Officer:** Kate Brocklebank 292175

### **Refused on 19/01/12 DELEGATED**

#### **1) UNI**

The proposed development, by reason of its design, siting and height, would result in an incongruent and overly dominant appearance with the neighbouring development to the south of the site and the development currently under construction to the north of the site causing harm to the character of the street scene contrary to Brighton & Hove Local Plan policies QD1, QD2, QD3 and HO4.

#### **2) UNI2**

The scale and bulk of the proposed development to the rear of the site where it abuts the north boundary is considered to result in an unneighbourly form of development which, in the absence of evidence to the contrary, is considered likely to have an adverse effect on neighbouring amenity to the adjacent ground floor flat under construction to the north of the site by way of loss of light / overshadowing and resulting in an overbearing impact. The proposed balcony on the south west corner of the building is considered likely to give rise to adverse overlooking to number 32a Melbourne Street. The development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

#### **3) UNI3**

The application fails to address the travel demand arising from the development and the impact on the surrounding area, or measures to demonstrate that the 5 residential units not provided with a car parking space within the scheme would remain genuinely car free in the long term. This will result in inappropriate and dangerous parking resulting in increased danger for existing users of the public highway, failing to accord with policies TR1, TR7, TR19, QD27, HO7 Brighton & Hove Local Plan and Supplementary Planning Guidance Note 4.

## **BH2011/03619**

### **112 Lewes Road Brighton**

Application for Approval of Details Reserved by Conditions 4, 5, 7, 9, 14, 15, 16a, 16b, 19, 20, 21, 22, 26 and 27 of application BH2010/01824.

**Applicant:** Mr W Packham

**Officer:** Aidan Thatcher 292265

### **Split Decision on 20/01/12 DELEGATED**

#### **1) UNI**

The details pursuant to condition 4 subject to full compliance with the submitted details.

#### **1) UNI**

The details pursuant to conditions 5, 7, 9, 14, 15, 16 (a & b), 19, 20, 21, 22, 26 and 27 for the following reasons:

Condition 5 cannot be discharged as no samples of materials have been submitted to support the application.

#### **2) UNI10**

Condition 22 cannot be discharged as no details of the specification of additional sound insulation to actually be installed within the building have been provided.

#### **3) UNI11**

Condition 26 cannot be discharged as no details of the proposed highway improvement works as required by the condition have been submitted with the application.

#### **4) UNI12**

Condition 27 cannot be discharged as no details of the actual ventilation system

proposed to be used within the building have been provided.

**5) UNI2**

Condition 7 cannot be discharged as no evidence has been submitted demonstrating that the development is registered with the BRE, and the Design Stage Report submitted does not demonstrate that required standards have been met.

**6) UNI3**

Condition 9 cannot be discharged as no evidence has been submitted demonstrating that the development is registered with the BRE, and the Design Stage Report submitted does not demonstrate that required standards have been met.

**7) UNI4**

Condition 14 cannot be discharged as no details of the specification of the sound insulation to actually be installed within the building have been provided.

**8) UNI5**

Condition 15 cannot be discharged as no details of the proposed external lighting have been provided.

**9) UNI6**

Condition 16 (a & b) cannot be discharged as further assessment and testing is required to determine the risk to groundwater from potential migration caused by the redevelopment of the site.

**10) UNI7**

Condition 19 cannot be discharged as further assessment and testing is required to determine the risk to groundwater from potential migration caused by the redevelopment of the site.

**11) UNI8**

Condition 20 cannot be discharged as no information has been submitted that relates to the sound/vibration transmission of plant machinery. As such this information needs to be provided to enable the consideration of this issue.

**12) UNI9**

Condition 21 cannot be discharged as no details of the type of glazing to actually be installed within the building have been provided.

**HOLLINGDEAN & STANMER**

**BH2007/03721**

**Arts B University of Sussex Lewes Road Brighton**

External stair lift to be installed to create disabled access.

**Applicant:** Rob French

**Officer:** Louise Kent 292198

**Approved on 26/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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. 07054-010 Rev. B & 011 Rev. B received on 4 October 2007.

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



### **BH2010/02613**

#### **14 Hertford Road Brighton**

Certificate of lawfulness for proposed loft conversion including hip to gable roof extension, rear dormer, front rooflights and window to side. Alterations to rear windows and doors at ground floor level.

**Applicant:** Mr & Mrs A Montford

**Officer:** Louise Kent 292198

**Approved on 26/01/12 DELEGATED**

### **BH2011/02097**

#### **Varley Halls Coldean Lane Brighton**

Application for Approval of Details Reserved by Conditions 10, 12 and 21 of application BH2010/00235.

**Applicant:** University of Brighton

**Officer:** Kate Brocklebank 292175

**Approved on 19/01/12 DELEGATED**

### **BH2011/03179**

#### **Hollingdean MRF/WTS Hollingdean Lane Brighton**

Application for variation of condition 39 of application BH2006/00900 (Construction and operation of a Materials Recovery Facility, Waste Transfer Station and Visitor Centre/Office building and ancillary infrastructure including gatehouse building and weighbridge, parking and highway revisions including creation of new access off Upper Hollingdean Road) to read: The permanent public art display hereby approved shall be carried out in strict accordance with drawings no. LD1, LP1, NTS 7, RL1, Planning Statement, Expression of Interest, Shortlist Submission Development Details, Jointing/fixing Technique Dibond Technical Brochure and RGB Flexible Lighting Module received 19 October 2011 and shall be installed within 12 months of this permission. The public art display shall thereafter be permanently retained as such.

**Applicant:** Veolia Environmental Services

**Officer:** Anthony Foster 294495

**Approved on 18/01/12 DELEGATED**

#### **1) UNI**

Unless otherwise agreed in writing, all vehicles or machinery associated with the waste facility use of the site under the control of the operator of the development, shall be fitted with a "smart" form of reversing alarm in accordance with the details approved by Local Planning Authority by letter dated 12 August 2008 and retained as such thereafter.

*Reason: To protect the amenity of the occupiers of nearby residential properties and the amenity of the locality in general, to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan and WLP1 and WLP35 of the East Sussex and Brighton & Hove Waste Local Plan.*

#### **2) UNI**

No vehicles or machinery required for the operation of facilities in control of the operator of the development shall be used on site unless fitted with silencers maintained in accordance with the manufacturers' recommendations and specification.

*Reason: To protect the amenity of the occupiers of nearby residential properties and the amenity of the locality in general, to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan and WLP1 and WLP35 of the East Sussex and Brighton & Hove Waste Local Plan.*

#### **3) UNI**

No materials shall be burnt on site.

*Reason: To protect the amenity of the occupiers of nearby residential properties and the amenity of the locality in general, to comply with policies QD27 and SU9 of the Brighton & Hove Local Plan and WLP1 and WLP35 of the East Sussex and Brighton & Hove Waste Local Plan.*

**4) UNI**

All loading, unloading, sorting and bulking activities shall occur within the Waste Transfer Station and Materials Recovery Facility buildings and no waste material shall be stored or tipped on to the ground for storage purposes, sorting or loading onto skips outside the buildings.

*Reason: To protect the amenity of the occupiers of nearby residential properties and the amenity of the locality in general, including visual amenity, to comply with policies QD27, SU9, SU10 and QD1 of the Brighton & Hove Local Plan and WLP1, WLP35 and WLP39 of the East Sussex and Brighton & Hove Waste Local Plan.*

**5) UNI**

Unless otherwise agreed in writing, the scheme for the suppression of dust and odour from the operations shall be carried out in accordance with the details approved by Local Planning Authority by letter dated 18 February 2008 and retained as such thereafter.

*Reason: To protect the amenity of the occupiers of nearby residential properties and the amenity of the locality in general, to comply with policies QD27 and SU9 of the Brighton & Hove Local Plan and WLP1 and WLP35 of the East Sussex and Brighton & Hove Waste Local Plan.*

**6) UNI**

Any trees, shrubs or hedges planted in accordance with the details approved by Local Planning Authority by letter dated 6 May 2008 which are removed, die, become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

*Reason: To ensure there is satisfactory landscaping and highway provision to serve the development in the interests of visual amenity and to prevent pedestrian/vehicular conflict and enhance ecology, to comply with policies QD1, QD15, QD16, QD17 TR1, TR7 and TR8 of the Brighton & Hove Local Plan and WLP1, WLP35 and WLP39 of the East Sussex and Brighton & Hove Waste Local Plan.*

**7) UNI**

No trees, shrubs or hedges within the site, in accordance with the details as approved by the Local Planning Authority under Application reference BH2006/00900 dated 19 June 2006, which are shown as being retained, shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

*Reason: To ensure there is satisfactory landscaping to serve the development in the interests of visual amenity and to enhance ecology, to comply with policies QD1, QD15, QD16 and QD17 of the Brighton & Hove Local Plan and WLP1, WLP35 and WLP39 of the East Sussex and Brighton & Hove Waste Local Plan.*

**8) UNI**

Any plants planted in relation to the "green roof", in accordance with the details approved by Local Planning Authority by letter dated 5 March 2007, that die or

become severely damaged or seriously diseased within 5 years of planting shall be replaced with those of a similar species.

*Reason: To enhance and integrate nature conservation features within the site, in accordance with policy QD17 of the Brighton & Hove Local Plan and WLP1 and WLP35 of the East Sussex and Brighton & Hove Waste Local Plan.*

#### **9) UNI**

Any plants planted in relation to the "green wall" in accordance with the details approved by Local Planning Authority by letter dated 6 May 2008, that die that die or become severely damaged or seriously diseased within 5 years of planting shall be replaced with a similar species.

*Reason: To enhance and integrate nature conservation features within the site, and to give visual interest and soften the appearance of the development, in accordance with policies QD1, QD5 and QD17 of the Brighton & Hove Local Plan and WLP1, WLP35, WLP39 and WLP40 of the East Sussex and Brighton & Hove Waste Local.*

#### **10) UNI**

The permanent public art display hereby approved shall be carried out in strict accordance with drawings no. LD1, LP1, NTS 7, RL1, Planning Statement, "Expression of Interest", "Shortlist Submission" "Development Details", "Jointing/fixing Technique" "Dibond Technical Brochure" and RGB Flexible Lighting Module" received 19 October 2011 and shall be installed within 12 months of this permission. The public art display shall thereafter be permanently retained as such.

*Reason: To give visual interest and soften the appearance of the development and to partly meet the demand for public art within the scheme, in accordance with policies QD1, QD5 and QD6 of the Brighton & Hove Local Plan and WLP1, WLP35, WLP39 and WLP40 of the East Sussex and Brighton & Hove Waste Local Plan.*

#### **11) UNI**

All areas where waste is stored, handled or transferred shall be underlain by impervious hardstanding with dedicated drainage to a foul sewer or sealed tank.

*Reason: To prevent pollution of the water environment to comply with policy SU3 of the Brighton & Hove Local Plan and WLP1, WLP35 and WLP38 of the East Sussex and Brighton & Hove Waste Local Plan.*

#### **12) UNI**

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

*Reason: To prevent pollution of the water environment to comply with policy SU3 of the Brighton & Hove Local Plan and WLP1, WLP35 and WLP38 of the East Sussex and Brighton & Hove Waste Local Plan.*

#### **13) UNI**

Prior to being discharged into any watercourse, surface water sewer or soakaway all surface water drainage shall be passed through an oil bypass interceptor designed and constructed to have a capacity compatible with the site being drained. Roof water shall not pass through the interceptor.

*Reason: To prevent pollution of the water environment and reduce flood risk to comply with policy SU3 of the Brighton & Hove Local Plan and WLP1, WLP35 and WLP38 of the East Sussex and Brighton & Hove Waste Local Plan.*

#### **14) UNI**

No soakaway shall be constructed in contaminated ground.

*Reason: To prevent pollution of groundwater to comply with policy SU3 of the Brighton & Hove Local Plan and WLP1, WLP35 and WLP38 of the East Sussex and Brighton & Hove Waste Local Plan.*

### **15) UNI**

The materials recovery facility and waste transfer station hereby permitted shall not exceed a combined recyclable materials and waste throughput capacity of more than 160,000 tonnes per annum and annual monitoring evidence shall be submitted to demonstrate this, and to demonstrate that the associated vehicular trips do not exceed the total stated in the Transport Assessment as approved by the Local Planning Authority under Planning reference BH2006/00900 dated 19/06/2006.

*Reason: The Environmental Statement submitted with the application is based on this throughput and the Local Planning Authority would wish to maintain control over future operation of the site in the interests of amenity and traffic management, to comply with policies QD27 and TR1 of the Brighton & Hove Local Plan and WLP1 and WLP35 of the East Sussex and Brighton & Hove Waste Local Plan.*

### **16) UNI**

Upon first arrival at the waste transfer station building, residual waste stored within the building shall not be stored for a period of longer than 72 hours unless otherwise first agreed in writing by the Local Planning Authority.

*Reason: In the interests of amenity, to comply with policy QD27 of the Brighton & Hove Local Plan and WLP1 and WLP35 of the East Sussex and Brighton & Hove Waste Local Plan.*

### **17) UNI**

Recyclable materials shall only be received and processed materials shall only be removed from the Materials Recovery Facility building between the hours of 07.00 to 19.00 Monday to Friday, 07.30 and 16.00 on Saturdays following a Bank Holiday and not at anytime on Sundays or Bank Holidays unless first agreed in writing by the Local Planning Authority. Internal start-up and shut-down operations within the Materials Recovery Facility building shall not extend beyond 30 minutes either side of these hours.

*Reason: To protect the amenity of the occupiers of nearby residential properties and the amenity of the locality in general, to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan and WLP1 and WLP35 of the East Sussex and Brighton & Hove Waste Local Plan.*

### **18) UNI**

With the exception of vehicles and activities associated with the handling of street cleansing waste and communal bins, waste materials shall only be received, handled and removed from the Waste Transfer Station between the hours of 06.30 to 18.30 Monday to Friday, 07.30 and 16.00 on Saturdays following a Bank Holiday and not at anytime on Sundays or Bank Holidays unless first agreed in writing by the Local Planning Authority.

*Reason: To protect the amenity of the occupiers of nearby residential properties and the amenity of the locality in general, to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan and WLP1 and WLP35 of the East Sussex and Brighton & Hove Waste Local Plan.*

### **19) UNI**

Waste materials associated with communal bins shall only be received and handled by the Waste Transfer Station between the hours of 06.00 - 22.00 hours Monday to Saturdays and not at and not at anytime on Sundays or Bank Holidays and a maximum of 24 loads only shall be deposited per day except where these times/number of loads are otherwise agreed in writing by the Local Planning Authority.

