

### PLANS LIST 16 MAY 2012

**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

##### BH2012/00227

##### **11 Westfield Crescent Brighton**

Erection of wooden wheelchair ramp from front porch to street level.

**Applicant:** Mr Thomas Didcott

**Officer:** Wayne Nee 292132

**Approved on 17/04/12 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 wheelchair ramp hereby approved shall be removed if at any time in the future it is no longer required for the purpose for which it was erected.

*Reason: To protect the appearance of the building and the surrounding area in accordance with policy QD14 of the Brighton & Hove Local Plan.*

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

No development shall take place until an arboricultural method statement, showing how the prunus spp tree and its roots shall be protected during the development, has been submitted to and approved by the local planning authority in writing. The statement shall give details on how the ramp area will be constructed, and how it will allow drainage of rainwater to the roots.

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

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

The development hereby permitted shall be carried out in accordance with the approved drawing nos. TPD/01, 02 and 03, and the block plan received on 21 February 2012.

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

##### **5) UNI**

No development shall take place until a scheme for landscaping, including details of the height of the hedgerows, has been submitted to and approved in writing by the Local Planning

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

##### BH2012/00324

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

Certificate of Lawfulness for a proposed single storey rear extension and loft

conversion incorporating hip to gable roof extension, rear dormer and front  
rooflight.

**Applicant:** Mr Nick Graham

**Officer:** Chris Swain 292178

**Refused on 10/04/12 DELEGATED**

### **1) UNI**

The development is not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, (as amended in 2008) as the proposal would exceed 4m in height.

### **2) UNI2**

The development is not permitted under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995, (as amended in 2008) as the proposed roof enlargement would not be set back at least 20cm from the eaves of the roof.

### **3) UNI3**

The development is not permitted under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995, (as amended in 2008) as the volume of the proposed roof enlargement would exceed 50 cubic metres.

## **BH2012/00333**

### **4 Overhill Drive Brighton**

Certificate of Lawfulness for a proposed single storey rear extension. Loft conversion incorporating hip to gable roof extension, rear dormer and front rooflights.

**Applicant:** Mr Danny Infield

**Officer:** Pete Campbell 292359

**Refused on 05/04/12 DELEGATED**

## **BH2012/00389**

### **23 Glenfalls Avenue Brighton**

Hip to gable roof extension with associated enlargement of rear dormer and front roof lights. Erection of single storey side extension, rear conservatory extension and detached garage. (Part Retrospective)

**Applicant:** Mr Ray Ward

**Officer:** Chris Swain 292178

**Refused on 19/04/12 DELEGATED**

### **1) UNI**

The cumulative impact of the roof alterations, as constructed, by reason of their size, proportions and design, result in a bulky and unsympathetic roof form that relates poorly to the existing building, unbalances the pair of semi detached properties, and detracts from the appearance and character of the building. As such, it is contrary to policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

## **BH2012/00395**

### **1 Warmdene Way Brighton**

Demolition of existing shed and erection of detached garage.

**Applicant:** Mr Robert Walters

**Officer:** Pete Campbell 292359

**Approved on 24/04/12 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.0164.01-0164.04 inclusive received on 28/02/2012.

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

**BH2012/00440**

**82 Vale Avenue Brighton**

Demolition of existing rear extension and replacement with single storey rear extension incorporating 2no rooflights and provision of obscured window to ground floor side elevation.

**Applicant:** Mr Kevin Rowe

**Officer:** Wayne Nee 292132

**Approved on 16/04/12 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 no. 01 and the block plan received on 16 February 2012, and drawing no. 02A received on 20 February 2012.

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

**BH2012/00465**

**Place Farm House Ladies Mile Road Brighton**

Removal of condition 2 of application BN85/099OF (Change of use to Rest Home together with applicants accommodation) to allow the property to be permanently used as a rest home.

**Applicant:** Dennis Tomlinson

**Officer:** Anthony Foster 294495

**Approved on 25/04/12 DELEGATED**

**PRESTON PARK**

**BH2011/03582**

**129 Chester Terrace Brighton**

Replacement of existing windows with double glazed timber sash windows to front elevation.

**Applicant:** Mr Robert Morton

**Officer:** Louise Kent 292198

**Approved on 05/04/12 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) BH12.03**

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

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

### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawing received on 10 February 2012, drawing no. CSW-002 received on 14 December 2011, and photograph received on 23 November 2011.

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

### **BH2011/03627**

#### **Booth Museum 194 Dyke Road Brighton**

Demolition and rebuild of parapet wall to rear of the building.

**Applicant:** Brighton & Hove City Council

**Officer:** Liz Arnold 291709

**Approved on 23/04/12 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**

Unless otherwise agreed in writing by the Local Planning Authority and notwithstanding the approved plans, the parapet wall hereby approved shall be constructed using the bricks of the existing parapet wall or using Ibstock Chailey Stock bricks.

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

### **BH2011/03705**

#### **23 Lowther Road Brighton**

Erection of single storey side and rear extension.

**Applicant:** Mr Jeff Hayward

**Officer:** Liz Arnold 291709

**Refused on 13/04/12 PLANNING COMMITTEE**

#### **1) UNI**

The proposed development by reason of its close proximity to the kitchen window of number 25 Lowther Road results in an increased sense of enclosure and reduction in outlook and would therefore have an unacceptably adverse impact on the amenity of the occupiers of 25 Lowther Road contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

#### **2) UNI2**

The proposed development by reason of its orientation by not allowing sufficient space between numbers 23 and number 25 Lowther Road has a detrimental visual impact on the character of the terrace contrary to policy QD14 Brighton & Hove Local Plan 2005.

### **BH2012/00049**

#### **Flat 2 75 Stanford Avenue Brighton**

Replacement of existing side and rear windows with UPVC double glazed units.

**Applicant:** Mr Neil Costello

**Officer:** Pete Campbell 292359

**Refused on 19/04/12 DELEGATED**

**BH2012/00099**

**Flat 1 23 Preston Park Avenue Brighton**

Conversion of existing garage into home office space with WC facilities, installation of rooflight and replacement of garage door with new 3 section timber door.

**Applicant:** Ms Janine Mackerron

**Officer:** Liz Arnold 291709

**Approved on 25/04/12 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 take place until details of the proposed doors and rooflight including 1:20 elevations and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. SPG/03/pres23 received on the 16th January 2012 and drawing no. SPG/02/pres23 received on the 2nd April 2012.

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

**BH2012/00216**

**Flat 2 24 Ditchling Rise Brighton**

Replacement of timber windows to rear with new upvc double glazed units (Retrospective)

**Applicant:** Miss Rebecca Jarman

**Officer:** Pete Campbell 292359

**Approved on 05/04/12 DELEGATED**

**1) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. 415 and a site location plan received on 27/01/2012, supporting photographs received on 07/02/2012 and window specification information received on 13/02/2012.

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

**BH2012/00267**

**11 Preston Park Avenue Brighton**

Conversion of existing ground floor flat into 2no flats with demolition of existing conservatory and installation of new rear entrance door.

**Applicant:** Mr David Mosedale

**Officer:** Wayne Nee 292132

**Refused on 05/04/12 DELEGATED**

**1) UNI**

The proposal is contrary to policy HO9 of the Brighton & Hove Local Plan, which seeks to retain small family dwellings and which only permits the conversion into two or more residential units of a dwelling with an original floor area of more than 115m sqm or with more than 3 bedrooms as originally built. The ground floor flat subject to this application has 2 bedrooms as originally built, and the original internal floor area equates to approximately 89.7sqm. Consequently this property is not of sufficient size to be considered suitable for further subdivision.

Furthermore, a family sized unit would not be retained. As such the principle of the development is unacceptable, and as such is contrary to the above policy.