*Reason: To protect the amenity of the occupiers of nearby residential properties and the amenity of the locality in general, to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan and WLP1 and WLP35 of the East Sussex and Brighton & Hove Waste Local Plan.*

## **20) UNI**

Waste materials and activities associated with the handling of street cleansing waste shall be restricted to a maximum of 15 loads per day except where such operations are required in connection with major events and festivals.

*Reason: To protect the amenity of the occupiers of nearby residential properties and the amenity of the locality in general, to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan and WLP1 and WLP35 of the East Sussex and Brighton & Hove Waste Local Plan.*

## **21) UNI**

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

*Reason: To protect the amenity of the occupiers of nearby residential properties and the amenity of the locality in general, to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan and WLP1 and WLP35 of the East Sussex and Brighton & Hove Waste Local Plan.*

## **22) UNI**

The sum level of noise emitted by the operation of the materials recovery facility and waste transfer station measured at the receptors shall be in accordance with predicted levels shown in the results of the noise assessment in the Environment Statement, chapter 9, fig 9.6 (ref. Environmental Statement Proposed Materials Recovery Facility & Waste Transfer Station produced by Terence O'Rourke on behalf of Onyx (Veolia) Report No. 1578.12m dated March 2006 as approved by the Local Planning Authority under Planning reference BH2006/00900 dated 19 June 2006. An acoustic report shall be provided demonstrating compliance with this condition within 3 months of this permission, or within a time period agreed by the Local Planning Authority. The parameters and scope of this acoustic report shall be agreed with the Local Planning Authority. If the report shows non-compliance with the predicted levels in the Environmental Statement then details of further mitigation measures shall be submitted and agreed in writing to the Local Planning Authority and implemented.

*Reason: To protect the amenity of the occupiers of nearby residential properties and the amenity of the locality in general, to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan and WLP1 and WLP35 of the East Sussex and Brighton & Hove Waste Local Plan.*

## **23) UNI**

All vehicle access doors to the Waste Transfer Station and Materials Recovery Facility shall remain closed except to enable the ingress and egress of vehicles.

*Reason: To protect the amenity of the occupiers of nearby residential properties and the amenity of the locality in general, to comply with policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan and WLP1 and WLP35 of the East Sussex and Brighton and Hove Waste Local Plan.*

## **BH2011/03217**

### **46 Freehold Terrace Brighton**

Demolition of existing buildings and erection of 2no four storey buildings with office space (B1) on ground and lower ground floors and a total of 9no two bedroom residential units above, with solar panels to roof and associated landscaping.

**Applicant:** ASP

**Officer:** Aidan Thatcher 292265

**Refused on 19/01/12 DELEGATED**

### **1) UNI**

The proposed building is considered to be of an inadequate design, which relates poorly with the adjacent buildings in terms of height, scale, bulk, massing, materials and is of a contrived shape and footprint which appears to serve only to maximise the built form on the site. As such, the scheme is considered to be contrary to policies QD1, QD2, QD3 and QD5 of the Brighton & Hove Local Plan.

### **2) UNI2**

The proposed building represents an overdevelopment of the site due to the excessive site coverage, is out of character with the surrounding area and no viability justification has been provided to support the quantum of development proposed. Therefore the proposal is contrary to policies QD1, QD2, QD3 and EM3 of the Brighton & Hove Local Plan.

### **3) UNI3**

The proposal fails to provide any external private amenity space for the proposed residential units and as such is contrary to policy HO5 of the Brighton & Hove Local Plan.

### **4) UNI4**

The proposed development would result in a harmful impact on neighbouring amenity by virtue of loss of light and loss of outlook. As such, the proposal is considered to be contrary to policy QD27 of the Brighton & Hove Local Plan.

### **5) UNI5**

The proposal includes external walkways to access a number of the residential units which is considered would result in an unacceptable level of amenity for future occupiers and as such would be contrary to policy QD27 of the Brighton & Hove Local Plan.

### **6) UNI6**

The proposal fails to demonstrate that the residential element of the scheme is fully lifetime homes compliant and as such is contrary to policy HO13 of the Brighton & Hove Local Plan.

### **7) UNI7**

The proposal fails to demonstrate that adequate refuse and recycling storage is possible within the site boundary for both the residential and commercial elements of the scheme. As such the scheme is contrary to policies QD27, SU14 and EM3 of the Brighton & Hove Local Plan.

### **8) UNI8**

The proposal fails to demonstrate that adequate cycle parking provision is possible within the site boundary for both the residential and commercial elements of the scheme. As such the scheme is contrary to policy TR14 of the Brighton & Hove Local Plan.

### **9) UNI9**

The proposed development fails to provide for the travel demand that it creates through either the provision of off-street parking and would significantly increase the demand for travel that would cause harm to highway safety. As such the proposal is contrary to policies TR1, TR7 and TR19 of the Brighton & Hove Local Plan.

## **BH2011/03218**

### **46 Freehold Terrace Brighton**

Demolition of existing buildings and erection of 2no three storey buildings with a total of 9no two bedroom residential units with solar panels to roof and associated landscaping.

**Applicant:** ASP

**Officer:** Aidan Thatcher 292265

**Refused on 19/01/12 DELEGATED**

### **1) UNI**

The application fails to demonstrate that the existing use is genuinely redundant and as such the proposed change of use would be contrary to policy EM3 of the Brighton & Hove Local Plan.

### **2) UNI10**

The proposed development fails to provide for the travel demand that it creates through either the provision of off-street parking and would significantly increase the demand for travel that would cause harm to highway safety. As such the proposal is contrary to policies TR1, TR7 and TR19 of the Brighton & Hove Local Plan.

### **3) UNI2**

The proposed building is considered to be of an inadequate design, which relates poorly with the adjacent buildings in terms of height, scale, bulk, massing, materials and is of a contrived shape and footprint which appears to serve only to maximise the built form on the site. As such, the scheme is considered to be contrary to policies QD1, QD2, QD3 and QD5 of the Brighton & Hove Local Plan.

### **4) UNI3**

The proposed building represents an overdevelopment of the site due to the excessive site coverage and is out of character with the surrounding area. Therefore the proposal is contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

### **5) UNI4**

The proposal fails to provide any external private amenity space for the proposed residential units and as such is contrary to policy HO5 of the Brighton & Hove Local Plan.

### **6) UNI5**

The proposed development would result in a harmful impact on neighbouring amenity by virtue of loss of light and loss of outlook. As such, the proposal is considered to be contrary to policy QD27 of the Brighton & Hove Local Plan.

### **7) UNI6**

The proposal includes external walkways to access a number of the residential units which is considered would result in an unacceptable level of amenity for future occupiers and as such would be contrary to policy QD27 of the Brighton & Hove Local Plan.

### **8) UNI7**

The proposal fails to demonstrate that the residential element of the scheme is fully lifetime homes compliant and as such is contrary to policy HO13 of the Brighton & Hove Local Plan.

### **9) UNI8**

The proposal fails to demonstrate that adequate refuse and recycling storage is possible within the site boundary for the residential proposal. As such the scheme is contrary to policies QD27 and SU14 of the Brighton & Hove Local Plan.

### **10) UNI9**

The proposal fails to demonstrate that adequate cycle parking provision is possible within the site boundary for both the residential and commercial elements of the scheme. As such the scheme is contrary to policy TR14 of the Brighton & Hove Local Plan.

## **BH2011/03516**

### **Ground Floor Flat 226 Ditchling Road Brighton**

Erection of a single storey rear extensions.

**Applicant:** Mr Zakir Mohmed

**Officer:** Jonathan Puplett 292525

**Approved on 18/01/12 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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 or door other than those expressly authorised by this permission shall be constructed to the side elevations of the extensions 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. CH448/001, 004 and 005 received on 17th November 2011 and nos. CH448/002 and 003 received on 23rd November 2011.

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

## **BH2011/03517**

### **27 Roundway Brighton**

Erection of two storey side and single storey rear extensions, new shed to rear and new porch to front elevation (Part-retrospective)

**Applicant:** Mr Thomas Harrison

**Officer:** Liz Arnold 291709

**Refused on 24/01/12 DELEGATED**

### **1) UNI**

The submitted plans are inaccurate as there are discrepancies between the various proposed elevational drawings and proposed floor plans with regards to the height of the proposed side extension ridge in relation to the existing ridge of the dwelling and the size of the extensions. Regardless of these discrepancies it is considered that the application is in principle contrary to development plan policies, QD14, QD15 and QD16 and SPGBH1 Roof Alterations and Extensions, as detailed below.

### **2) UNI2**

The proposed two storey side extension, by virtue of its design, height and width, would result in one half of the semi-detached pair of properties having a heavy appearance which would be of detriment to the visual amenities of the semi-detached pair of properties and the Roundway street scene. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions.

### **3) UNI3**

The proposed extension, by virtue of its design, size, the loss of part of the hedge along the western boundary of the site and the orientation of the site, would result in the development being a dominant addition, of detriment to the visual amenities of the parent property and the Roundway street scene. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.



#### **4) UNI4**

The removal of part of the hedge along the west boundary of the site would have a detrimental impact upon the character and appearance of the public footpath and the Roundway street scene. The proposal is therefore contrary to policies QD15 and QD16 of the Brighton & Hove Local Plan.

#### **5) UNI5**

The applicant has failed to demonstrate that the proposed development would not have an adverse impact upon the existing boundary hedging by virtue of failing to provide accurate drawings showing the location of the shed under construction on site. The proposal is therefore contrary to policies QD15 and QD16 of the Brighton & Hove Local Plan.

#### **6) UNI6**

By virtue of the applicant failing to submit accurate plans and a plan showing the existing rear extension at no. 25 Roundway, it has not been demonstrated that the proposed rear extension would not have a significant adverse impact upon the amenities of this neighbouring property, contra to policy Qd27 of the Brighton & Hove Local Plan.

### **BH2011/03577**

#### **56 Hollingbury Road Brighton**

Creation of 2no light wells with glazed roofs to front elevation.

**Applicant:** Ms Claire Sansom

**Officer:** Aidan Thatcher 292265

**Approved on 16/01/12 DELEGATED**

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

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

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

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

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

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

#### **3) UNI**

No development shall commence until full details of the retaining wall structure, including cross section, depth of footings, retained height, thickness of wall and construction materials, have been submitted to and agreed in writing by the Local Planning Authority.

*Reason: To ensure the stability of the adjacent pavement and to comply with Policy TR7 of the Brighton & Hove Local Plan.*

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. S128-001, -100, -101 and -102 received on 27.11.11.

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

### **BH2011/03610**

#### **The Manor House Moulsecomb Place Lewes Road Brighton**

Replacement of existing temporary footpath with new permanent footpath for disabled access.

**Applicant:** University of Brighton

**Officer:** Chris Swain 292178

**Approved on 19/01/12 DELEGATED**

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

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

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

### **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**

No works shall take place until samples of the aggregate dressing to the hereby permitted footpath have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

### **4) UNI**

The development hereby permitted shall be carried out in accordance with drawing nos.21106/PL/01-04 (inclusive), a design and access statement and a heritage statement received on 24 November 2011.

## **BH2011/03737**

### **218 Ditchling Road Brighton**

Erection of single storey rear extension.

**Applicant:** Mr M Shah

**Officer:** Chris Swain 292178

**Approved on 01/02/12 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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.1005\_20, 1005\_21 and 1005\_22 and a design and access statement received on 8 January 2011.

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

#### **4) UNI**

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

#### **5) UNI**

The two windows to the south facing side elevation 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.*

### **BH2011/03763**

#### **Arts D & E Buildings University of Sussex Brighton**

Application for Approval of Details Reserved by Condition 15 of application BH2009/02941.

**Applicant:** University of Sussex

**Officer:** Anthony Foster 294495

**Approved on 31/01/12 DELEGATED**

### **MOULSECOOMB & BEVENDEAN**

#### **BH2011/00711**

#### **Land to Rear of 10 Auckland Drive Brighton**

Erection of a 2no bedroom dwelling on land to the rear of 10 Auckland Drive.

**Applicant:** Weatherstone Properties Group

**Officer:** Helen Hobbs 293335

**Refused on 30/01/12 DELEGATED**

#### **1) UNI**

The proposed dwelling would be out of keeping with the density and spacing characteristics of the surrounding area, due to its awkward positioning and plot size. Consequently the proposal represents an over-development of the site. The impact on the character of the area would be further exacerbated by the dwellings prominence and over dominance in views along the adjoining footpath which currently benefits from an open, softly vegetated and undeveloped character. As such the scheme is unacceptable as the proposal fails to comply with policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The applicant has failed to demonstrate that the proposed pond would not have a harmful impact upon the tree located on the north side boundary of the site, contrary to policy QD16 of the Brighton & Hove Local Plan.

### **BH2011/03175**

#### **Brighton & Hove Learning Development Centre Hodshrove Lane Brighton**

Extensions and alterations to existing building including erection of new draught lobby, new link corridor and new reception lobby. Installation of new windows and doors and new external ramped access. Installation of 32 photovoltaic panels to south facing roof and demolition of existing toy library and provision of 5 new parking spaces.

**Applicant:** Brighton & Hove City Council

**Officer:** Hamish Walke 292101

**Approved on 16/01/12 DELEGATED**

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

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

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

### **3) 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 including a tree to replace the Alder tree to be lost, 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.*

### **4) 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.*

### **5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 001, 003, 004, 005 and Sovello solar panels details received on 20 October 2011 and 002 Revision A, 006, 007, 008 and 009 received on 3 November 2011.

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

### **6) UNI**

No demolition of the existing toy library building shall take place until the toy library has been fully relocated to the existing Children's Centre building within the wider site.

*Reason: To protect the toy library community use in accordance with Policy HO20 of the Brighton & Hove Local Plan.*

**BH2011/03440**

**46 Goodwood Way Brighton**

Two storey extension and conservatory to rear and minor alterations to front elevation.

**Applicant:** Mrs Carolina Kennett

**Officer:** Helen Hobbs 293335

**Refused on 26/01/12 DELEGATED**

**1) UNI**

The proposed two storey extension, due to its bulk, height, siting and design, would be overbearing and have an adverse visual impact upon the neighbouring property, 44 Goodwood Way, and would therefore detract from the residential amenity currently enjoyed by this property, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2011/03519**

**3 Norwich Drive Brighton**

Erection of rear single and two storey extension.