**BH2012/00308**

**13 Preston Road Brighton**

Installation of new shopfront.

**Applicant:** Papa John's (GB) Ltd

**Officer:** Chris Swain 292178

**Refused on 11/04/12 DELEGATED**

**1) UNI**

The proposal, by reason of design, detailing and proportions would result in an unsympathetic alteration that fails to represent an improvement in the design, compared to the pre-existing timber shopfront which had valuable design elements of architectural merit and would be thereby detrimental to the character and appearance of the existing building, the Preston Road street scene and the surrounding area. As such the proposal is contrary to policy QD10 of the Brighton & Hove Local Plan and Supplementary Planning Document on Shop Front Design (SPD02).

**BH2012/00312**

**26 New England Road Brighton**

Loft conversion incorporating front and rear rooflights.

**Applicant:** Ms Barbara Taylor

**Officer:** Pete Campbell 292359

**Approved on 05/04/12 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. 11/063/02 and 11/063/03 received on 06/02/2012 and no.11/063/01 received on 13/02/2012.

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

**BH2012/00467**

**Preston Lawn Tennis Club Preston Drove Brighton**

Application for approval of details reserved by condition 2 and 3 of application BH2011/03783

**Applicant:** Preston Lawn Tennis Club

**Officer:** Aidan Thatcher 292265

**Approved on 11/04/12 DELEGATED**

**BH2012/00494**

**100 Waldegrave Road Brighton**

Erection of single storey side/rear extension.

**Applicant:** Mr John Suckling

**Officer:** Wayne Nee 292132

**Approved on 24/04/12 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**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. L-02, L-03 and L-04 received on 20 February 2012.

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

### **BH2012/00548**

#### **103 Hythe Road Brighton**

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

**Applicant:** Mr Peter Gilman

**Officer:** Jonathan Puplett 292525

**Approved on 18/04/12 DELEGATED**

### **BH2012/00679**

#### **7 Bavant Road Brighton**

Construction of a bay window extension to front of property.

**Applicant:** Mr Ben Brett

**Officer:** Robert McNicol 292322

**Approved on 25/04/12 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) BH12.01**

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.*

## **3) BH12.02**

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

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

## **4) UNI**

No development shall take place until full details of the windows proposed including 1:20 scale elevations and 1:1 cross-sections showing the joinery and reveals 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, unless 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.*

## **5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1204/P/102 received on 7 March 2012.

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



## **REGENCY**

### **BH2011/00652**

#### **12 Meeting House Lane Brighton**

Application to extend time limit of previous approval BH2007/02608 for the conversion and extension of existing 1st, 2nd and 3rd floor residential unit to form 5no flats and 1no retail unit at ground floor levels.

**Applicant:** Robert Edward Stokely Richard A Moore Haines & Stephen Skinner AS Joint LPA Receivers

**Officer:** Guy Everest 293334

#### **Approved on 20/04/12 PLANNING COMMITTEE**

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

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 external finishes of the alterations to 12 Meeting House Lane 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 policy HE1 of the Brighton & Hove Local Plan.*

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

All new windows to the existing building at 12 Meeting House Lane 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) UNI**

No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the rear extension and glazed link 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 HE1 of the Brighton & Hove Local Plan.*

##### **5) UNI**

All existing architectural features including staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained except where otherwise agreed in writing with the Local Planning Authority.

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

##### **6) UNI**

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

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

##### **7) UNI**

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

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

**8) UNI**

The development shall take place in accordance with 1:20 sample elevations and 1:1 profiles of the lead canopy and external doors approved under application BH2007/02518 on 5th December 2008 and shall be maintained as such thereafter.

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

**BH2011/03914**

**Basement & Ground Floor Flat 14A Ship Street Brighton**

Application for Approval of Details Reserved by Conditions 8 and 9 of application BH2011/02179.

**Applicant:** L B Longley Investments

**Officer:** Adrian Smith 290478

**Approved on 12/04/12 DELEGATED**

**BH2011/03915**

**Basement & Ground Floor Flat 14A Ship Street Brighton**

Application for Approval of Details Reserved by Conditions 9 and 10 of application BH2011/02180.

**Applicant:** L B Longley Investments

**Officer:** Adrian Smith 290478

**Approved on 05/04/12 DELEGATED**

**BH2011/03948**

**106 - 121 Kings Road Brighton**

Installation of dry cooler enclosure at first floor level to replace existing with screening wall to east elevation.

**Applicant:** Hilton UK Hotels Ltd

**Officer:** Adrian Smith 290478

**Approved on 12/04/12 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**

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

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

**3) UNI**

Within three months of the date of the installation of the plant units hereby permitted, a screen shall be erected to the front and part side elevations of the plant units to the satisfaction of the Local Planning Authority, full details of which (including materials and colour finish) shall have been submitted to and approved in writing by the Local Planning Authority.

*Reason: To minimise the visual impact of the plant units and to accord with policies QD14 and HE6 of the Brighton & Hove Local Plan.*

**4) UNI**

The development hereby permitted shall be carried out in accordance with the site plan received on the 23rd January 2011; approved drawings nos. S11191/01, S11191/02, S11191/03, S11191/04 & S11191/05 received on the 29th February 2012; and the WSP Acoustic Planning Report received on the 22nd March 2012.

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

**BH2012/00096**

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

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

**Applicant:** Mr Douglas Hopkins

**Officer:** Christopher Wright 292097

**Approved on 24/04/12 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 windows and doors hereby permitted shall have concealed trickle vents and white coloured gaskets and shall be retained as such thereafter.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved design and access statement, heritage statement, biodiversity checklist and photographs received on 16 January 2012; the Rehau brochure received on 28 February 2012; and drawing no. Sk1 Revision B received on 29 February 2012.

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

**BH2012/00194**

**4 Powis Grove Brighton**

Extension to existing garage to create double garage incorporating 2no rooflights, installation of PV solar panels to roof of garage against raised back wall, replacement of rear wall with new garage door and widening of dropped kerb facing Clifton Hill. Replacement windows to front elevation, alterations to front and rear entrance steps and associated works.

**Applicant:** Mr Matthew Hyde

**Officer:** Jason Hawkes 292153

**Approved on 11/04/12 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 walls of the rebuilt window bay 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, door and archway openings and the render work shall not use metal or plastic expansion joints, corner or

edge render beads and shall be painted in a smooth masonry paint to match the original building. The decorative moulding band below eaves level around the bay shall be reinstated to match exactly the existing.

*Reason: So as to ensure the preservation and enhancement of the conservation area in accordance with policy HE6 of the Brighton & Hove Local Plan.*

### **3) 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;
- ii) 1:5 scale sample sections and 1:1 sectional profiles of the new render mouldings;
- iii) a 1:5 scale elevational and sectional detail of the coping to the rear garage wall and a 1:5 scale detail of the brick quoining;
- iv) a 1:2 scale section through a typical front step riser and tread showing the details of the new step cladding.
- v) details of the lintel over the garage door;
- vi) details of the rooflights;
- vii) details of the crossover and amended kerbing which shall be traditional to the character of the area;
- viii) details of the raised decking including large scale sections and plans;
- ix) samples of materials;
- x) a large scale (1:20) side elevation of the stairs showing their relationship to the building;

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

*Reason: So as to ensure the preservation and enhancement of the conservation area in accordance with policy HE6 of the Brighton & Hove Local Plan*

### **4) UNI**

The flat roof of the garage shall be clad in lead.

*Reason: So as to ensure the preservation and enhancement of the conservation area in accordance with policy HE6 of the Brighton & Hove Local Plan.*

### **5) UNI**

Before the work commences, a sample panel of flintwork shall be constructed on the site and shall be approved by the local planning authority in writing and the works shall be carried out and completed to match the approved sample flint panel.

*Reason: So as to ensure the preservation and enhancement of the conservation area in accordance 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 no.102, 103, 104, 105B, 106, 107A, 108A, 109, 110 & 203 received on the 24th January, 3rd & 15th February 6th April 2012.

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

### **7) UNI**

The new and replacement windows shall be painted timber vertical sliding sashes with no trickle vents to match exactly the original sash windows, including their frame and glazing bar dimensions and mouldings, 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: So as to ensure the preservation and enhancement of the conservation area in accordance with policy HE6 of the Brighton & Hove Local Plan.*

## **BH2012/00398**

### **44 Russell Square Brighton**

Erection of part one part two storey rear extension at basement and ground floor levels. Replacement of existing timber casement windows with timber sash windows and associated external alterations.

**Applicant:** Churchill Guest House

**Officer:** Christopher Wright 292097

**Refused on 20/04/12 DELEGATED**

#### **1) UNI**

The proposed extensions would, by reason of their form, siting, design and layout, occupy space behind the building which is important to the setting and character of the Listed Building and the pattern of development in the Regency Square Conservation Area, and would result in the loss of yard space which would compromise the original plan form of the Listed Building and adversely affect its historic character. In addition, the proposed flat roof design and style of replacement fenestration is considered incongruous and discordant with the style, appearance and character of the host building and would therefore be detrimental to visual amenity and the appearance of the Listed Building and the Regency Square Conservation Area. As such the proposal is contrary to the requirements of policies HE1, HE4, HE6 and QD14 of the Brighton & Hove Local Plan.

## **BH2012/00399**

### **44 Russell Square Brighton**

Erection of part one part two storey rear extension at basement and ground floor levels. Replacement of existing timber casement windows with timber sash windows. Replacement of metal balustrade to front elevation. Internal alterations to layout.

**Applicant:** Churchill Guest House

**Officer:** Christopher Wright 292097

**Refused on 20/04/12 DELEGATED**

#### **1) UNI**

The proposed extensions would, by reason of their form, siting, design and layout, occupy space behind the building which is important to the setting and character of the Listed Building and would result in the loss of yard space which would compromise the original plan form of the Listed Building and adversely affect its historic character. In addition, the proposed flat roof design and style of replacement fenestration is considered incongruous and discordant with the style, appearance and character of the host building and would therefore be detrimental to visual amenity and the appearance of the Listed Building. As such the proposal is contrary to the requirements of policies HE1 and HE4 of the Brighton & Hove Local Plan.

## **BH2012/00408**

### **17 Montpelier Road Brighton**

Creation of rear roof terrace incorporating building up of rear parapet wall and replacement of existing dual pitched roof with new flat roof.

**Applicant:** Mr Simeone Bowes

**Officer:** Christopher Wright 292097

**Refused on 05/04/12 DELEGATED**

#### **1) UNI**

The proposal would, by reason of the removal of the rear transverse pitched roof and creation of a roof terrace, significantly alter the original form of the roof and erode the uniformity of the roofscape over this group of historic terrace buildings, some of which are Listed. As such, the proposal would detract from the character and appearance of the host building, set a harmful precedent that could lead to

similar proposals in future, and introduce an incongruous feature in the roofscape as there are no existing roof terraces on adjoining terrace buildings and the properties were not originally designed with roof terraces. For these reasons, the proposal is considered contrary to policies QD14 and HE6 of the Local Plan together with guidance contained in SPGBH1: Roof alterations and extensions and would be harmful to the roofscape and detrimental to the character and appearance of the Conservation Area.

## **2) UNI2**

By reason of the height and siting of the proposed roof terrace, the proposal would facilitate increased overlooking of self-contained flats in Osprey House opposite the application site, and the consequent loss of privacy would be detrimental to neighbour amenity and thereby contrary to policy QD27 of the Local Plan.

## **BH2012/00452**

### **95-96 Western Road Brighton**

Part change of use of ground floor of No 96 Western Road from retail (A1) to restaurant (A3) and pool hall (D2) and internal alterations to incorporate No 95 and No 96 Western Road into one unit.

**Applicant:** Rock & Roller Bar

**Officer:** Adrian Smith 290478

**Approved on 16/04/12 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 A3/D2 use hereby permitted at No.96 Western Road shall be operated in conjunction with the existing premises at No.95 Western Road and by the current occupants of No.95 Western Road only and by no other person, and upon the cessation of occupation the use hereby permitted shall cease and return to A1 (retail) use.

*Reason: In order to protect the future retail frontage of the Regional Shopping Centre and to enable the expansion of the premises at No.95 Western Road in exception to policy SR4 of the Brighton & Hove Local Plan.*

### **3) UNI**

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997. In addition, there should be no significant low frequency tones present.

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

### **4) UNI**

The use hereby permitted shall not be open to customers except between the hours of 09.00 and 0.00 on Mondays to Fridays, between 09.00 and 01.00 Saturdays, and between 10.00 and 00.00 on Sundays and Bank or Public Holidays, and all activity at the site shall cease thirty minutes after the premises has closed to customers.

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

#### **5) UNI**

Amplified music or other entertainment noise from within the premises shall not be audible within any adjacent premises.

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

#### **6) UNI**

The sale of intoxicating liquor and other beverages shall be by waiter/waitress service only for consumption by people sat at tables on the ground floor. Those playing pool on the ground floor will be permitted to consume alcohol whilst standing to play pool. No vertical drinking will be allowed on the ground floor area in the event that the pool tables are removed.

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

#### **7) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. ADC407/LPA, ADC407/BP, ADC407/07A, ADC407/09A & ADC407/10A received on the 16th February 2012.

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

#### **8) UNI**

The ground floor of the premises shall be laid out in accordance with drawing number ADC407/07 rev A and used primarily for the sale and consumption of food and light refreshments consistent with A3 use class, in conjunction with the ancillary D2 pool hall use permitted.

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

### **BH2012/00453**

#### **95-96 Western Road Brighton**

Internal alterations to layout including incorporation of ground floor of No 95 and No 96 Western Road into one unit.

**Applicant:** Rock & Roller Bar

**Officer:** Adrian Smith 290478

**Approved on 17/04/12 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.*

### **BH2012/00506**

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

Application for Approval of Details Reserved by Condition 5 viii of application BH2010/00299.

**Applicant:** Ms Judy Bow

**Officer:** Jason Hawkes 292153

**Approved on 16/04/12 DELEGATED**

### **BH2012/00571**

#### **27 Ship Street Brighton**

Removal of rear external fire escape ladder, railings and platform with associated infilling of existing rear double doors at ground floor level.

**Applicant:** Young & Co's Brewery Plc

**Officer:** Jason Hawkes 292153

**Approved on 18/04/12 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 renderwork of the blocked rear exit door shall match the existing render and thereafter be retained as such.

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

**3) UNI**

All the iron supports for the escape platform and ladder shall be removed from the wall and the wall shall be made good to match the original wall.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.1201/01, 02 & 03 received on the 23rd February 2012.

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

**BH2012/00572**

**27 Ship Street Brighton**

Removal of rear external fire escape ladder, railings and platform with associated infilling of existing rear double doors at ground floor level. Internal alterations to layout to allow formation of internal fire escape corridor.

**Applicant:** Young & Co's Brewery Plc

**Officer:** Jason Hawkes 292153

**Approved on 20/04/12 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 the iron supports for the escape platform and ladder shall be removed from the wall and the wall shall be made good to match the original wall.