**Applicant:** Mrs Mey Andrea Heycke-Njie

**Officer:** Helen Hobbs 293335

**Refused on 17/01/12 DELEGATED**

**1) UNI**

The proposed extension, due to its bulk, height, siting and complicated/contrived design, would be overbearing and have an adverse visual impact upon the neighbouring property, No.1 Norwich Drive, and would therefore detract from the residential amenity currently enjoyed by this property, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2011/03614**

**1 Belle Vue Cottages Brighton**

Erection of side and rear conservatory extension.

**Applicant:** Ms J Idle

**Officer:** Chris Swain 292178

**Approved on 20/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with four unnumbered drawings, a site plan, a block plan and a photograph received on 25 November 2011.

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

**QUEEN'S PARK**

**BH2010/01588**

**Brighton College Eastern Road Brighton**

Application for approval of details reserved by conditions 2,3,5,6,7 and 9 of application BH2009/02460

**Applicant:** Ms Cathy O'Reilly

**Officer:** Anthony Foster 294495

**Split Decision on 18/01/12 DELEGATED**

**1) UNI**

GRANT approval of the details reserved by conditions 2, 3, 5, 6, and 7 subject to full compliance with the submitted details.

**1) UNI**

REFUSE approval of the discharge of condition 9 for the following reasons

1. The information provided in relation to condition 9 is noted and is sufficient to discharge part of the condition, however insufficient information has been provided to enable the full discharge of the condition.

**BH2010/01753**

**Brighton College Eastern Road Brighton**

Application for approval of details reserved by conditions 2,3,4,5,6 and 7 of application BH2009/02454.

**Applicant:** Brighton College

**Officer:** Anthony Foster 294495

**Approved on 18/01/12 DELEGATED**

**BH2011/01404**

**Ground Floor Flat 53 Marine Parade Brighton**

Removal of 2 no. existing rooflights and the insertion of 4 no. rooflights to flat roof.

**Applicant:** Miss Lucy Goodman

**Officer:** Chris Swain 292178

**Approved on 17/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 two photographic images, a site plan and roof plan submitted on 16 June 2011, drawing no. 0175.EXG.001 received on 7 December 2011 and drawing nos.0175.PL.001D and 0175.PL.003D received on 12 December 2011.

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

**BH2011/01405**

**Flat 2 53 Marine Parade Brighton**

Internal alterations including removal of non original partitions, alterations to layout, reinstatement of fireplaces and various associated alterations. Removal of 2 no. existing rooflights and the insertion of 4 no. rooflights to flat roof. and internal alterations.

**Applicant:** Miss Lucy Goodman

**Officer:** Chris Swain 292178

**Approved on 17/01/12 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 new internal walls shall be plastered using a traditional lime mix and retained as such thereafter.

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

## **BH2011/01726**

### **102 Marine Parade Brighton**

Conversion of residential dwelling into 1no one bedroom flat, 2no two bedroom flats and 1no 3 bedroom maisonette, new staircase, external alterations to rear basement including sash windows to replace existing door and associated works.

**Applicant:** Mr Ken McClymont

**Officer:** Anthony Foster 294495

### **Approved on 13/01/12 DELEGATED**

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

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

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

#### **2) BH02.07**

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

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

#### **3) BH05.03B**

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes (or an equivalent or successor assessment tool) and a Design Stage Assessment Report showing that the development will achieve an Ecohomes Refurbishment rating 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.*

#### **4) BH05.04B**

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

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

#### **5) BH06.03**

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

*Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and*

*to comply with policy TR14 of the Brighton & Hove Local Plan.*

**6) BH13.02**

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

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

**7) BH13.03**

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

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

**8) BH13.11**

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

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

**9) BH13.13**

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

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

**10) 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 the development hereby approved and shall be retained as such thereafter.

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

**11) UNI**

The amenity space area as shown on the approved plans to the front of the property shall be made available for the use of the occupants and visitors to the proposed development and not for any other individuals.

*Reason: To ensure appropriate provision of external amenity space in accordance with policies HO5 and QD27 of the Brighton & Hove Local Plan.*

**12) UNI**

The development hereby permitted shall be carried out in accordance with the Design and Access Statement, Heritage Statement, Waste Minimisation Statement and Management Statement, biodiversity checklist, Sustainability Checklist received 13 June 2011, drawings no. 477/08 Rev A, Schedule of Works, Basement and Structural Waterproofing received 9 August 2011 and drawings no., A4 Rev A, "Extract from submitted drawing 477/08 Rev A" received 25 October 2011 drawings no. 477/02 Rev A, /06 Rev C, /07 Rev B received 11 January 2012.



**BH2011/01727**

**102 Marine Parade Brighton**

Conversion of residential dwelling into 1no one bedroom flat, 2no two bedroom flats and 1no 3 bedroom maisonette, new staircase, external alterations to rear basement including sash windows to replace existing door and associated works.

**Applicant:** Mr Ken McClymont

**Officer:** Anthony Foster 294495

**Approved on 13/01/12 DELEGATED**

**1) BH01.05**

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

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

**2) BH13.02**

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

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

**3) BH13.03**

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

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

**4) BH13.11**

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

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

**5) BH13.13**

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

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

**6) BH13.14**

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

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

**7) UNI**

No works shall take place until details of the partition and door structure proposed for the second floor 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: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.*

### **8) UNI**

No works shall take place until 1:1 scale sample sections of the proposed banister 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: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.*

### **9) UNI**

No works shall take place until full details of the existing and proposed basement floor 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: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.*

### **10) UNI**

No works shall take place until full details of the proposed waterproofing of the basement level, identifying which walls are to be waterproofed, 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: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.*

## **BH2011/02016**

### **42 & 43 George Street Brighton**

Erection of new building at 43 George Street to replace existing and second floor extension at 42 George Street development comprised of retail/financial and professional services/offices (A1/A2/B1) on part ground floor and 33 student rooms on part ground and upper floors incorporating cycle parking and bin storage.

**Applicant:** Meadowbridge Properties Ltd

**Officer:** Sue Dubberley 293817

### **Approved after Section 106 signed on 17/01/12 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**

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 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.*

#### **3) UNI**

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

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

**4) UNI**

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

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

**5) UNI**

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes, expansion joints, bell mouldings, metal leads, stops 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.*

**6) UNI**

On the no.43 George Street elevation, the ridge and eaves height of the building hereby approved along with the top and cill height of the bay windows at first and second floors, shall match exactly the ridge and eaves height of the building at No.44 George Street and the top and cills of existing bay windows present at No.44 George Street.

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

**7) UNI**

Prior to commencement of development a Discovery Strategy for no.42 George Street shall be submitted and approved in writing by the Local Planning Authority detailing what action will be taken if unsuspected contamination findings are discovered whilst developing the site. Development shall be undertaken in strict accordance with the approved strategy.

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

**8) UNI**

i) The development at no.43 George Street 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 approved details and retained as such thereafter.

#### **9) UNI**

No development shall take place until plans at 1:20 showing the proposed railings to the rear balconies shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

#### **10) UNI**

No development shall take place until 1:20 scale elevations and 1:1 scale joinery profiles of the external windows, glazing bar/ frame dimensions and the opening arrangement have been submitted to and approved in writing with the Local Planning Authority. All windows on the front elevation of 43 George Street shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents. The works shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

#### **11) UNI**

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

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

#### **12) UNI**

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.*

#### **13) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development shall commence at 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 the 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.*

#### **14) UNI**

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

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

#### **15) 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.*

#### **16) UNI**

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.*

#### **17) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. TA583/01A, 03A, 04A, 18, and 19 received on 15 July 2011 and TA583/02 and 13A received on 6 July 2011 and drawings nos. TA583/10C, 11C, 12C, 14C, 15C and 16B received on 8 September 2011.

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

### **BH2011/03304**

#### **Sea Life Centre Madeira Drive Brighton**

Repair and restoration works to existing building fabric.

**Applicant:** Sealife Centre Brighton

**Officer:** Aidan Thatcher 292265

**Approved on 13/01/12 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 flooring shall be laid until full details of the proposed floor coverings or treatment has been submitted to and agreed in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**3) UNI**

No replacement finials or other mouldings shall be erected until full details at a minimum scale of 1:10 of each of the moulding types have been submitted and agreed in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**4) UNI**

Unless otherwise agreed in writing by the Local Planning Authority the materials used within this development shall be identical to those within the building as existing.

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

**5) UNI**

No mortar works shall commence until full details of the lime mix has been submitted to and agreed in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**BH2011/03347**

**26 East Drive Brighton**

Certificate of lawfulness for proposed part demolition and rebuilding of 3no elevations to rear, installation of photovoltaic and thermal collector panels to roof and resurfacing of driveway to side of property.

**Applicant:** Mr Jonathan Webb

**Officer:** Jonathan Puplett 292525

**Split Decision on 12/01/12 DELEGATED**

**1) UNI**

The proposed driveway works and solar panels are permitted under Schedule 2, Part 1, Class F, and Schedule 2, Part 40, Class A of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

**1) UNI**

The proposed works to the rear walls of the main house are not to be constructed in materials which are a similar external appearance to those of the existing dwellinghouse. The proposed development is therefore contrary to A.3.(a) of Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

**BH2011/03367**

**Sea Life Centre Madeira Drive Brighton**

Internal alterations to layout of building including replacement WCs and redesigned entry area.

**Applicant:** Sealife Centre Brighton

**Officer:** Aidan Thatcher 292265

**Approved on 12/01/12 DELEGATED**

**1) BH01.05**

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

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

**2) BH13.12**

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

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

**3) UNI**

No internal subdivision or stud work shall commence until full details of the methods of fixing at a minimum scale of 1:20 have been submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the agreed details and maintained as such thereafter.

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

**BH2011/03386**

**15 Crescent Place Brighton**

Application for Approval of Details Reserved by Conditions 2, 4, 5, 6, 8, 9 and 10 of application BH2011/00750.

**Applicant:** Mr & Mrs Bolsover

**Officer:** Anthony Foster 294495

**Approved on 27/01/12 DELEGATED**

**BH2011/03491**

**141 Edward Street Brighton**

Conversion of existing first and second floor maisonette to form 2no one bedroom self contained flats and associate works.

**Applicant:** Mr Clive James

**Officer:** Aidan Thatcher 292265

**Approved on 23/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.07**

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

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

### **3) BH06.02**

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

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

### **4) 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.*

### **5) 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.*

### **6) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. ES141PRO/01, /02, /03 and /04 received on 14.11.11.

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

## **BH2011/03503**

### **34 Bute Street Brighton**

Erection of two storey rear extension to replace existing single storey extension with associated external alterations.

**Applicant:** Mr Guy Williams

**Officer:** Jonathan Puplett 292525

**Refused on 17/01/12 DELEGATED**

#### **1) UNI**

The proposed extension would have an overbearing and enclosing impact upon the rear garden areas and windows of neighbouring dwellings. Increased overshadowing would also be caused. The proposed development is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

## **BH2011/03553**

### **25 Sussex Terrace Brighton**

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

**Applicant:** Mr John Lapsley

**Officer:** Chris Swain 292178

**Approved on 13/01/12 DELEGATED**



## **ROTTINGDEAN COASTAL**

### **BH2010/01998**

#### **Westward House 2 Founthill Road Brighton**

Erection of front garden wall and fence. (part retrospective)

**Applicant:** Mr Mark Jackman

**Officer:** Chris Swain 292178

**Refused on 16/01/12 DELEGATED**

#### **1) UNI**

The proposed development, by virtue of its size, height, siting and design would form an incongruous and unsympathetic feature which would be highly prominent and would appear out of keeping with the prevailing character and appearance of the South Downs National Park and the surrounding area. It would significantly harm the open appearance and character of this semi-rural location, to the detriment of the appearance and character of the site, the South Downs National Park and the wider surrounding area, contrary to policies, NC5, NC6, NC7 and QD14 of the Brighton & Hove Local Plan.

### **BH2011/00870**

#### **27 Roedean Crescent Brighton**

Application for Approval of Details Reserved by Condition 4 and 5 of application BH2009/03007.

**Applicant:** Mr Guy Blomfield

**Officer:** Kate Brocklebank 292175

**Approved on 30/01/12 DELEGATED**

### **BH2011/03105**

#### **5 Waterfront Brighton Marina Brighton**

Change of Use from retail (A1) to mixed use children's activity club, café and retail incorporating installation of external extraction duct. (A3/A1/D1)

**Applicant:** One Stop Kid Club Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 13/01/12 DELEGATED**

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

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

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

#### **2) UNI**

The premises shall not be in use except between the hours of 09.00 and 22.00.

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

#### **3) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of the use hereby approved, the ventilation system detailed in the extraction system specification document received on the 14th of October 2011 and shown on drawing no. 0158.02A received on the 15th of December 2011 shall be installed and operational. The ventilation system shall be maintained as such thereafter for the duration of the approved use.

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the Planning Statement, Business Plan, marketing information, extraction system specification document, location plan, floorplan, and drawing nos. 0158.01 and

P-001 received on the 14th of October 2011, and drawing no. 0158.02A received on the 15th of December 2011.

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

### **BH2011/03327**

#### **46-48 Grand Crescent Rottingdean Brighton**

Erection of new boundary brick piers and rendered panels and close board fencing. (Part retrospective).

**Applicant:** Mr George Limpus

**Officer:** Louise Kent 292198

**Refused on 16/01/12 DELEGATED**

#### **1) UNI**

The development, by virtue of its size, height, siting and design forms an incongruous and unsympathetic feature which is a highly prominent within the street scene and detrimentally affects the character and appearance of the property and the visual amenities enjoyed by neighbouring properties. The approval of the brick and rendered panels would set an undesirable precedent for development of similar structures within the neighbouring streets. The development is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

### **BH2011/03411**

#### **29 Tumulus Road Saltdean Brighton**

Loft conversion incorporating roof extension to form gables to both sides of property, construction of rear dormer and installation of roof lights to front roof slope.

**Applicant:** Mr M Sassen

**Officer:** Helen Hobbs 293335

**Approved on 20/01/12 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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.01/032/B received on 19th January 2012 and site plans received on 4th November 2011.

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

### **BH2011/03433**

#### **22 Sussex Square Brighton**

Minor alterations to front steps to provide ramped access to front entrance door.

**Applicant:** Beaufort House Ltd

**Officer:** Helen Hobbs 293335

**Approved on 17/01/12 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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 ramp should be constructed from Portland Stone to match the existing steps.