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

**3) UNI**

The new door linings and architraves, dado rails, picture rails, skirting boards and butt and beaded wall boarding shall match exactly the existing ones and the new partition shall be scribed around the existing dado rails, picture rails and skirting boards. Those areas of the partition wall below the dado rail that are not to have wall boarding shall be lined with embossed paper to match the existing.

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

**4) UNI**

The renderwork of the blocked rear exit door shall match the existing render and thereafter be retained as such.

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



**BH2012/00590**

**27 Ship Street Brighton**

Installation of rooflight to rear of building.

**Applicant:** Young & Co Brewery Plc

**Officer:** Jason Hawkes 292153

**Refused on 20/04/12 DELEGATED**

**1) UNI**

The proposed aluminium material for the framing for the proposed lantern light is not appropriate to the character of the listed building. Additionally, the raising of the upstand around the ceiling aperture using lead clad plywood on the outside and skimmed plasterboard on the inside would be inappropriate and would not relate to the decorative moulded boarding sides below. Having regard to the above, the scheme is deemed to detract from the character and appearance of the listed building and surrounding conservation area and is contrary to policies HE1, HE4 and HE6 of the Brighton & Hove Local Plan.

**BH2012/00591**

**27 Ship Street Brighton**

Installation of rooflight to rear of building.

**Applicant:** Young & Co Brewery Plc

**Officer:** Jason Hawkes 292153

**Refused on 25/04/12 DELEGATED**

**1) UNI**

The proposed aluminium material for the framing for the proposed lantern light is not appropriate to the character of the listed building. Additionally, the raising of the upstand around the ceiling aperture using lead clad plywood on the outside and skimmed plasterboard on the inside would be inappropriate and would not relate to the decorative moulded boarding sides below. Having regard to the above, the scheme is deemed to detract from the character and appearance of the listed building and is thereby contrary to policies HE1 & HE4 of the Brighton & Hove Local Plan.

**BH2012/00631**

**58 Ship Street Brighton**

Display of internally illuminated fascia sign, internally illuminated menu boxes and externally illuminated hanging sign.

**Applicant:** Mr Jonathan Cope

**Officer:** Jason Hawkes 292153

**Approved on 18/04/12 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.*

## **BH2012/00772**

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

Application for Approval of Details Reserved by Conditions 2 and 4 of application BH2011/03782.

**Applicant:** Mr Nigel Rose

**Officer:** Christopher Wright 292097

**Approved on 25/04/12 DELEGATED**

## **BH2012/00798**

### **Mitre House 149 Western Road Brighton**

Application for Approval of Details Reserved by Conditions 11 and 12 of application BH2011/03434.

**Applicant:** Tareem Ltd C/O Montague Management Ltd

**Officer:** Guy Everest 293334

**Approved on 12/04/12 DELEGATED**

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

### **BH2011/03365**

#### **9 & 10 Elder Place Rear Of 65-66 London Road Brighton**

Demolition of shop store room and erection of 2 no three bedroom, three storey houses fronting Elder Place.

**Applicant:** Reefsouth Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 23/04/12 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) BH02.03**

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

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

#### **3) BH03.01**

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

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

#### **4) BH06.03**

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

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

#### **5) 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*

#### **6) 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 method statement to identify, risk assess and address the unidentified contaminants.

*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) UNI**

The rear windows (serving stairways) located between first and second floor level and the second floor rear windows of the development hereby permitted shall be obscure glazed and non-opening and thereafter shall 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.*

**8) UNI**

The development hereby permitted shall be carried out in accordance with drawing nos. TA609/ 01A, 02, 03, 04, 05 and 06 received on the 6th of November 2011, drawing no. TA609/ 01A received on the 16th of November 2011, and drawing nos. TA609/ 16C, 17C, 18B, 19A, 20D and 21A received on the 9th of March 2012.

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

**9) UNI**

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

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

A completed pre-assessment estimator will not be acceptable.

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

**10) UNI**

No development shall commence until a scheme of landscaping and measures to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. All measures other than those requiring planting shall be implemented in full prior to the occupation of the development hereby approved. 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.

*Reason: To ensure that landscaping and biodiversity enhancement measures be incorporated into the development and to comply with Policies QD15, QD16 and QD17 of the Brighton & Hove Local Plan.*

**11) UNI**

None of the residential units hereby approved shall be occupied until the 2 metre high closed board fencing around the rear terrace areas hereby approved have been erected in accordance with the approved plans. The fencing shall be retained as such thereafter.

*Reason: To protect the privacy of residents of neighbouring properties and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**12) UNI**

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

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

**13) 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.*

**BH2012/00311**

**15 North Gardens Brighton**

Loft conversion incorporating rear dormer and front rooflights.

**Applicant:** Miss Bryony October

**Officer:** Chris Swain 292178

**Refused on 10/04/12 DELEGATED**

**1) UNI**

The proposed rear dormer, by reason of its size, proportions, material and design would result in a bulky and unsympathetic alteration that relates poorly to the existing building and forms an incongruous and over dominant element within the rear street scene, detrimental to the appearance and character of the building and the West Hill Conservation Area, contrary to policies HE6 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

**2) UNI2**

The proposed rooflights to the front, by reason of design, scale and positioning would relate poorly to the existing building and detract from the appearance and character of the property, the street scene and the wider West Hill Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

**BH2012/00385**

**18 Alexandra Villas Brighton**

Loft conversion incorporating dormer to the rear and rooflight to side. Alterations to existing windows and doors and to parapet wall to front elevation.

**Applicant:** Mr Ed Patey

**Officer:** Chris Swain 292178

**Approved on 10/04/12 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) BH12.05A**

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.*

## **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 053\_PL\_001A, 053\_PL\_02\_A and 052\_PL\_03\_A and a Design and Access Statement received on 3 April 2012.

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

## **BH2012/00402**

### **13 Vere Road Brighton**

Construction of external platform and staircase with balustrade and trellis leading from ground floor to rear garden. Installation of door to rear elevation at ground floor level to replace existing window. Installation of trellis to boundary wall. (Part Retrospective)

**Applicant:** Lady Paula Maclaurin

**Officer:** Chris Swain 292178

**Refused on 20/04/12 DELEGATED**

### **1) UNI**

The proposed external platform and staircase would result in significant overlooking and loss of privacy towards the neighbouring adjoining properties, Nos.11 and 15 Vere Road to the detriment of their residential amenity. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **2) UNI2**

The proposed external platform and staircase by reason of scale, design, positioning and materials would result in an unsympathetic and incongruous alteration that relates poorly to the existing building and detracts from the appearance and character of the surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan.

## **BH2012/00405**

### **52 Clifton Street Brighton**

Installation of rooflight and sun tunnel to front elevation.

**Applicant:** Mr Barrie Hullis

**Officer:** Pete Campbell 292359

**Approved on 23/04/12 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.01, 02, 04, 05, 06 and sun tunnel specification information received on 13/02/2012 and drawing nos.3a, 3b and a Design and Access Statement received on 27/02/2012.

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

**BH2012/00413**

**10 West Hill Place Brighton**

Erection of single storey rear extension

**Applicant:** Ms Anna Hiscock

**Officer:** Chris Swain 292178

**Approved on 10/04/12 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) BH12.05A**

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.*

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 211.11.01, 211.11.02, 211.11.03A and 211.11.04A, a Waste Minimisation Statement, a Design and Access Statement, A heritage Statement a Photographic Schedule received on 14 February 2012.

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

**5) UNI**

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

**BH2012/00420**

**74 Lewes Road Brighton**

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

**Applicant:** Mr Dan Lyons

**Officer:** Aidan Thatcher 292265

**Approved on 11/04/12 DELEGATED**

**1) UNI**

Within 6 weeks of the date of this permission a scheme for the storage of refuse and recycling must be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved within 4 weeks of the approval of details 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) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 968/01, /02, /03 and /04 received on 15.02.12.

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

## **3) UNI**

The use hereby permitted shall not be open to customers except between the hours of 08.00-20.00 on Mondays to Saturdays and 10.00-19.00 on Sundays and Bank or Public Holidays.

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

## **4) UNI**

Within 6 weeks of the date of this permission, details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved must be submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented within 4 weeks of the approval of details 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.*

## **WITHDEAN**

### **BH2012/00359**

#### **88 Kingsmere London Road Preston Brighton**

Replacement of existing metal and timber framed single glazed windows with new UPVC double glazed units.

**Applicant:** Miss Jane Surry

**Officer:** Robert McNicol 292322

**Approved on 25/04/12 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 and window specification received on 07 February 2012.

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

### **BH2012/00421**

#### **64 Valley Drive Brighton**

Erection of single storey rear extension.

**Applicant:** Bill Behich

**Officer:** Mark Thomas 292336

**Approved on 19/04/12 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 no. A1\_2011\_031/012 REV P2 received on 24th February 2012.

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

**BH2012/00462**

**Varndean High School Balfour Road Brighton**

Erection of amphitheatre to court yard.

**Applicant:** Varndean School

**Officer:** Clare Simpson 292454

**Approved on 12/04/12 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. BL01, proposed courtyard sections A-A, proposed courtyard plan, proposed courtyard elevations A and B, proposed courtyard elevations C and D received on 9th March 2012

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

**BH2012/00481**

**12 Windmill Drive Brighton**

Render and paint existing brickwork to all elevations.

**Applicant:** Miss Jackie Spencer

**Officer:** Christopher Wright 292097

**Approved on 24/04/12 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 take place until details of the thickness of the render finish 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 QD14 of the Brighton & Hove Local Plan.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. PP009 Revision A, PP013 Revision A, PP014 Revision A and PP015 Revision A received on 20 February 2012; and drawing no. PP016 Revision A received on 1 March 2012.

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

**BH2012/00482**

**12 Windmill Drive Brighton**

Certificate of lawfulness for proposed erection of rear infill extension. Conversion of garage into habitable room. External alterations including removal of 1no chimney and alterations to fenestration.

**Applicant:** Miss Jackie Spencer

**Officer:** Christopher Wright 292097

**Refused on 25/04/12 DELEGATED**

**1) UNI**

The proposed development incorporates a raised platform in excess of 300 millimetres above ground level and as such is not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

**BH2012/00551**

**9 Hilltop Brighton**

Single storey first floor extension with alterations to windows, doors and wall finishes on all elevations.

**Applicant:** Barbara Fry

**Officer:** Robert McNicol 292322

**Approved on 18/04/12 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) BH02.051**

The first floor bathroom window on the rear (south-west) elevation 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.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 101, 111 and 120 received on 27 February 2012, 110A received on 12 March 2012 and 121 received on 4 April 2012.

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

**BH2012/00603**

**35 Surrenden Crescent Brighton**

Erection of single storey side and two storey rear extension.

**Applicant:** Mr & Mrs R Ashton

**Officer:** Christopher Wright 292097

**Refused on 23/04/12 DELEGATED**

**1) UNI**

The proposed dormer roof extensions would, by reason of their number, position and size, unduly dominate the roof slopes of the recipient building and have a discordant visual relationship with one another due to mismatched fenestration detailing and roof/eaves heights. The larger pitched roof dormer would be built up from the eaves of the ground floor and would not match the existing design, position and proportions of the existing tower feature on the western elevation of the property. Furthermore, there is inaccurate representation of the roof form and design of the larger dormer proposed. For these reasons the proposal is not

considered appropriately designed and detailed in relation to the property to be extended and would have a detrimental impact on visual amenity and the character and appearance of the recipient building, contrary to the requirements of policy QD14 of the Brighton & Hove Local Plan and SPGBH1: Roof alterations and extensions.

## **2) UNI2**

Notwithstanding whether the two dormers on each side of the rear extension could be obscure glazed and fixed shut, it is considered that due to the position of the extension in relation to adjoining properties and the close proximity of the dormers to neighbouring dwellings, that the development would have an overbearing and intrusive impact and give residents a sense of being overlooked that would be detrimental to amenity and contrary to policy QD27 of the Brighton & Hove Local Plan.

## **BH2012/00614**

### **6 Varndean Holt Brighton**

Loft conversion including the formation of 3 dormers and erection of a single storey rear extension.

**Applicant:** Mr Morrish

**Officer:** Mark Thomas 292336

**Refused on 24/04/12 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. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBH1). The proposed dormer windows by virtue of their scale, bulk and number represent an overdevelopment of the rear roofslope which would result in an incongruous and cluttered appearance. Further, the dormer windows are positioned too close to the ridge of the roof and the central dormer features an inappropriately large area of tile hung cladding contrary to guidance contained within SPGBH1. The proposal is therefore contrary to the above policy and guidance.

## **BH2012/00654**

### **227-233 Preston Road Brighton**

Application for variation of condition 9 of application BH2011/00336 (approved on appeal) to read: The retail units hereby permitted shall operate as two independent units at all times and shall not be sub-divided. The sales floor area shall not exceed 280sqm for Unit 1 and 372sqm for Unit 2 and no mezzanine floorspace shall be created.

**Applicant:** Sainsburys Supermarkets Ltd

**Officer:** Adrian Smith 290478

**Approved on 25/04/12 DELEGATED**

## **1) UNI**

The development hereby permitted shall begin not later than three years from the date of this decision.

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

## **2) UNI**

The windows on the Preston Road frontage shall be fitted with clear glazing which thereafter shall be retained and kept unobstructed at all times.

*Reason: As requested by the Inspector's decision notice dated 4th January 2012.*

## **3) UNI**

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

external materials and finishes detailed on drawing no. 2010 received on the 19th January 2012 and drawing no. 2000A received on the 27th February 2012 under application reference BH2012/00147 and shall thereafter 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**

Unit 1 hereby permitted shall not be open to customers except between 0700 and 2300 hours. Unit 2 hereby permitted shall not be open to customers except between 0900 and 2300 hours. No other activity shall take place at the site between 2330 and 0630 hours.

*Reason: As requested by the Inspector's decision notice dated 4th January 2012.*

**5) UNI**

No deliveries shall be taken at the site except between 0700 and 2100 hours on Mondays to Saturdays and between 0900 to 1700 hours on Sundays and Public Holidays. All deliveries for Unit 1 shall be carried out within the car park shown on drawing no SSLBRIGHTON(LOCAL).1/14D.

*Reason: As requested by the Inspector's decision notice dated 4th January 2012.*

**6) UNI**

The development hereby permitted shall be carried out in accordance with the Service Yard Management Plan received on the 20th February 2012 under application reference BH2012/00505. All deliveries shall be carried out in accordance with the approved Plan.

*Reason: As requested by the Inspector's decision notice dated 4th January 2012.*

**7) UNI**

If, during the course of development, any contamination is found which has not previously been identified then measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures.

*Reason: As requested by the Inspector's decision notice dated 4th January 2012.*

**8) UNI**

Noise from plant and machinery 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 5dB below the existing LA90 background noise level.

*Reason: As requested by the Inspector's decision notice dated 4th January 2012.*

**9) UNI**

The retail units hereby permitted shall operate as two independent units at all times and shall not be sub-divided. The sales floor area shall not exceed 280 sq m for Unit 1 and 372 sq m for Unit 2 and no mezzanine floorspace shall be created.