*Reason: To protect the character and appearance of the listed building and the Kemp Town conservation area in accordance with policy HE1 and HE6 of the Brighton & Hove Local Plan.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 22-700-P1, 22-701-P1, 22-702-P1, 22-703-P1, 22-704-P1 received on 8th November 2011.

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

**4) UNI**

The works hereby permitted shall be implemented only on behalf of Mr Alastair Hignell. The ramp shall be wholly removed from the premises and the steps reinstated within 3 months of the cessation of occupation of the ground floor flat by Mr Alastair Hignell.

*Reason: This permission is granted exceptionally in view of the personal circumstances of the occupier of the ground floor flat and to protect the character and appearance of the listed building and the Kemp Town conservation area in accordance with policy HE1 and HE6 of the Brighton & Hove Local Plan.*

**BH2011/03455**

**57 Westfield Avenue North Saltdean Brighton**

Formation of raised decking to rear.

**Applicant:** Ms Colette Comerford

**Officer:** Chris Swain 292178

**Approved on 12/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with drawing nos. CH447/002, CH447/003, CH447/007A, CH447/008A and CH447/009A and a design and access statement received on 8 November 2011.

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

**BH2011/03523**

**20 Lenham Road West Brighton**

Erection of first floor side extension above existing garage. (Retrospective).

**Applicant:** Mrs Vanessa Fogg

**Officer:** Jonathan Puplett 292525

**Refused on 26/01/12 DELEGATED**

**1) UNI**

A first floor side extension in this location results in a reduction in the visual spacing between nos. 18 and 20 Lenham Road West. Due to the angled relationship between the two properties it is of particular importance that such spacing is retained to avoid the dwellings appearing 'crammed together'. The extension (as shown on the submitted plans and as constructed) therefore harms the appearance of the dwelling and its visual relationship with no. 18. Furthermore the extension (as shown on the submitted plans and as constructed) has a flat roof with a 'false pitch' to the front; this roof form is unsympathetic and does not relate to the hipped roofs of the main building. The extension is not

significantly set back from the front wall of the front bay projection to which it is attached which again results in an unsympathetic appearance. The extension (as shown on the submitted plans and as constructed), is contrary to policy QD14 of the Brighton & Hove Local Plan.

## **2) UNI2**

The extension (as shown on the submitted plans and as constructed) causes significantly increased overlooking of the neighbouring rear garden at no. 18 Lenham Road West, and has an overbearing impact upon users of this garden area. The extension (as shown on the submitted plans and as constructed) is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2011/03540**

#### **GRP Kiosk High Street Rottingdean Brighton**

Erection of above ground kiosk to house electrical equipment and pipe venting stack associated with proposed underground sewage pumping station.

**Applicant:** Southern Water

**Officer:** Aidan Thatcher 292265

**Approved on 12/01/12 DELEGATED**

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

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

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

#### **2) BH07.07**

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.*

#### **3) UNI**

There shall be no storage of plant, machinery or materials anywhere on the nearby shingle beach.

*Reason: To ensure there would be no detrimental impact on the Brighton to Newhaven SSSI and to comply with policy NC2 of the Brighton & Hove Local Plan.*

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 5104225\_WA211 A, \_212 A, \_213A and \_214 A received on 17.11.11.

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

### **BH2011/03543**

#### **GRP Kiosk Undercliff Walk Brighton**

Erection of above ground kiosk to house electrical equipment and pipe venting stack associated with proposed underground sewage pumping station. (Development is in the South Downs National Park)

**Applicant:** Southern Water

**Officer:** Aidan Thatcher 292265

**Approved on 12/01/12 DELEGATED**

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

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

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

**2) BH07.07**

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.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 5104225\_WA\_111 A, \_112 A, \_113A and \_114 A received on 17.11.11.

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

**4) UNI**

There shall be no storage of plant, machinery or materials anywhere on the nearby shingle beach.

*Reason: To ensure there would be no detrimental impact on the Brighton to Newhaven SSSI and to comply with policy NC2 of the Brighton & Hove Local Plan.*

**5) UNI**

Notwithstanding the details shown on approved plan nos. 5104225\_WA\_112 A and \_114 A no development shall commence until full details of a revised ventilation stack has been submitted to and approved in writing by the Local Planning Authority. The amended stack shall be of a simple, single pole design and painted to match the adjacent beach huts. The works shall be carried out in strict accordance with the approved details and thereafter maintained as such.

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

**BH2011/03565**

**6 Heathfield Avenue Saltdean Brighton**

Loft conversion incorporating hip to gable roof extension to rear and 2no dormers to side roof slopes.

**Applicant:** Mrs Tanya Mogford

**Officer:** Chris Swain 292178

**Refused on 18/01/12 DELEGATED**

**1) UNI**

The proposed roof extensions, by reason of their scale, height, proportions, design and materials would result in bulky, over dominant and incongruous alterations that would detract from the appearance and character of the property, the street scene 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.

**BH2011/03572**

**4 Tudor Close Dean Court Road Rottingdean Brighton**

Replacement of existing brick steps and hardstanding to front door with new brick steps and hardstanding. (Retrospective)

**Applicant:** Mr & Mrs Trevor Hopper

**Officer:** Liz Arnold 291709

**Refused on 24/01/12 DELEGATED**

### **1) UNI**

The replacement steps and related hardstanding, by virtue of the construction materials used and the design and layout, have a detrimental impact on the character, architectural setting and significance of the Grade II Listed Building and the wider listed comprehensive Tudor Close development, contrary to policy HE1 of the Brighton & Hove Local Plan.

### **BH2011/03584**

#### **St Wulfran Church Greenways Brighton**

Application for Approval of Details Reserved by condition 5 of application BH2011/00091.

**Applicant:** Churchwarden :PCC St Wulfran's

**Officer:** Aidan Thatcher 292265

**Approved on 18/01/12 DELEGATED**

### **BH2011/03589**

#### **4 Tudor Close Dean Court Road Rottingdean Brighton**

Installation of stove to replace boiler in kitchen fireplace.

**Applicant:** Mr & Mrs Hopper

**Officer:** Liz Arnold 291709

**Approved on 26/01/12 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.*

### **BH2011/03592**

#### **4 Tudor Close Dean Court Road Rottingdean Brighton**

Installation of angled window sill to replace existing sill and installation of external water tap.

**Applicant:** Mr & Mrs Hopper

**Officer:** Liz Arnold 291709

**Approved on 26/01/12 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 a sample of the lime based mortar, to match the existing, has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out using the approved mortar.

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

### **3) UNI**

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

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

### **4) UNI**

Unless otherwise agreed in writing by the Local Planning Authority and notwithstanding the approved plans, the window sill hereby approved shall be constructed using the bricks of the existing window sill. No other bricks shall be used prior to a sample of the new brick being submitted to and approved in

writing by the Local Planning Authority. The works shall be carried out using the approved sample.

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

#### **BH2011/03634**

##### **1 & 3 The Cliff Brighton**

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

**Applicant:** Sussex Transformations Ltd

**Officer:** Anthony Foster 294495

**Approved on 23/01/12 DELEGATED**

##### **1) UNI**

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

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

##### **2) UNI**

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

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

##### **3) UNI**

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

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

##### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. PL-001A, PL-001B, P-003, PL-004, P-005, P-006, PL-007, PL-008, PL-009, PL-010, PL-011, PL-012, P013, Design and Access Statement, Waste Minimisation Statement, Sustainability Checklist, Slope Stability Desk Study Report, Pholrum Ecological Survey received 28 November 2011.

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

##### **5) 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.*

##### **6) 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.*

**7) UNI**

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

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

**8) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of the development hereby approved a scheme detailing the measures to improve ecological biodiversity on the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the number and type of bat boxes, and bird boxes. The development shall be carried out in strict accordance with the approved details and thereafter maintained.

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

**9) UNI**

Notwithstanding the approved drawings 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.*

**10) 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.*

**11) 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 units 1 and 2 of the development will achieve Code level 3 and unit 3 of the development will achieve Code level 5 have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that units 1 and 2 of the development will achieve Code level 3 and unit 3 of the development will achieve Code level 5 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.*

**12) UNI**

Notwithstanding the approved drawings 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.*

**13) UNI**

No development shall be commenced until full details of existing and proposed ground levels within the site and on land adjoining the site by means of spot heights and cross-sections; proposed siting, finished floor levels and ridge heights of the proposed building and neighbouring development have been submitted to and approved in writing by the Local Planning Authority. All levels shall be in metric units and related to Ordnance Survey Datum. The development shall thereafter be built in accordance with the agreed details.

*Reason: To safeguard the character and appearance of the area, and to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.*

**14) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body for the Code for Sustainable Homes confirming that each residential units 1 and 2 of the development will achieve Code level 3 and unit 3 of the development will achieve Code level 5 has been submitted to, and approved in writing by, the Local Planning Authority.

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

**15) UNI**

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.*

**16) 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.*

### **17) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouses including the construction of windows, dormer windows, roof lights or doors, 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.*

### **18) UNI**

The vehicle parking areas 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.*

### **BH2011/03726**

#### **21 Lenham Avenue Saltdean**

Installation of window to front elevation to replace existing garage door.

**Applicant:** Mr Steve Mitchell

**Officer:** Chris Swain 292178

**Approved on 31/01/12 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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 a site plan and a waste minimisation statement received on 7 December 2011 and drawing Nos.1A and 2A received on 27 January 2012.

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

### **BH2011/03837**

#### **Flat 9 Chester Court 3 Sussex Square Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2010/00880.

**Applicant:** Mr Hugo Were

**Officer:** Liz Arnold 291709

**Approved on 01/02/12 DELEGATED**

## **WOODINGDEAN**

### **BH2011/03190**

#### **Woodingdean Business Park Bexhill Road Brighton**

Application for Approval of Details Reserved by Condition 14 of application BH2011/00255.

**Applicant:** St Modwen Developments

**Officer:** Aidan Thatcher 292265

**Approved on 12/01/12 DELEGATED**

### **BH2011/03443**

#### **Play Area Bexhill Road Brighton**

Installation of play equipment on existing space in former informal play area. (Development is in the South Downs National Park)

**Applicant:** Brighton & Hove City Council Parks Projects Team

**Officer:** Liz Arnold 291709

**Approved on 17/01/12 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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 Ecology information submitted, no development shall commence until a management plan setting out how nature conservation features within the Site of Nature Conservation Importance will be conserved and enhanced, has been submitted to and approved in writing by the Local Planning Authority. This plan shall include details of the erection of at least two interpretation boards explaining the nature conservation value of the site, the introduction of appropriate native aquatic plants in to the dew pond, the conservation management of the old chalk grassland and newly created chalk grassland and the introduction of native scrub planting into the rank grassland to the north-west of the site. The development shall be carried out in strict accordance with the approved details.

*Reason: To ensure the protection and enhancement of the ecological interest of the site and to comply with policies QD17 and QD18 of the Brighton & Hove Local Plan.*

#### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved four unnumbered Spielschiff Dorum Manufacturers Details received on 9th November 2011 and drawings no.05-02RevB received on 22nd November 2011.

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

### **BH2011/03484**

#### **21 Chalkland Rise Brighton**

Certificate of Lawfulness for a proposed loft conversion incorporating rear dormers and rooflights to front roofslope with associated external alterations including lowering of ridge height.

**Applicant:** Mr Tom Garner

**Officer:** Chris Swain 292178

**Approved on 19/01/12 DELEGATED**

**BH2011/03570**

**72 Warren Road Brighton**

Installation of 8no solar panels to south facing front roof slope.

**Applicant:** Kraft Solar

**Officer:** Liz Arnold 291709

**Approved on 25/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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. 0665-PA-100 received on the 21st November 2011 and Mage Solar Panel Details received on the 5th December 2011.

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

**BH2011/03688**

**40 Rosebery Avenue Brighton**

Certificate of lawfulness for proposed erection of single storey infill extension to side elevation. Conversion of existing garage to habitable space with associated alterations to fenestration.

**Applicant:** Mr & Mrs Henery

**Officer:** Aidan Thatcher 292265

**Approved on 24/01/12 DELEGATED**

**BH2011/03689**

**9 Ravenswood Drive Brighton**

Certificate of lawfulness for the erection of a single storey rear extension.

**Applicant:** Mr Choudhury

**Officer:** Helen Hobbs 293335

**Approved on 26/01/12 DELEGATED**

**BH2011/03739**

**27 Falmer Gardens Brighton**

Certificate of Lawfulness for a proposed single storey rear extension.

**Applicant:** Mrs Lee Saxelby

**Officer:** Louise Kent 292198

**Refused on 01/02/12 DELEGATED**

**1) UNI**

The drawings L-07, L-08 & L-09 clearly demonstrate that the height of the eaves of the proposed extension would be higher than the eaves of the existing dwelling house. The development is therefore not permitted by Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

**BRUNSWICK AND ADELAIDE**

**BH2011/03137**

**Palmeira Mansions 31 Church Road Hove**

Repainting and render repair works to rear elevation including replacement and painting of sash window frames.

**Applicant:** The English Language Centre

**Officer:** Christopher Wright 292097

**Approved on 27/01/12 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 commence until the details of the extent of render repairs together with a specification for the render mix to be used have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details and retained as such thereafter.

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

**BH2011/03191**

**1-3 Farman Street Hove**

Replacement of existing glass brick window on ground floor west elevation with UPVC window.

**Applicant:** Platform

**Officer:** Christopher Wright 292097

**Approved on 24/01/12 DELEGATED**

**1) BH01.01AA**

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

**2) UNI**

The window hereby permitted shall not be glazed otherwise than with obscured glass and shall open inwards only, and thereafter permanently retained as such.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved design and access statement, location plan, photographs of existing, profile specification, opening method drawing and drawing no. 0974\_01 A received on 2 December 2011.

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

**BH2011/03388**

**57 Holland Road Hove**

Internal alterations to convert ground floor from estate agent (A2) to self contained flat.

**Applicant:** Mr Patrick Moorhead

**Officer:** Jason Hawkes 292153

**Approved on 18/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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) BH04.01**

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

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

### **4) BH06.05**

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*

### **5) UNI**

The development hereby permitted shall be carried out in accordance with the approved existing and proposed layout drawings received on 2nd November 2011.

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

## **BH2011/03396**

### **Flat 2 33 First Avenue Hove**

Installation of satellite dish to rear elevation of ground floor flat.