*Reason: As requested by the Inspector's decision notice dated 4th January 2012.*

**10) UNI**

Unit 2 hereby permitted shall only be used for the sale of comparison goods and ancillary storage and for no other purpose including any other purpose in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). Comparison goods are defined as books, clothing and footwear, furniture, audio-visual equipment, household appliances and other electrical goods, hardware and DIY supplies, chemist's goods, jewellery, watches and clocks, non-durable household goods, pet and garden supplies and recreational goods.

*Reason: As requested by the Inspector's decision notice dated 4th January 2012.*

### **11) UNI**

The service doors on the southern and western elevations of Unit 2 hereby permitted shall be used solely for service and delivery access.

*Reason: As requested by the Inspector's decision notice dated 4th January 2012.*

### **12) UNI**

The development hereby permitted shall be carried out in accordance with the landscaping scheme detailed on drawing no. PJL/02/WS/SLB/060212 received on the 8th February 2012 under application reference BH2012/00354 and shall thereafter be retained as such. All approved planting and other works shall be carried out in accordance with a timetable previously agreed in writing by the local planning authority. 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 approval to any variation.

*Reason: As requested by the Inspector's decision notice dated 4th January 2012.*

### **13) UNI**

The works to widen the site entrance from Cumberland Road shall be undertaken under the supervision of, and to the satisfaction of, the independent arboricultural consultant as detailed in the supporting statement received on the 6th March 2012 under application reference BH2012/00354. This person shall be present throughout all works to the site entrance to supervise the protection of the adjacent horse chestnut tree.

*Reason: As requested by the Inspector's decision notice dated 4th January 2012.*

### **14) UNI**

The development hereby permitted shall not be open to customers until the parking spaces, vehicle circulation area, vehicular access/egress onto Cumberland Road and cycle hoops have been provided in accordance with drawing no SSLBRIGHTON(LOCAL).1/14D. Thereafter the spaces, circulation area and hoops shall be retained and kept available at all times for their intended purposes.

*Reason: As requested by the Inspector's decision notice dated 4th January 2012.*

### **15) UNI**

The development hereby permitted shall be carried out in accordance with drawing nos SSLBRIGHTON(LOCAL).1/14D, 905\_457/301C and 305M.

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

## **BH2012/00661**

### **9 The Beeches Brighton**

Removal of existing roof and erection of first floor accommodation. Repositioning of existing garden wall.

**Applicant:** Santino Sarri

**Officer:** Mark Thomas 292336

**Refused on 24/04/12 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 proposal to construct an additional storey of living accommodation would not pay respect to the prevailing scale of properties in The Beeches. The result would be an incongruous form of development, indicative of an inappropriate level of development which would constitute an overextension of the property and an overdevelopment of the site. The proposal is therefore contrary to the above policy.

## **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 development by virtue of its bulk, height, scale, positioning and proximity to the neighbouring boundary would represent an overbearing impact for the occupiers of no. 11 The Beeches. As such the proposed development is considered to be contrary to the aforementioned planning policy.

## **EAST BRIGHTON**

### **BH2012/00502**

#### **Flat 6 Chesham Mansions 25-27 Eaton Place Brighton**

Loft conversion incorporating roof lights to front and rear.

**Applicant:** DMB Solutions

**Officer:** Chris Swain 292178

**Approved on 19/04/12 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. F6EP/01, F6EP/02 and F6EP/03, and a Design and Access Statement received on 20 February 2012 and drawing nos. F6EP/04A and F6EP/05A received on 16 April 2012.

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

#### **3) UNI**

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

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

### **BH2012/00579**

#### **2 Chichester Place Brighton**

Erection of a replacement rear conservatory. (Retrospective)

**Applicant:** Mrs Marie Freeman

**Officer:** Wayne Nee 292132

**Approved on 25/04/12 DELEGATED**

### **BH2012/00592**

#### **Bristol Court 142 Marine Parade Brighton**

Application for Approval of Details Reserved by Conditions 2 and 3 of application BH2009/02178.

**Applicant:** Mr Rick Wells

**Officer:** Chris Swain 292178

**Split Decision on 24/04/12 DELEGATED**

#### **1) UNI**

Approve the details pursuant to condition 3 subject to full compliance with the submitted details.

#### **1) UNI**

The details pursuant to condition 2 are not approved for the following reason:

1. No elevational drawings or 1:1 joinery details have been submitted. The condition explicitly states that these details are required and thus the details

pursuant to condition 2 cannot be approved.

**BH2012/00863**

**Top Floor Flat 51 Princes Terrace Brighton**

Non Material Amendment to BH2010/00796 to alterations to balconies due to safety reasons.

**Applicant:** Mr Nash Chauhan

**Officer:** Pete Campbell 292359

**Approved on 20/04/12 DELEGATED**

**HANOVER & ELM GROVE**

**BH2011/03796**

**18 Wellington Road Brighton**

Application to extend time limit for implementation of previous approval BH2008/03248 for part demolition and conversion of the existing building and construction of a new 3-storey block to provide a total of 25 self-contained units with 24 hour support for people with learning/physical disabilities and the provision of a drop-in learning disability centre for people with learning/physical disabilities.

**Applicant:** The Baron Homes Corporation

**Officer:** Aidan Thatcher 292265

**Approved after Section 106 signed on 05/04/12 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**

No development shall commence until nature conservation enhancement as part of the site landscaping scheme has been submitted to and approved by the Local Planning Authority. This shall include the number and locations of bird and bat boxes to be erected and the details of the proposed green wall planting and artificial external lighting.

*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**

Prior to the commencement of development drawings at 1:20 scale illustrating the detail and finishes of the ramps, and handrails, and details of the glazed link, must be submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and retained thereafter.

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

**4) UNI**

The windows servicing the bath and shower rooms 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.*

**5) UNI**

The windows on the west elevation of the new build block which adjoins the boundary with Ainsworth House and those within the east elevation of the extended block which adjoins the boundary with number 20 Wellington Road

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.*

**6) UNI**

The lower half of the sash windows in the rear elevation at first and second story level servicing units labelled '13', '20' and the 'staff accommodation' on drawing number 0769-011B shall not be glazed otherwise than with obscured glass and shall be 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.*

**7) UNI**

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

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

**8) 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.*

**9) UNI**

The railings shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such.

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

**10) UNI**

Construction of the development shall not commence until details of the proposed means of surface water disposal have been submitted to, and improved in writing by the Local Planning Authority. The scheme shall then be approved in strict 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.*

**11) UNI**

All showers within the wheelchair units (number 5, 6, 7, and 8) shall have level access.

*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.*

**12) UNI**

Notwithstanding the approved plans, prior to the commencement of development, details of the parking areas shall be submitted to and approved in writing by the Local Planning Authority. They shall include the provision of two designated disabled parking bays on the site near the main entrance. The parking areas shall be implemented in accordance with the approved details and thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

*Reason: In the interest of highway safety and in accordance with policy TR1 and TR18 of the Brighton & Hove Local Plan.*



### **13) UNI**

Development shall commence until, detailed drawings, including levels, sections and constructional details of the proposed vehicle access and egress, surface water drainage, outfall disposal, have been submitted to and approved in writing by the Planning Authority and be subject to its approval. The scheme shall be implemented in strict accordance with the approved details.

*Reason: In the interests of highway safety and for the benefit and convenience of the public at large and in accordance with TR1 and TR7 of the Brighton & Hove Local Plan.*

### **14) UNI**

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

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

### **15) UNI**

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

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

### **16) UNI**

Prior to the commencement of development, details of measures to ensure that the converted element of the development achieves an "Excellent" BREEAM rating and the remainder of the development achieves Level 4 of the Code for Sustainable Homes shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

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

### **17) UNI**

The new dwellings 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.*

### **18) UNI**

No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme for landscaping, which shall include permeable 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 accord with policy QD15 of the Brighton & Hove Local Plan.*

### **19) UNI**

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

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

### **20) UNI**

No development shall commence until a scale plan showing the extent of the demolition proposed and a written methodology for the demolition has been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved details.