**Applicant:** Miss Maureen M Hicks

**Officer:** Mark Thomas 292336

**Approved on 18/01/12 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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 satellite dish hereby permitted shall be permanently removed from the site within ten years of the date of this permission or when the dish is no longer in use, whatever is the sooner, and the elevation made good and maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

*Reason: The development hereby approved is not considered suitable as a permanent form of development and permission is granted for a temporary period only and to accord with policy QD22 of the Brighton & Hove Local Plan.*

#### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved photos and 'design and access statement' received on 23rd November 2011.

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

## **BH2011/03538**

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

Change of use on ground floor from cafe (A3) to 2no one bedroom flats and erection of additional storey to create 1no one bedroom flat with associated internal alterations and revised fenestration.

**Applicant:** Mr Paolo Packham

**Officer:** Adrian Smith 290478

**Refused on 25/01/12 DELEGATED**

### **1) UNI**

Policies QD1, QD2, QD14 and HE6 of the Brighton & Hove local plan state that proposals for extensions and alterations to buildings within a conservation area should preserve or enhance the character or appearance of the area and should show a consistently high standard of design and detailing reflecting the scale and character or appearance of the area. The proposed development, by reason of its mix of modern and traditional detailing and fenestration to the front elevation, fails to represent a suitably high design standard. The proposal would therefore be harmful to the character and appearance of the Brunswick Town conservation area, contrary to the above policies.

### **2) UNI2**

Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause loss of amenity by way of overlooking, daylight, sunlight and outlook to the proposed, existing and/or adjacent users, residents and occupiers. The proposed ground floor flats, by virtue of their cramped internal layout with poor access to natural light and outlook, would result in a gloomy and oppressive living environment for future residents and a generally poor standard of residential accommodation, contrary to policy QD27 of the Brighton & Hove Local Plan.

### **3) UNI3**

Policy QD27 of the Brighton & Hove Local Plan seeks to protect the residential amenity of neighbouring properties. The proposed development, by virtue of the re-arranged first floor living rooms to the rear of the building, result in increased direct overlooking of the adjacent properties to the rear within Nos 30 and 32 Lansdowne Place. The proposal therefore leads to a loss of amenity and is contrary to the above policy.

## **BH2011/03596**

### **28 Brunswick Street West Hove**

Extension of existing front pavement lightwell with new ironwork cover at pavement level.

**Applicant:** Mr James Parkhurst

**Officer:** Jason Hawkes 292153

**Approved on 17/01/12 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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 grill shall be cast iron, fitted flush to the pavement and finished in black and shall thereafter be retained as such.

*Reason: In order to preserve the character and appearance of the host building and surrounding conservation area and in accordance with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.*

### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.1297/SP/02, 1298/P/01 & 1298/E/01 received on the 22nd November 2011.

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

**BH2011/03640**

**Flats 1 & 2A 19 Salisbury Road Hove**

Erection of single storey rear extension to Flat 2A at lower ground floor, with balcony over the rear ground floor flat (Flat 1).

**Applicant:** Mr Izidor Muraben

**Officer:** Guy Everest 293334

**Approved on 30/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 submitted plans no development shall take place until details of 2 metre high solid screening to the northern boundary of the roof terrace have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and the screen shall be retained thereafter in accordance with the approved details.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 11812/PA/001, 11812/PA/002, 11812/PA/010, 11812/PA/020 & 11812/PA/110 received on 29th November 2011; and approved drawing no. 11812/PA/120 B received on 30th January 2012.

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

**BH2011/03646**

**First Floor Flat 49 Brunswick Place Hove**

Installation of extract fan into existing metal framed crittall window.

**Applicant:** Mrs Paula Harding

**Officer:** Christopher Wright 292097

**Approved on 18/01/12 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.*

**BH2011/03654**

**22 Brunswick Road Hove**

Conversion of existing single dwelling to form 1no one bed flat and 1no four bed maisonette.

**Applicant:** Mrs Rachel Cusk

**Officer:** Adrian Smith 290478

**Approved on 26/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

**3) UNI**

The development hereby approved shall not be occupied until a scheme to protect the residents of the basement flat from overlooking from the rear ground floor garden area has been submitted to an approved in writing by the local planning authority. The approved scheme shall thereafter be retained at all times.

*Reason: To safeguard the amenities of the residents to the basement flat and to comply with policies HO9 and QD27 of the Brighton & Hove Local Plan*

**4) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until the sustainability measures detailed within the submitted sustainability checklist received on the 21st July 2011 have been fully implemented within each new dwelling.

*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) UNI**

The development hereby permitted shall not be occupied 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.*

**6) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. JP/2011/1, JP/2011/2 & JP/2011/4 received on the 30th November 2011.

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

**7) 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.*

**BH2011/03655**

**22 Brunswick Road Hove**

Conversion of existing single dwelling to form 1no one bed flat and 1no four bed maisonette.

**Applicant:** Mrs Rachel Cusk

**Officer:** Adrian Smith 290478

**Approved on 25/01/12 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 any 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.*

### **3) UNI**

The development hereby permitted shall not be occupied until full details of the position of all necessary new drainage, ventilation and boiler positions have been submitted to and approved in writing by the local planning authority.

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

### **4) UNI**

No works shall take place until full 1:1 scale details of the proposed closure of the staircase between the basement and ground floor levels has 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.*

### **5) UNI**

The internal staircase between the basement and ground floor levels shall be retained in its entirety.

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

## **CENTRAL HOVE**

### **BH2011/02138**

#### **70-72 Church Road Hove**

Change of Use from licensed restaurant (A3) to mixed use restaurant and bar (A3/A4) with revised opening hours of Monday -Tuesday 10:00-00.30, Wednesday - Saturday 10:00-02:30 and Sunday 12:00-00:00 (Part-retrospective).

**Applicant:** Mr Ben Samendi

**Officer:** Guy Everest 293334

**Approved on 27/01/12 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 drawing no. 0141.01 received on 18th July 2011; and drawings no. 0143.11 & 0143.12 received on 25th July 2011.

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

### **3) UNI**

A minimum of 75% of the total customer floorspace at ground and basement floor levels shall only allow for food and drink service to seated customers (in the manner of a café bar).

*Reason: To ensure vertical drinking space is not disproportionate to the seating area in order to minimise opportunities for crime, disorder and harm to amenity in the vicinity of the site, and to comply with policy SR12 of the Brighton & Hove Local Plan.*

### **4) UNI**

The outside terrace areas to the Third Avenue and Church Road frontages shall not be used between the hours of 23:00 and 07.00 on any day.

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

### **5) UNI**

All ground floor doors and windows to Church Road and Third Avenue shall be shut between the hours of 23:00 and 07:00, except for access and egress.

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

### **6) UNI**

The use hereby permitted shall not be open to customers except between the hours of 10:00 and 00:30 on Mondays and Tuesdays; between the hours of 10:00 and 02:30 on Wednesday to Saturday; and between the hours of 12:00 and 00:00 on Sundays.

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

## **BH2011/03338**

### **Ashley Court Grand Avenue Hove**

Installation of 6no gas risers to supply gas to all flats at Ashley Court.

**Applicant:** Southern Gas Network

**Officer:** Mark Thomas 292336

**Approved on 17/01/12 DELEGATED**

### **1) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 06, 07, 08 received on 2nd November 2011.

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

## **BH2011/03375**

### **Land to rear of 1-2 Victoria Terrace Kingsway & Spa Court Kings Esplanade Hove**

Refurbishment of building including replacement of existing roof with new copper roof and rooflights, external rendering and construction of boat store adjacent to entrance ramp.

**Applicant:** Hoveco

**Officer:** Guy Everest 293334

**Approved on 25/01/12 DELEGATED**

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

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

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

### **2) UNI**

Prior to the installation of any plant, and associated rooftop grilles, details of the plant and a scheme for its suitable treatment against the transmission of sound shall be submitted to and approved in writing by the Local Planning Authority.

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

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

### **3) UNI**

No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:-

- i) 1:20 elevations and 1:1 joinery sectional profiles of the new timber door to the western elevation;
- ii) Details of the structure, method of construction and material samples of the replacement roof.

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

*Reason: To ensure the satisfactory appearance to the development and the preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

### **4) UNI**

Prior to its installation details of the new bollards to the southern courtyard area shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

*Reason: To ensure the satisfactory appearance to the development and the preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

### **5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 11813/001 A, 11813/002 A, 11813/003 A, 11813/010 A, 11813/012 A, 11813/013 A, 11813/014 & 11813/022 C received 4th November 2011; drawings no. 11813/011 B, 11813/020 D & 11813/021 D received 20th December 2011; and drawing nos. 11813/023 E & 11813/024 F received 10th January 2012.

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

### **6) UNI**

The repairs to the existing walls shall be carried out using a lime : aggregate mortar mix.

*Reason: To ensure the satisfactory appearance to the development and the preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

## **BH2011/03376**

### **Land to rear of 1-2 Victoria Terrace Kingsway & Spa Court Kings Esplanade Hove**

Refurbishment of building including alterations to existing layout with internal partitions, replacement of existing roof with new copper roof and rooflights, external rendering and construction of boat store adjacent to entrance ramp.

**Applicant:** Hoveco

**Officer:** Guy Everest 293334

**Approved on 25/01/12 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 music room shall have a cornice run around its ceiling with cherub's heads at their ends to match the surviving sections of cornicing and cherubs' heads.

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

**3) UNI**

The repairs to the existing walls shall be carried out using a lime aggregate mortar mix.

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

**4) UNI**

The new rooflights shall have mouldings around their interior edges to match the original rooflights' mouldings.

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

**5) UNI**

No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:-

- i) 1:20 elevations and 1:1 joinery sectional profiles of the new timber door to the western elevation;
- ii) Details of the structure, method of construction and material samples of the replacement roof.

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

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

**6) UNI**

Prior to its installation details of the new bollards to the southern courtyard area shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

**BH2011/03477**

**39 Sackville Road Hove**

Replacement of existing timber framed window/door at ground floor and bay window at first floor to rear with UPVC units. (Part retrospective)

**Applicant:** Bristow Still Chartered Accountants

**Officer:** Mark Thomas 292336

**Approved on 23/01/12 DELEGATED**

**1) UNI**

The rear first floor windows hereby approved shall be installed within three months of the date of this consent unless otherwise agreed in writing by the Local Planning Authority.

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. 03 received on 11th November 2011.

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

**BH2011/03493**

**17A Wilbury Grove Hove**

Conversion of garage to habitable space with associated external alterations. Replacement timber window and door to rear elevation.

**Applicant:** Mr Daren Packham

**Officer:** Wayne Nee 292132

**Approved on 23/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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**

Before works commence, details and samples of materials and 1:1 scale joinery details of the new screen and doors hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**5) UNI**

The replacement sash windows shall match exactly the frame and glazing bar dimensions and horn mouldings of the original windows.

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

**6) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 63-035(P)001, 002, 010, 011, 020, 021 and 022 received on 25 November 2011.

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

**BH2011/03494**

**31 Vallance Gardens Hove**

Formation of hardstanding incorporating alterations to front boundary wall to create vehicle access. Installation of roof lanterns, enlargement of rear dormer and associated external alterations.

**Applicant:** Mr Scott Sale

**Officer:** Steven Lewis 290480

**Approved on 18/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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.1/31/111011 (x 4) received on 14/11/2011 & 25/11/2011.  
*Reason: For the avoidance of doubt and in the interests of proper planning.*

#### **BH2011/03672**

##### **1 Vallance Road Hove**

Installation of 16no solar panels to flat roof (Retrospective).

**Applicant:** Mr Michael Furniss

**Officer:** Wayne Nee 292132

**Approved on 26/01/12 DELEGATED**

#### **BH2011/03682**

##### **Flat 8 11 Kings Gardens Hove**

Application for Approval of Details Reserved by Condition 3 of application BH2011/01642.

**Applicant:** Mr Jason Smith

**Officer:** Jason Hawkes 292153

**Approved on 26/01/12 DELEGATED**

#### **BH2011/03746**

##### **19 George Street Hove**

Installation of ATM cash machine and relocation of post box on front elevation.

**Applicant:** Nationwide Building Society

**Officer:** Christopher Wright 292097

**Approved on 26/01/12 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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. HO50-W-PL.1 Revision A received on 8 December 2011.

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

#### **BH2011/03757**

##### **3 Seafield Road Hove**

Formation of front dormer and realignment of windows of ground and first floor to rear.

**Applicant:** D & D Manthorpe

**Officer:** Guy Everest 293334

**Refused on 31/01/12 DELEGATED**

##### **1) UNI**

The front dormer by reason of its size, bulk and detailing would fail to respect the character and proportions of the existing building and would harmfully erode the prevailing character and appearance of the Cliftonville Conservation Area. The proposal is thereby contrary to policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan, and to the provisions of Supplementary Planning Guidance Note 1, Roof Alterations and Extensions, and Supplementary Planning Document 09, Architectural Features.

**BH2011/03759**

**7 Seafield Road Hove**

Loft conversion to form two bedroom flat incorporating front and rear dormers. Realignment of windows of ground and first floor to rear.

**Applicant:** D & D Manthorpe

**Officer:** Guy Everest 293334

**Refused on 31/01/12 DELEGATED**

**1) UNI**

The front dormer by reason of its size, bulk and detailing would fail to respect the character and proportions of the existing building and would harmfully erode the prevailing character and appearance of the Cliftonville Conservation Area. The proposal is thereby contrary to policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan, and to the provisions of Supplementary Planning Guidance Note 1, roof alterations and extensions, and Supplementary Planning Document 09, Architectural Features.

**2) UNI2**

The development fails to provide secure cycle parking facilities for future occupants of the proposed residential unit. In the absence of such provision, or of a mechanism to provide alternative off-site provision, the proposal is contrary to policy TR14 of the Brighton & Hove Local Plan.

**GOLDSMID**

**BH2011/03072**

**Flat 4 Dervia House 45 Palmeira Avenue Hove**

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

**Applicant:** Mr Geoffrey Wright

**Officer:** Wayne Nee 292132

**Approved on 23/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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. 1, 2, 3 and 4 received on 12 October 2011.

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

**BH2011/03333**

**100 Goldstone Villas Hove**

Installation of 8no. external lanterns and 3no. new awnings to front elevation.

**Applicant:** Spirit Pub Co. - Taylor Walker

**Officer:** Jason Hawkes 292153

**Refused on 18/01/12 DELEGATED**

**1) UNI**

Policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy HE6 states that proposals should preserve or enhance the character or appearance of the conservation areas. Policy HE10 also states that the planning authority will seek to ensure the retention and good maintenance of buildings of local interest. Insufficient details have been received regarding the proposed lanterns and their brackets. Inappropriate brackets and fixings would be detrimental to the appearance of the building. Additionally, insufficient information has been



received regarding the blinds and how they will be fixed to the building which could further detract from the appearance of the building. Furthermore, positioning the blinds over only three of the windows would result in an unbalanced appearance to the shopfront. Historically, public house type facades generally did not traditionally have blinds and there is no evidence that original integrated blind boxes were on this façade. The scheme is therefore deemed contrary to the above policies and Supplementary Planning Document 2: Shop Front Design.

**BH2011/03429**

**17 The Upper Drive Hove**

Application for Approval of Details Reserved by Conditions 4, 5, 16 and 17 of application BH2008/02093.

**Applicant:** Godfrey Investments

**Officer:** Christopher Wright 292097

**Split Decision on 26/01/12 DELEGATED**

**1) UNI**

APPROVE the details pursuant to conditions 4 and 17 subject to full compliance with the submitted details.

**1) UNI**

DO NOT APPROVE the details pursuant to conditions 5 and 16 for the following reason:

1. Conditions 5 and 16 are for instruction only and do not require the approval of details.

**BH2011/03465**

**The Station 100 Goldstone Villas Hove**

Display of 7no. externally illuminated fascia signs, 2no. non-illuminated fascia signs, 1no. externally illuminated hanging sign and 8no. internally illuminated lanterns with vinyl logos.

**Applicant:** Spirit Pub Company

**Officer:** Jason Hawkes 292153

**Refused on 18/01/12 DELEGATED**

**1) UNI**

Policies QD12, HE6 and HE9 and SPD7 require proposals to maintain the visual amenity of the locality and the setting of Conservation Areas. The overlaying of the original fascias with aluminium panels with glazed faces and bull nosed aluminium edges would be inappropriate for the building and results in a poor relationship to the original detailing of the fascia, cornice and ornate pilaster capitals. The scheme also lacks sufficient details and does not show how the proposed lanterns and cowl lights will be fitted to the building which could potentially be detrimental to the appearance of the building. Having regard to the above the scheme would cause detriment to the appearance and character of the host building area and Hove Station Conservation Area and is contrary to the above policies.

**BH2011/03546**

**1B Montefiore Road Hove**

Change of use from Hairdressers (A1) to financial and professional services (A2).

**Applicant:** Mrs Sarah Indranie

**Officer:** Steven Lewis 290480

**Approved on 23/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 Site Plan received on 17/11/2011.

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

**BH2011/03669**

**Flat 1 29 Hartington Villas Hove**

Erection of single storey rear extension and alterations to front boundary wall to widen existing entrance to driveway.

**Applicant:** Mr & Mrs Benzecrit

**Officer:** Mark Thomas 292336

**Approved on 23/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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. 160.06 received on 1st December 2011 and drawing no. 0160.02A received on 16th January 2012.

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

**BH2011/03676**

**Flat 5 69 Denmark Villas Hove**

Roof conversion to form additional 2no bedroom flat with rear dormer and rooflights to front and rear.

**Applicant:** Mrs R Heeralall

**Officer:** Jason Hawkes 292153

**Approved on 26/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.08**

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

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

**3) BH04.01**

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

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

**4) BH06.05**

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*

**5) 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.*

**6) UNI**

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

*Reason: To ensure the satisfactory appearance of the development and to comply with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.*

**7) UNI**

The development hereby permitted shall be carried out in accordance with the drawing nos.31827/1 & 2B received on 1st December 2011 & 16th January 2012.

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

**8) UNI**

The dormer window shall have painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such thereafter.

*Reason: To ensure the satisfactory appearance of the development and to comply with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.*

**BH2011/03711**

**28 Avondale Road Hove**

Loft conversion incorporating flat roof dormer to front elevation.

**Applicant:** Mr Andrew England

**Officer:** Mark Thomas 292336

**Approved on 26/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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. 119.11.01 A received on 6th December 2011.

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

**BH2011/03713**

**St Michaels Lodge Lansdowne Road Hove**

Installation of satellite dish to flat roof area behind parapet at front elevation.

**Applicant:** Mr R Evans

**Officer:** Wayne Nee 292132

**Approved on 31/01/12 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 satellite dish hereby approved shall be removed once it is no longer required and the listed building restored to its former condition.

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

**3) UNI**

The proposed satellite dish hereby permitted shall match the colour of the external finish of the walls of the building.

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

**HANGLETON & KNOLL**

**BH2011/03395**

**35 Hangleton Road Hove**

Extension of existing vehicular crossover with creation of new hard standing and repositioned retaining wall.

**Applicant:** Mr Richard Betts

**Officer:** Mark Thomas 292336

**Approved on 27/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 'G' received on 23rd November 2011 and drawings 'E3' and 'H1' received on 25th January 2012.

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

**BH2011/03500**

**3 Northfield Rise Hove**

Erection of 1no 2 storey four bedroom detached dwelling house incorporating detached garage. Erection of new garage for the use of existing house at no3 Northfield Rise.

**Applicant:** Mr Howard

**Officer:** Jason Hawkes 292153

**Refused on 31/01/12 DELEGATED**

**1) UNI**

The proposed dwelling, by virtue of its scale, siting and elevated position relates poorly to the adjacent properties and would stand out in the street scene as an inappropriate and over dominant addition. The proposed dwelling is therefore considered overdevelopment of the site and would look out of character with the existing residential development in the area. For this reason the development is contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan which seek to ensure that new developments emphasise and enhance the positive qualities of the local neighbourhood.

**2) UNI2**

The proposed vehicular access to the site has a pinch point of 2.4m in width

between a boundary fence and the wall of 3 Northfield Rise. This access is too narrow to safely allow for a vehicle to pass through the pinch point without risk to damaging either the boundary fence or to 3 Northfield Rise. The design of the access is therefore unsafe and is contrary to policy TR7 of the Brighton & Hove Local Plan.

**BH2011/03604**

**52 Holmes Avenue Hove**

Erection of single storey rear extension with associated works.

**Applicant:** Mrs Susan Salvage

**Officer:** Mark Thomas 292336

**Refused on 19/01/12 DELEGATED**

**1) UNI**

Policy QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed extension by virtue of its bulk, height, orientation, projection and positioning in close proximity to the shared boundary, would result in unacceptable levels of overshadowing, loss of outlook and increased sense of enclosure to the neighbouring property to the north, no. 54 Holmes Avenue. As such the development is considered to be contrary to the aforementioned planning policy.

**BH2011/03695**

**1 Summerdale Road Hove**

Certificate of lawfulness for a proposed loft conversion incorporating a hip to gable roof extension, a rear dormer and 2no rooflights to rear roof slope.

**Applicant:** Mr M Taylor

**Officer:** Wayne Nee 292132

**Approved on 30/01/12 DELEGATED**

**NORTH PORTSLADE**

**BH2011/02824**

**Portslade Aldridge Community Academy Chalky Road Portslade**

Demolition of parts of existing school buildings and remodelling and refurbishment of remainder. Construction of new three storey extension to North elevation with associated landscaping, revised vehicle and pedestrian access on Chalky Road and altered car parking arrangements.

**Applicant:** Brighton & Hove City Council

**Officer:** Jason Hawkes 292153

**Minded to Grant (subject to S106 agreement) on 27/01/12 PLANNING COMMITTEE**

**1) 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.*

**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 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

### **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 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

### **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) 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.*

#### **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. The landscaping scheme shall show the position of replacement trees and the position of any transplanted trees.

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

#### **8) 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) UNI**

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

*Reason: In the interests of appropriate foul and surface water disposal from the site and in accordance with policy SU2 and QD27 of the Brighton & Hove Local Plan.*

#### **10) UNI**

No development shall commence until full details of site and finished floor levels and height of the development, including all hardstanding areas, in relation to surrounding buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in strict accordance with the agreed details.

*Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.*

#### **11) UNI**

No development shall commence until a feasibility study for rainwater harvesting has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in strict accordance with the agreed details.

*Reason: To ensure the development is sustainable in terms of rain water harvesting and in accordance with policy SU2 and SPD8: Sustainable Building Design of the Brighton & Hove Local Plan.*

#### **12) 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 nearby properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

#### **13) UNI**

Notwithstanding the submitted Lighting Strategy, no development shall take place until details of the external lighting of the development shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. The lighting strategy shall comply with the recommendations of the Institute of Lighting Engineers (ILE) 'Guidance Notes for the Reduction of Light Pollution' (dated 2005), for zone E or similar guidance recognised by the Council. A certificate of compliance (such as a member of the Institution of Lighting Engineers) shall be submitted with the details. The approved installation shall be maintained and operated in accordance with the approved details.

*Reason: In the interests of residential amenity and in accordance with policy QD27 of the Brighton & Hove Local Plan.*

#### **14) UNI**

No development shall take place until a full Biodiversity Report has been submitted to and approved in writing by the Local Planning Authority. The report shall outline how biodiversity will be enhanced on site to meet the requirements of Annex 6 of Supplementary Planning Document 11: Nature and Conservation. The scheme shall be carried out in full as approved and thereafter retained as such.

*Reason: In order secure suitable Biodiversity measures on site and in accordance with policy QD17 of the Brighton & Hove Local Plan.*

#### **15) UNI**

No development shall commence until full details of the proposed plant enclosure adjacent the Sports Centre, including elevation drawings, have been submitted to and approved in writing by the Local Planning Authority. The enclosure shall be constructed in accordance with the agreed details and thereafter retained as such.

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



#### **16) UNI**

The 155 car parking spaces in the proposed western car park, as shown on drawing PL/91.103/P5, shall be provided in accordance with the approved plan prior to the construction of any extension to the school. The 155 spaces shall be retained as such throughout the construction of the rest of the approved works and made available for parking for the use of the Academy, library and Sports Centre users.

*Reason: To ensure the adequate parking for the users of the Academy, library and Sports Centre, to ensure the safety of persons and vehicles entering and leaving the site and to comply with Local Plan policies TR1, TR7 & TR19 of the Brighton & Hove Local Plan.*

#### **17) UNI**

No development shall commence until a Framework Travel Plan for the development has been submitted and approved by the Local Planning Authority. The Framework Travel Plan shall be approved in writing by the Local Planning Authority prior to the construction of the development and shall be implemented as approved thereafter.

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

#### **18) UNI**

No development shall commence until detailed drawings, including levels, sections and constructional details of the proposed road, treatments, surface water drainage, outfall disposal and street lighting to be provided, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

*Reason: In the interests of highway safety and for the benefit and convenience of the public at large and to comply with Local Plan policies TR1, TR7, and TR8.*

#### **19) UNI**

No development shall commence until details which show the proposed signage and markings within the car park have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

*Reason: In the interests of highway safety and for the benefit and convenience of the public at large.*

#### **20) UNI**

No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved by the Local Planning Authority. The CEMP shall include details of measures to mitigate disturbance during demolition and construction works from noise and dust, plant and equipment, in addition to details of any temporary external lighting to be installed at the site and measures to prevent light spillage. The development shall be carried out in compliance with the approved CEMP unless otherwise approved in writing by the Local Planning Authority.

*Reason: To ensure that appropriate environmental protection is in place to safeguard neighbouring amenity in compliance with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.*

#### **21) UNI**

Noise associated with plant and machinery incorporated within the development shall be controlled such that 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 and existing background noise levels to be determined as per the guidance provided in BS4142:1997.

*Reason: To protect the amenity of adjacent residents and in accordance with policy QD27 of the Brighton & Hove Local Plan.*

**22) UNI**

All trees to remain on site, as shown on drawing PL.94.104/P1, should be protected to standard BS 5837 (2005) Trees in Relation to Construction prior to any development commencing. All pruning operations should be carried out in accordance with BS 3998 (2010) Recommendations Tree Pruning Operations.

*Reason: To protect the trees to retained on site and in accordance with policy QD16 of the Brighton & Hove Local Plan.*

**23) UNI**

Within three months of occupation of the development the Framework Travel Plan for the development shall be updated to a Full Travel Plan and submitted to the Local Planning Authority. The Full Travel Plan shall be approved in writing by the Local Planning Authority and shall be implemented as approved thereafter and be subject to annual review in accordance with details submitted to and approved in writing by the Local Planning Authority.

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

**24) 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.*

**25) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. T306/D1, T307/D1 T308/D3, T309/D3, PL.90.100/P2, PL.91.103/P5, PL.94.102/P2, PL.94.104/P1, PL.95.101/P2, HKS-A-L-20-001/A, 002A, 003A, 005A, 006A, 007A, 008A, 011H, 012H, 013H, 014/C, 020/C, 021/C, 022/C, 028/A, 035/A, 036/A, 037A, SK100/D1, SK101/D1, received on 21st September, 18th & 25th November and 16th December 2011 and 6th January 2012.

**BH2011/03635**

**202 Valley Road Portslade**

Erection of conservatory to rear.

**Applicant:** Mr D Edwards

**Officer:** Christopher Wright 292097

**Approved on 24/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 on the south-eastern elevation of the development hereby permitted, alongside the joint boundary with 200 Valley Road, shall be obscure glazed and non-opening and thereafter permanently retained as such.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved location plan and drawing nos. 5040-02 and 5040-03 received on 29 November 2011.

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

**BH2012/00090**

**354 Mile Oak Road Portslade**

Application for Approval of Details Reserved by Condition 3 of application BH2011/03228.

**Applicant:** Mrs Debbie Boulton

**Officer:** Christopher Wright 292097

**Approved on 27/01/12 DELEGATED**

**SOUTH PORTSLADE**

**BH2010/03124**

**19-24 Carlton Terrace Portslade**

Outline application for erection of 4no three bedroom houses on land adjacent to 24 Carlton Terrace, including conversion of no. 24 from ancillary office to existing car sales use, to residential.

**Applicant:** Vye's (Hove) Ltd

**Officer:** Jason Hawkes 292153

**Approved after Section 106 signed on 18/01/12 PLANNING COMMITTEE**

**1) UNI**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition 2 below, whichever is the later.

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

**2) UNI**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

*Reason: To protect groundwater quality and to ensure that contamination identified during the demolition or construction phases of the development are satisfactorily characterised and assessed and to with policy SU3 of the Brighton & Hove Local Plan.*

**3) UNI**

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

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

**4) UNI**

Any vehicle parking approved as part of the scheme of reserved matters shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved.