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

### **21) UNI**

All existing external mouldings, including architraves, hood mouldings, cornices, eaves brackets and corner quoins, shall be retained unless they form part of the building to be demolished, as shown on a demolitions plan. All new mouldings shall exactly match the profile and detail of the existing mouldings.

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

### **22) UNI**

No development shall commence until 1:20 scale elevations of the entrance doors/fanlights to the existing and new buildings has been submitted to and approved in writing by the Local Planning Authority.

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

### **23) UNI**

The existing chimney stacks shall be retained and restored in accordance with a specification of works to be submitted to and approved in writing by the Local Planning Authority.

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

### **24) UNI**

The trees covered by a Tree Preservation Order shall all be protected to BS 5837 (2005) Trees on Development Sites during the development. A plan showing the line of protective fencing and a method statement on its construction should be submitted to and approved in writing by the Local Planning Authority prior to any development commencing and the protective fencing shall be completed prior to any demolition, use of the site for storage of materials, lifting of hard and soft surfaces within the site or other works in connection with the development which may affect the root systems of the existing trees on the site.

*Reason: To ensure adequate protection of the trees in accordance with QD16 of the Brighton & Hove Local Plan SPD06 Trees and Development sites*

### **25) UNI**

A Method Statement regarding the treatment of surfaces in the vicinity of tree roots of the Beech Trees at the rear of the site shall be submitted to and approved in writing by the Local Planning Authority. These trees shall be protected to BS 5837 (2005) Trees on Development Sites during the

development.

*Reason: To ensure adequate protection of the trees in accordance with QD16 of the Brighton & Hove Local Plan SPD06 Trees and Development sites*

**26) UNI**

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

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

**27) UNI**

Scrub clearance and demolition shall not be undertaken during the bird nesting season, from the beginning of March and the end of August.

*Reason: To protect nesting birds in accordance with policy QD18 of the Brighton & Hove Local Plan.*

**28) UNI**

No development shall commence until details of the following have been submitted to and agreed by the Local Planning Authority. A bat survey carried out between May and August. The findings of the bat surveys shall be accompanied by an appropriate bat mitigation and enhancement strategy which should provide assurance that the development will comply with wildlife legislation and address the provision of adequate artificial bat roosting structures, soft landscaping and the lighting proposals for the scheme as appropriate to ensure bat habitat is conserved and enhanced on the site. The scheme shall then be implemented in accordance with the approved details.

*Reason: To safeguard these protected species from the impact of the development in accordance with policy QD18 of the Brighton & Hove Local Plan.*

**29) UNI**

No development shall commence until details of the following have been submitted to and agreed by the Local Planning Authority. A Swift survey has been carried out between May and August. The findings of the surveys shall be accompanied by an appropriate mitigation and enhancement strategy. The scheme shall then be implemented in accordance with the approved details.

*Reason: To safeguard these protected species from the impact of the development in accordance with policy QD18 of the Brighton & Hove Local Plan.*

**30) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 0769-004 Photographic Site / Street Survey submitted on 6th October 2008, 0769-002(A) Aerial Image, 0769-003(A) Site Survey, 0769-005(A) Existing Basement & Ground Floor Plan, 0769-006(A) Existing First & Second Floor Plan, 0769-007(A) Existing Elevations - North & West, 0769-008(A) Existing Elevations - South & East, 0769-016(A) Photomontage & Bay Study, 0769-017 Sun Studies submitted on 21st October 2008, 0769-014(A) Proposed Site Sections submitted on 30th October 2008, 0769-001(B) OS & Block Plan, 0769-009(B) Proposed Site Plan, 0769-010(B) Proposed Ground Floor Plan, 0769-011(B) Proposed Basement, First and Second Floor Plan, 0769-012(D) Proposed Elevations- North & West, 0769-013(D) Proposed Elevations- South & East submitted on 16th December 2008.

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

**BH2012/00400**

**65 Southover Street Brighton**

Erection of single storey rear extension with roof terrace over and loft conversion incorporating raising of ridge height.

**Applicant:** Mr Miles Cheverton

**Officer:** Anthony Foster 294495

**Refused on 17/04/12 DELEGATED**

**1) UNI**

The proposed development by reason of its height and design results in a detrimental visual impact upon the character of the existing property and of the row of terrace properties contrary to policy QD14 Brighton & Hove Local plan 2005.

**BH2012/00464**

**94 Ewart Street Brighton**

Replacement upvc windows and back door.

**Applicant:** Mr Graham Boys

**Officer:** Pete Campbell 292359

**Approved on 25/04/12 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 unreferenced photos and window specification information received on 17/02/2012.

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

**BH2012/00476**

**126 Lewes Road Brighton**

Application for approval of details reserved by conditions 3,6, and 7 of application BH2011/02115.

**Applicant:** Mr G Ablewhite

**Officer:** Aidan Thatcher 292265

**Split Decision on 11/04/12 DELEGATED**

**1) UNI**

Approve the details pursuant to condition 3 subject to full compliance with the submitted details.

**1) UNI**

The details pursuant to conditions 6 and 7 are not approved for the following reasons:

The submitted details do not provide confirmation that current airborne noise requirements would be met and thus it is not possible to approve the details relating to condition 6.

**2) UNI2**

The submitted information is insufficient within the risks of the contaminated land both within the site and on the adjacent builders yard site and thus it is not possible to approve the details relating to condition 7.

## **HOLLINGDEAN & STANMER**

### **BH2011/03925**

#### **111 Beatty Avenue Brighton**

Erection of new detached two bed dwelling house.

**Applicant:** Mr John Wood

**Officer:** Anthony Foster 294495

#### **Approved on 05/04/12 DELEGATED**

##### **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**

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.*

##### **3) 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.*

##### **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 "Existing Floor Plans & Elevations" Design and Access Statement, Sustainability Checklist, Waste Minimisation Statement, Biodiversity Checklist received 22 December 2011, and "Proposed Dwelling House" received 9 March 2012.

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

##### **6) 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 3 has been submitted to, and approved in writing by, the Local Planning Authority.

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

**7) 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 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.*

**8) UNI**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include 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.*

**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**

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

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

**BH2011/03952**

**1 Haig Avenue Brighton**

Erection of shed in front garden (Retrospective).

**Applicant:** Ms Wendy Attenborough

**Officer:** Wayne Nee 292132

**Refused on 11/04/12 DELEGATED**

**1) UNI**

The shed by reason of its siting within the front garden near to the site boundary is visually intrusive and detracts from the character and appearance of the street scene. Furthermore the shed's positioning in close proximity to no. 3 Haig Avenue results in an intrusive and un-neighbourly form of development that is detrimental to the amenity of the occupier of this neighbouring property. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2012/00146**

**1A Rushlake Close Brighton**

Raising of land levels at North East corner of garden and erection of 1.8 metre high close boarded fence on North East boundary (Part Retrospective).

**Applicant:** Mr John Panteli

**Officer:** Liz Arnold 291709

**Approved on 13/04/12 DELEGATED**

**1) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, within 2 months of the date of this permission the new fence hereby approved, to be erected between points A, B, C and D as shown on drawing no. AB/RUSH/01A, shall install and shall be retained as such.

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

**2) UNI**

Access to the enclosure hereby approved, annotated as Infill Areas 1 and 2 on drawing no. AB/RUSH/01A received on the 16th March 2012, shall be for maintenance or emergency purposes only.