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

**5) UNI**

Any hard surface approved as part of the scheme of reserved matters shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

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

**6) UNI**

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

*Reason: To ensure that the proposed method of foundation construction does not result in the mobilisation of contaminants or deterioration to the detriment of groundwater quality and to comply with policy SU3 of the Brighton & Hove Local Plan.*

**7) UNI**

Prior to commencement of development, a scheme shall be submitted and approved in writing which details how the scheme will protect end users of the site against noise created by road traffic noise and specifically which elevations require what degree of acoustic or thermal protections. Additionally, the submission shall include details for how the minimum level of ventilation will be achieved in the dwellings. The scheme shall be implemented in accordance with the agreed details.

*Reason: To ensure that adequate noise insulation and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**8) 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.*

**9) 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.*

**10) UN**

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.*

### **11) UNI**

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.*

### **12) UNI**

Prior to the commencement of development on site, detailed drawings, including surface water drainage, outfall disposal and street lighting to be provided, shall be submitted to the Planning Authority and agreed in writing. The scheme shall be implemented in full accordance with the agreed details.

*Reason: In the interests of highway safety and for the benefit and convenience of the public at large and to comply with policy TR7 of the Brighton & Hove Local Plan.*

### **13) UNI**

(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.*

### **14) 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.*

### **15) UNI**

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
  - all previous uses
  - potential contaminants associated with those uses
  - a conceptual model of the site indicating sources, pathways and receptors
  - potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

*Reason: To protect groundwater quality from potential sources of contamination associated with the historic site uses and to comply with policy SU3 of the Brighton & Hove Local Plan.*

### **16) UNI**

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

### **17) 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.*

### **18) UNI**

Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation

strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. The long-term monitoring and maintenance plan shall be implemented as approved.

*Reason: To protect groundwater quality and to ensure that any remediation is satisfactorily completed and to with policy SU3 of the Brighton & Hove Local Plan.*

**19) UNI**

- a) Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
- (i) layout;
  - (ii) scale;
  - (iii) appearance;
  - (iv) access; and
  - (v) landscaping.
- b) The reserved matters shall be carried out as approved.
- c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

*Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.*

**BH2010/03128**

**19-27 Carlton Terrace Portslade**

Outline application for demolition of existing buildings and erection of 4no blocks of mixed flats/houses totalling 15no units.

**Applicant:** Vye's (Hove) Ltd

**Officer:** Jason Hawkes 292153

**Approved after Section 106 signed on 18/01/12 PLANNING COMMITTEE**

**1) UNI**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition 2 below, whichever is the later.

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

**2) UNI**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

*Reason: To protect groundwater quality and to ensure that contamination identified during the demolition or construction phases of the development are satisfactorily characterised and assessed and to with policy SU3 of the Brighton & Hove Local Plan.*

**3) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the new dwellings hereby permitted shall be constructed to Lifetime Homes standards

prior to their first occupation and shall be retained as such thereafter.

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

#### **4) UNI**

Any vehicle parking area approved under the reserved matters application shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved.

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

#### **5) UNI**

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

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

#### **6) UNI**

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

*Reason: To ensure that the proposed method of foundation construction does not result in the mobilisation of contaminants or deterioration to the detriment of groundwater quality and to comply with policy SU3 of the Brighton & Hove Local Plan.*

#### **7) UNI**

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 4 for all residential units have been submitted to the Local Planning Authority; and
- b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

#### **8) 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.*

#### **9) UNI**

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.*

#### **10) UNI**

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

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

#### **11) UNI**

Prior to the commencement of development on site, detailed drawings, including surface water drainage, outfall disposal and street lighting to be provided, shall be submitted to the Planning Authority and agreed in writing. The scheme shall be implemented in full accordance with the agreed details.

*Reason: In the interests of highway safety and for the benefit and convenience of the public at large and to comply with policy TR7 of the Brighton & Hove Local Plan.*

#### **12) UNI**

(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.*

#### **13) 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.*

#### **14) UNI**

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
  - all previous uses potential contaminants associated with those uses
  - a conceptual model of the site indicating sources, pathways and receptors
  - potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

*Reason: To protect groundwater quality from potential sources of contamination associated with the historic site uses and to comply with policy SU3 of the Brighton & Hove Local Plan.*

#### **15) UNI**

Prior to commencement of development, a scheme shall be submitted and approved in writing which details how the scheme will protect end users of the site against noise created by road traffic noise and specifically what elevations require what degree of acoustic or thermal protection. Additionally, the submission shall include details for how the minimum level of ventilation will be achieved in the dwellings. The scheme shall be implemented in accordance with the agreed details.

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

#### **16) UNI**

No development shall take place until full details of land levels of the proposed development relative to surrounding properties shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

*Reason: To safeguard the amenities of the occupiers of nearby properties and to accord with policy QD21 of the Brighton & Hove Local Plan.*

#### **17) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 has been submitted to, and approved in writing by, the Local Planning Authority.

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

**18) 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.*

**19) UNI**

Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. The long-term monitoring and maintenance plan shall be implemented as approved.

*Reason: To protect groundwater quality and to ensure that any remediation is satisfactorily completed and to with policy SU3 of the Brighton & Hove Local Plan.*

**20) UNI**

- a) Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
  - (i) layout;
  - (ii) scale;
  - (iii) appearance;
  - (iv) access; and
  - (v) landscaping.
- b) The reserved matters shall be carried out as approved.
- c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

*Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.*

**BH2011/03313**

**South Portslade Community Centre Church Road Portslade**

Formation of 5no standard and 2no accessible parking spaces incorporating associated turning area, retaining wall and widening of existing vehicle entrance.

**Applicant:** Mrs June Lucas

**Officer:** Guy Everest 293334

**Approved on 16/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 brick pier to the north of the widened access shall match the design, height and material (including the colour, style, bonding and texture) of the existing pier to the southern side of the access.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD14 and HE10 of the Brighton & Hove Local Plan.*

**3) UNI**

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

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. C177.04 002, C177.04 003 & C177.04 100 received on 31st October 2011; and approved drawing no. C177.04 001 received on 10th January 2012.

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

**BH2011/03472**

**101 Foredown Drive Portslade**

Erection of single storey rear extension with pitched roof and widening of existing crossover by 2450mm.

**Applicant:** Mr P Williams

**Officer:** Mark Thomas 292336

**Refused on 17/01/12 DELEGATED**

**1) UNI**

Policy QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed extension by virtue of its bulk, height, projection and positioning in close proximity to the shared boundary, would result in unacceptable levels of overshadowing, loss of outlook and increased sense of enclosure to the neighbouring property to the south, no. 99 Foredown Drive. As such the development is considered to be contrary to the aforementioned planning policy.

**BH2011/03563**

**53 Station Road Portslade**

Change of use of rear part of existing restaurant (A3) at ground floor to form 1 no one bed self contained flat (C3) incorporating the erection of a single storey rear extension and associated works. Retention of front part of ground floor as a restaurant (A3).

**Applicant:** David Lia

**Officer:** Guy Everest 293334

**Refused on 26/01/12 DELEGATED**

**1) UNI**

The proposal by reason of inadequate natural light and outlook to the bedroom, a failure to incorporate Lifetime Home standards in the proposed layout, and the unmitigated impact of noise and odour from an adjoining ventilation duct would provide unsatisfactory residential accommodation which would fail to meet the

needs of future occupants. The proposal is therefore contrary to policies SU10, QD27 and HO13 of the Brighton & Hove Local Plan.

## **2) UNI2**

The rear extension by reason of its depth, height and proximity to the shared (northern) boundary of the site would result in a harmful loss of light and create an overbearing appearance, with an increased sense of enclosure, for users of the adjoining property to the north, 52 Station Road. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2011/03607**

#### **84 Wolseley Road Portslade**

Erection of single storey rear extension and garage conversion.

**Applicant:** Mr Gary Ablewhite

**Officer:** Mark Thomas 292336

#### **Refused on 27/01/12 DELEGATED**

##### **1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed single storey rear extension by virtue of its depth and footprint is considered excessive and would result in an extension with a projection and scale which would represent a bulky and incongruous addition to the recipient property, resulting in a visually cluttered rear elevation, and the recipient property having an overextended appearance. The proposal is therefore contrary to the above policy and guidance.

##### **2) UNI2**

Policy QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed extension by virtue of its bulk, height, projection and positioning in close proximity to the shared boundary, would result in unacceptable levels of overshadowing, loss of outlook and increased sense of enclosure to the neighbouring property to the south, no. 82 Wolseley Avenue. As such the development is considered to be contrary to the aforementioned planning policy.

### **BH2011/03674**

#### **Caffyns Volkswagen Victoria Road Portslade**

Display of internally illuminated fascia sign at entrance.

**Applicant:** Caffyns Plc

**Officer:** Steven Lewis 290480

#### **Approved on 13/01/12 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.*

## **BH2011/03675**

### **Caffyns Volkswagen Victoria Road Portslade**

Internal alterations, revised entrance and formation of additional parking.

**Applicant:** Caffyns Plc

**Officer:** Steven Lewis 290480

**Approved on 13/01/12 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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 Stubbs Rich drawing nos. 2756/050, 2756/060, 2756/061, 2756/063, 2756/064, 2756/070, 2756/071, 2756/073, 2756/074, 2756/075, 2756/076 received on 01/12/2011 & 13/12/2011.

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

## **BH2011/03702**

### **47 St Andrews Road Portslade**

Certificate of Lawfulness for proposed erection of a single storey side extension with associated external alterations including demolition of lean to extension.

**Applicant:** Mrs Minna Kirjavainen-Morgan

**Officer:** Jason Hawkes 292153

### **Refused on 27/01/12 DELEGATED**

#### **1) UNI**

Development is permitted by Class A.1, (e) & (g) 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. Development is permitted subject to the enlarged part of the dwellinghouse not to extend more than 3m from the rear of the house and, if the enlarged part of the dwellinghouse is within 2m of the curtilage of the boundary, the height eaves of the extension should not exceed 3m. The proposed extension extends more than 3m beyond the rear wall of the dwellinghouse and would also be within 2m of the boundary of the curtilage of the dwellinghouse and would have an eaves height which would exceed 3m. The proposal is therefore contrary to the above.

## **HOVE PARK**

## **BH2011/03093**

### **Land Rear of 25 Dyke Road Avenue Hove**

Erection of new two storey four bedroom detached dwelling house with basement.

**Applicant:** Mr & Mrs S Hardman

**Officer:** Christopher Wright 292097

### **Approved on 17/01/12 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 new dwelling hereby permitted shall not be occupied until trees have been planted along the rear (south-western) boundary of the application site, which adjoins the back gardens of Nos. 15, 16, 17 and 18 Woodlands, in accordance with details to include species, heights at the time of planting, planting density and specimen age, which shall first be submitted to and approved in writing by the Local Planning Authority.

*Reason: In order to provide planted screening and safeguard the amenity of adjoining residents, in the interests of visual amenity and in order to comply with policies QD1, QD15 and QD27 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**

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.*

**5) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the new dwellings hereby permitted shall be constructed to Lifetime Homes' standards prior to 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**

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

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

**7) UNI**

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

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

**8) UNI**

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

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

**9) UNI**

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

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

A completed pre-assessment estimator will not be acceptable.



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

**10) 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 as indicated in the approved Arboricultural Report.

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

**11) UNI**

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with the scheme contained in the Arboricultural Report submitted. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

**12) UNI**

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 and Supplementary Planning Document SPD11: Nature Conservation and Development.*

**13) UNI**

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

*Reason: To ensure a satisfactory appearance to the development and to protect the amenity of surrounding neighbours in accordance with policies QD1, QD2, and QD27 of the Brighton & Hove Local Plan.*

**14) 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.*

**15) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 5 has been submitted to, and approved in writing by, the Local Planning Authority.

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

**16) 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.*

**17) UNI**

The development hereby permitted shall not be occupied until a scheme to enhance the ecological value of the site, including bat and bird boxes to be attached to mature trees retained within the site, has been submitted and approved by the local planning authority and fully implemented. The development shall be retained as such thereafter.

*Reason: To increase the biodiversity and nature conservation interest of the site, to mitigate any impact from the development hereby approved and to comply with policy QD17 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD11: Nature Conservation and Development.*

**18) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. HH.01, HH.03, HH.04, HH.05, HH.06, HH.07, HH.08, HH.09, HH.13, HH.14, HH.15, HH.16, HH.17 and HH.18 received on 13 October 2011; the supporting information received on 24 October 2011; drawing no. HH.02 Revision B received on 3 November 2011; the supporting information received on 24 November 2011; and drawing nos. HH.10, HH.11, HH.12 and HH.18 received on 25 November 2011.

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

**BH2011/03283**

**30 Goldstone Way Hove**

Application for Approval of Details Reserved By Condition 4 of application BH2010/00109 appeal decision.

**Applicant:** Mr Ignacy Lechowicz

**Officer:** Christopher Wright 292097

**Approved on 24/01/12 DELEGATED**

**BH2011/03390**

**7 Rigden Road Hove**

Erection of two storey 3no bedroom detached dwelling on land to rear of 7 Rigden Road.

**Applicant:** Mrs Kelly Henry

**Officer:** Wayne Nee 292132

**Refused on 19/01/12 DELEGATED**

**1) UNI**

The proposed dwelling, by virtue of its form, scale, roof design, and siting close to the bend of Lloyd Close, is considered an inappropriate development in excess of what might reasonably be expected to be achieved on this limited plot site. Consequently the proposal represents an over-development of the site to the detriment of the character of the area. The proposal is therefore contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

## **2) UNI2**

Notwithstanding that the proposed car parking spaces would include land outside of the applicants control, the proposed parallel parking bay would be an unacceptable form of development on the bend of the highway which would impede driver visibility. The applicant has failed to demonstrate that the site could provide 2 no. parking bays without causing safety problems. The proposal is therefore contrary to policies TR1 and TR7 of the Brighton & Hove Local Plan

## **3) UNI3**

The proposed development would result in significant overlooking of nearby neighbouring properties on Rigden Road, leading to loss of privacy and an overbearing impact. As such the development would be contrary to policy QD27 of the Brighton & Hove Local Plan.

### **BH2011/03462**

#### **65 King George VI Drive Hove**

Erection of single storey side and rear extension.

**Applicant:** Mr C Fortune

**Officer:** Christopher Wright 292097

**Approved on 27/01/12 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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 in either the northeast or southwest flank elevations of the development without planning permission obtained from the Local Planning Authority.

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved location plan received on 10 November 2011; and the block plan and un-numbered drawing of the proposed development received on 2 December 2011.

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

### **BH2011/03579**

#### **4 Tongdean Road Hove**

Demolition of existing garage and erection of a double garage. Erection of pitched roof extension to first floor and car port to Northern elevation and ground floor extension to Southern elevation.

**Applicant:** Mr Christopher Liu

**Officer:** Clare Simpson 292454

**Refused on 19/01/12 DELEGATED**

### **1) UNI**

The proposed first floor, pitched roof extension and car port would be an unsightly addition to the property which fails to relate to the main property of the house and would give the front curtilage of the property an overdeveloped appearance. The added height and extensive roof structure will be highly visible from the road and would create an uncharacteristic element in this conservation area. This in turn would harm the character and appearance of Tongdean Conservation Area. The development would be contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

### **BH2011/03580**

#### **4 Tongdean Road Hove**

Demolition of existing garage.

**Applicant:** Mr Christopher Liu

**Officer:** Clare Simpson 292454

**Approved on 30/01/12 DELEGATED**

#### **1) BH01.04**

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

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

### **BH2011/03591**

#### **106 Woodland Drive Hove**

Erection of two storey rear extension with associated external alterations including replacement of existing rear dormer with rear dormer and rooflights.

**Applicant:** Mr Phil Moore

**Officer:** Clare Simpson 292454

**Approved on 23/01/12 DELEGATED**

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

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

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

#### **2) BH12.02**

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

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

#### **3) UNI**

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

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings noCH450/001A received on the 6th December 2011, 006 received on 23rd November 2011 and drawing numbers no.005 and 007 received

on 11th January 2011

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

**BH2011/03692**

**14 Tredcroft Road Hove**

Erection of rear extension at first floor level. Alterations to fenestration to house and garage.

**Applicant:** Mr Bill Catchpole

**Officer:** Steven Lewis 290480

**Approved on 25/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 dh:design drawings no. 011/L-100, 011/L-101, 011/L-102 & 011//L-103 received on 05/12/2011.

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

**BH2011/03715**

**20 Park View Road Hove**

Erection of single storey rear and side extension.

**Applicant:** Mr Andy Adams

**Officer:** Clare Simpson 292454

**Approved on 19/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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.01, 02, 03, 04, 05, 06, 07, 08, received on the 6th December 2011

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

**BH2011/03807**

**5 Park View Road Hove**

Erection of single storey rear extension and formation of front porch. Alterations to front garden to form hardstanding incorporating additional steps with balustrading. Addition of solar panels to South roof slope, installation of rooflight, alterations to fenestration and associated works.

**Applicant:** Mr Darren & Corrina Tai

**Officer:** Adrian Smith 290478

**Approved on 30/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

**2) UNI**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. (21)001E & (31)002E received on the 13th December 2011.

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

**BH2011/03868**

**69 Hove Park Road Hove**

Application for Approval of Details Reserved by Condition 4 of application BH2011/02338.

**Applicant:** Mr Ives

**Officer:** Mark Thomas 292336

**Approved on 25/01/12 DELEGATED**

**WESTBOURNE**

**BH2011/03566**

**38 Walsingham Road Hove**

Loft conversion incorporating rear dormer and 1no rooflight to front roofslope (Part retrospective)

**Applicant:** Dr James Read

**Officer:** Wayne Nee 292132

**Approved on 12/01/12 DELEGATED**

**1) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. RE/03, RE/04 and the block plan received on 21 November 2011.

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

**BH2011/03616**

**25 Richardson Road Hove**

Integration of existing Annexe with main house and erection of two storey side and rear extension incorporating rear dormers, rooflights and terrace at first floor level.

**Applicant:** Mr Steve White

**Officer:** Steven Lewis 290480

**Approved on 20/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 in the walls or roof of the extension hereby permitted without first obtaining planning permission from the local planning authority.

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

**4) UNI**

The dormer windows and roof lights in the north facing elevation/roofslope of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

**5) UNI**

The development hereby permitted shall be carried out in accordance with the approved Claire Haigh Associates drawings no. CH438/001, CH438/002, CH438/003, CH438/004 Rev A & CH438/005 Rev A received on 25/11/2011 & 17/01/2012.

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

**BH2011/03649**

**101 Montgomery Street Hove**

Erection of single storey rear extension with pitched roof.

**Applicant:** Gemma Sansom

**Officer:** Christopher Wright 292097

**Approved on 30/01/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing without a number received on 29 November 2011.

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

**BH2011/03653**

**Flat 51 Derek House 45 New Church Road, Hove**

Replacement of existing windows and door. (Retrospective)

**Applicant:** Mr Michael Applebe

**Officer:** Mark Thomas 292336

**Approved on 24/01/12 DELEGATED**

**BH2011/03794**

**22 Molesworth Street Hove**

Loft conversion incorporating rear flat roof dormer and front rooflight.

**Applicant:** Mr Robert Dean

**Officer:** Wayne Nee 292132

**Refused on 27/01/12 DELEGATED**

**1) UNI**

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

**WISH**

**BH2011/01683**

**343 Kingsway Hove**

Erection of a single storey side extension and erection of side extension at first floor level incorporating the conversion of existing integral garage into habitable rooms with associated external alterations.

**Applicant:** Mr Jean Joseph Cussac

**Officer:** Jason Hawkes 292153

**Approved on 26/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 side first floor window on the east elevation of the first floor extension hereby approved shall be obscure glazed and non-opening unless any parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and thereafter 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.*

**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 windows other than the one window expressly authorised by this permission shall be constructed to the side (east) elevation of the first floor extension.

*Reason: To protect the amenity of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.*



## 5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.9231110/site plan, floor plans, elevations and 3435/11A, 9 location plan (proposed block plan superseded) and 12A received on 9th June and 23rd August.

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

### **BH2011/02392**

#### **331 Kingsway Hove**

Application for Approval of Details Reserved by Conditions 10, 16 and 27 of application BH2011/00227.

**Applicant:** Denne Construction Limited

**Officer:** Clare Simpson 292454

**Split Decision on 12/01/12 DELEGATED**

### **BH2011/03116**

#### **Land at Rear of 240 Portland Road Hove**

Change of use from private access space to land for storage of vehicles for car sales business, site re-surface with tarmac, installation of drop bollard and erection of new close boarded fence. (Retrospective).

**Applicant:** Mr R Phillips & S Jordan

**Officer:** Christopher Wright 292097

**Approved on 23/01/12 DELEGATED**

## 1) UNI

The premises shall only be used for the storage of motor vehicles in connection with a car sales business (Sui Generis) and for no other purpose including motor vehicle sales, viewings or visits by Members of the Public and customers.

*Reason: The Local Planning Authority would wish to retain control over any subsequent change of use or intensification of the use of the land in the interests of safeguarding the environment and the amenities of the area, in the interests of highway safety and to comply with policies TR7 and QD27 of the Brighton & Hove Local Plan.*

## 2) UNI

At all times a turning space shall be available within the site in order to allow motor vehicles to turn and re-enter the public highway in a forward gear (e.g. not reverse gear).

*Reason: To ensure the safety of persons and vehicles entering and leaving the site and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.*

## 3) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no more than 9 motor vehicles shall be kept on the site at any one time.

*Reason: In the interests of safeguarding the environment and the amenities of the area, in the interests of highway safety and to comply with policies TR7 and QD27 of the Brighton & Hove Local Plan.*

### **BH2011/03436**

#### **89 Payne Avenue Hove**

Conversion of existing house to form 1no two bedroom and 1no 3 bedroom maisonettes incorporating single storey rear extension and associated alterations.

**Applicant:** Mrs Lisa Butterfill

**Officer:** Mark Thomas 292336

**Refused on 19/01/12 DELEGATED**

## 1) UNI

Policy HO9 of the Brighton & Hove Local Plan seeks to retain the existing stock of smaller dwellings within the city, defined as those originally constructed with a

floor area greater than 115 sq m, or with more than three bedrooms. The application property as originally constructed would not meet with this requirement and, as such, is not considered appropriate for conversion, contrary to the aforementioned policy.

## **2) UNI2**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposed dormer window is inappropriately sized and detailed, and represents an incongruous and overly bulky addition to the rear roofslope. The proposed single storey rear/side extension by virtue of its depth and footprint is considered excessive and would result in an extension with a projection and scale which would represent a bulky and incongruous addition to the recipient property, resulting in a visually cluttered rear elevation, and the recipient property having an overextended appearance. The cumulative impact of the dormer and ground floor extension would exacerbate this cluttered and overextended appearance. The proposal is therefore contrary to the above policy and guidance.

## **3) UNI3**

Policy QD27 of the Brighton & Hove Local Plan requires that new residential development provides suitable living conditions for future occupiers. The applicant has submitted a PPG 24 noise assessment in relation to the close proximity of the application property to the railway line to the rear. The assessment submitted was undertaken for a previously withdrawn scheme, and has not been updated despite alterations to the development including the provision of ground floor bedrooms in closer proximity to the railway lines. As such, the conclusions presented in the assessment are not directly relevant to this proposal. In light of the absence of an accurate noise assessment, the proposed development is not considered to comply with the aforementioned policy.

## **4) UNI4**

Policy QD27 of the Brighton & Hove Local Plan requires that new residential development provides suitable living conditions for future occupiers. The ground floor of the lower maisonette would feature an open plan living/dining/kitchen room, all solely served by the existing bay window. The kitchen area would be a distance of as much as 11.3m from the front of the bay. This distance from natural light source would result in a poorly lit area, largely dependent on artificial light sources. It is considered that this feature is representative of a poor standard of living accommodation and is not considered acceptable. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

## **5) UNI5**

Policy HO9 states that proposals for residential conversions should provide for secure, covered cycle parking. Policy TR14 states that cycle parking provision should readily accessible and close to the main entrance of the premises. Whilst cycle parking for lower maisonette has been proposed within the rear garden, the provision is not considered to be readily accessible. No provision for cycle parking has been proposed for the upper maisonette. The proposed cycle parking is considered insufficient and inappropriately situated and, as such, the proposed development is contrary to the aforementioned policies.

**BH2011/03557**

**132 New Church Road Hove**

Certificate of Lawfulness for proposed single storey side and rear extensions and formation of dormers to sides and rear.

**Applicant:** Mr Richard Kalman

**Officer:** Mark Thomas 292336

**Split Decision on 24/01/12 DELEGATED**

**1) UNI**

Grant a lawful development certificate for proposed rear extension and side dormer windows for the following reason:

1. The proposed rear extension and side dormer windows are permitted under Schedule 2, Part 1, Classes A, B and G of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

Informatives:

1. This decision is based on drawing no. D.01 received on 18th November 2011.

**1) UNI**

Refuse a lawful development certificate for single storey side extension and rear dormer window for the following reasons:

1. The proposed side extension is not permitted under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995, as amended in that the eaves height of the extension would exceed 3 metres within 2 metres of the boundary of the curtilage of the dwellinghouse contrary to criterion A.1(g).
2. The proposed rear dormer is not permitted under Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995, as amended in that the rear dormer window would not be situated in excess of 20 centimetres from the eaves of the original roof, contrary to condition B.2(b).

Informatives:

1. This decision is based on drawing no. D.01 received on 18th November 2011.

**BH2011/03569**

**160 New Church Road Hove**

Change of Use from residential dwelling (C3) to day nursery for up to 28 children (D1) with self contained residential unit on the first floor (C3).

**Applicant:** Mrs Lisa Southon

**Officer:** Christopher Wright 292097

**Refused on 17/01/12 DELEGATED**

**1) UNI**

Policy HO8 of the Brighton & Hove Local Plan states that planning permission will not be permitted for proposals involving a net loss of units of residential accommodation and Policy HO26 of the Brighton & Hove Local Plan states that the loss of residential units will only be permitted as an exception to Policy HO8 provided that an applicant has demonstrated there is a significant shortfall of nursery facilities in the area. Nonetheless, if this can be demonstrated, at least one residential unit should be retained wherever it is practicable. The applicant has not demonstrated that there is a significant shortfall in children's nursery facilities in the area and there are several existing nurseries within half a mile of the application site. The proposed residential unit would not be self contained and would not form a primary residence or be capable of providing satisfactory living conditions for future occupiers. As such the proposal would involve the net loss of a residential unit and is thereby contrary to policies QD27, HO8 and HO26 of the Brighton & Hove Local Plan.

## **2) UNI2**

Policies TR1 and TR7 of the Brighton & Hove Local Plan require development proposals to provide for the demand for travel they generate and not increase the danger to users of adjacent pavements, cycle routes and roads. Policy HO26 of the Local Plan states that permission for day nurseries and other day care provision for children will only be permitted if the proposal would not result in traffic congestion or prejudice highway safety. The application provides no information as to the number of vehicular movements to and from the site and does not provide off-street parking facilities for either patrons or staff. In view of the site context at the corner junction between New Church Road and Saxon Road, both of which are well used, and existing levels of on-street car parking, the proposal is likely increase the danger to highway users and compromise highway safety because there will not be satisfactory space for the safe dropping off and/or collection of children from the nursery. As such the proposal conflicts with the above policies.

### **BH2011/03576**

#### **Top Flat 7 Ruskin Road Hove**

Loft conversion incorporating rear dormer.

**Applicant:** Mr Paul Horsted

**Officer:** Adrian Smith 290478

**Refused on 23/01/12 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 window, by virtue of its excessive scale and poor visual relationship with the existing roof, the poor design and position of the window, and its excessive areas of tile hanging, represents an excessively bulky and poorly designed form of roof extension that would be harmful to the general appearance of the building and the wider street scene, contrary to the above policy guidance.

### **BH2011/03670**

#### **49B Jesmond Road Hove**

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

**Applicant:** Mrs Yona Whedbee

**Officer:** Guy Everest 293334

**Approved on 25/01/12 DELEGATED**

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

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

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

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

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

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

#### **3) UNI**

The windows within the side dormer hereby permitted (to the northern elevation of the property) shall be obscure glazed and, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in

which the window is installed, non-opening. The windows shall thereafter be permanently retained as such.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. WH/01 Rev. B received on 11th January 2011.

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

**BH2011/03727**

**12 St Leonards Gardens Hove**

Erection of single storey rear extension.

**Applicant:** Mr Simon Hare

**Officer:** Jason Hawkes 292153

**Approved on 26/01/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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) 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 drawings nos.1 & 2 received on the 7th December 2011.

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