*Reason: In order to protect adjoining properties from overlooking and loss of privacy 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 fence, wall or other means of enclosure shall be erect or constructed 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 the property by further reducing the amount of external amenity space and to comply with policy 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 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 the property by further reducing the amount of external amenity space and to comply with policy QD27 of the Brighton & Hove Local Plan.*

#### **5) UNI**

The planting of the two Cherry Trees and shrubs within the approved enclosure, as shown on the drawing titled Proposed Landscaping received on the 16th March 2012 and referred to in an e-mail from Carol Wheeler received on the 20th March 2012, shall be carried out in the first planting season following the date of this approval. Any trees or scrubs which within a period of 5 years from the date of this approval die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

### **BH2012/00321**

#### **3 Thompson Road Brighton**

Formation of hardstanding including demolition of front boundary wall to create vehicle access, crossover and dropped kerb.

**Applicant:** Mr John Williams

**Officer:** Pete Campbell 292359

**Approved on 05/04/12 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.001 and 003 received on 06/02/2012 and 002-A received on 10/02/2012.

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

### **BH2012/00422**

#### **52 Wolseley Road Brighton**

Demolition of existing utility room and erection of single storey side extension, installation of access ramp and alterations to existing hardstanding.

**Applicant:** Mr Robert Knight

**Officer:** Wayne Nee 292132

**Approved on 24/04/12 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) BH05.10**

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

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

### **4) UNI**

Unless otherwise agreed in writing, 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. The works shall be undertaken in accordance with the approved details.

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

### **5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. DA/1163/1, 2 and 5 received on 15 February 2012, and the block plan and drawing nos. DA1163/3 and 4 received on 29 February 2012.

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

### **BH2012/00425**

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

Application for approval of details reserved by condition 2 of application BH2011/02481.

**Applicant:** University of Brighton

**Officer:** Aidan Thatcher 292265

**Approved on 10/04/12 DELEGATED**

### **BH2012/00522**

#### **218 Ditchling Road Brighton**

Certificate of Lawfulness for a proposed single storey extension to the rear elevation of the rear outrigger.

**Applicant:** Mr Shah

**Officer:** Chris Swain 292178

**Approved on 17/04/12 DELEGATED**

### **BH2012/00770**

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

Non Material Amendment to BH2011/03577 to omit the brick upstands and glazing system and replace with metal grating which will be horizontal and flush with concrete surround, light wells will therefore be open to the air and the lower ground floor will have windows below the extra bays.

**Applicant:** Ms Claire Sansom

**Officer:** Aidan Thatcher 292265

**Approved on 10/04/12 DELEGATED**

## **MOULSECOOMB & BEVENDEAN**

### **BH2012/00286**

#### **3 Ashurst Road Brighton**

Demolition of existing garage and erection of a two storey side extension with associated roof alterations.

**Applicant:** Simeone Bowes

**Officer:** Chris Swain 292178

**Approved on 05/04/12 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 to the hereby approved extension without planning permission obtained from the Local Planning Authority.

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with drawing nos. 31845/1, 31845/2B, 31845/3 and 31845/4 and a waste minimisation statement received on 2 February 2012 and two annotated photographs received on 9 February.

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

### **BH2012/00455**

#### **Former Falmer High School Lucraft Road Brighton**

Demolition of Former Falmer High School Buildings.

**Applicant:** The Community Stadium Limited

**Officer:** Kate Brocklebank 292175

**Approved on 11/04/12 DELEGATED**

### **BH2012/00554**

#### **46 Goodwood Way Brighton**

Certificate of Lawfulness for erection of a two storey rear extension and front porch.

**Applicant:** Mrs Carolina Kennett

**Officer:** Pete Campbell 292359

**Refused on 23/04/12 DELEGATED**

## **QUEEN'S PARK**

### **BH2011/03736**

#### **Amsterdam Hotel 11-12 Marine Parade Brighton**

Display of illuminated fascia sign, illuminated pillar signs, illuminated hotel name lettering and non-illuminated hanging sign (retrospective).

**Applicant:** Tulip Brighton Ltd

**Officer:** Aidan Thatcher 292265

#### **Approved on 25/04/12 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.*

**8) UNI**

The advertisement shall not be illuminated later than 23:00 or after the premises are closed to the public (whichever is the earlier) and shall not be illuminated before 08:00 on any day.

*Reason: To safeguard the appearance and character of the area in accordance with policies QD12 and HE9 of the Brighton & Hove Local Plan.*

**9) UNI**

All signs should be located a minimum of 2.3m above ground level and offer a minimum clearance back from the carriageway edge of 450mm and the illumination of the signs should accord with the latest draft of the Institute of Lighting Engineers Technical Report No.5 - The Brightness of Illuminated Advertisements.

*Reason: In the interest of highway safety and to comply with local plan policy TR7 & TR8.*

**BH2012/00048**

**Flat 1 21 Upper Rock Gardens Brighton**

Erection of single storey extension at rear basement level and replacement of existing single glazed windows and door with new double glazed timber units.

**Applicant:** Mr Robert Threlfall

**Officer:** Chris Swain 292178

**Approved on 16/04/12 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 east facing, side elevation of the hereby approved extension shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.0001 and 0003A, a site plan, a block plan and a Design and Access Statement received on 9 January 2012 and drawing nos. 0002C and 0004A received on 14 April 2012.

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

**4) UNI**

All new windows, the rear door and the timber frame to the hereby approved glazed extension shall be painted white and retained as such thereafter.

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

**BH2012/00322**

**80C Richmond Street Brighton**

Enlargement of existing ground floor rear extension, erection of first floor extension above and alterations to windows and doors.

**Applicant:** Ms Katja Von Schweitzer

**Officer:** Liz Arnold 291709

**Approved on 10/04/12 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 titled Sheet 1, Sheet 2 Sheet 3, Sheet 4, Sheet 6, Sheet 7, Sheet 8, Sheet 10, Sheet 11, Sheet 11aSheet 14, Sheet 15, Sheet 16, Sheet 16 and Sheet 18 received on the 6th February 2012.

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

**BH2012/00338**

**45/46 Upper St James Street Brighton**

Installation of new shop front.

**Applicant:** Top to Toe

**Officer:** Wayne Nee 292132

**Approved on 20/04/12 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 works shall take place until full details of the proposed works including 1:20 scale sample elevations and details of materials have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: As insufficient detail has been submitted to ensure satisfactory detailing to preserve the character and appearance of the conservation area and to accord with policy HE6 of the Brighton & Hove Local Plan and SPD02 Shopfront Design.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings received on 24 February 2012.

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

**BH2012/00391**

**Unit 6C Freshfield Industrial Estate Stevenson Road**

**Brighton**

Change of use from B8 warehouse to B8 warehouse, B1 office space, product demonstration rooms, and ancillary retail.

**Applicant:** Kent Top Temps

**Officer:** Anthony Foster 294495

**Approved on 18/04/12 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 commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 101, 104, site location plan, Supporting Statement received on 10 February 2012, and drawing no. 100 Rev B received on 10 April 2012.

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

**BH2012/00393**

**Flat 6 Royal Crescent Mansions 100 Marine Parade Brighton**

Internal alterations to layout of flat. (Retrospective)

**Applicant:** Ms Vivian Bannister

**Officer:** Pete Campbell 292359

**Approved on 18/04/12 DELEGATED**

**1) UNI**

Consent is hereby permitted in accordance with the approved drawing no.163.01.a and a Design and Access Statement received on 23/02/2012.

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

**BH2012/00403**

**30 Windmill Street Brighton**

Erection of single storey rear extension.

**Applicant:** Mr Paul Downing

**Officer:** Wayne Nee 292132

**Approved on 17/04/12 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 nos. 12.01.04/1, 2, 3, 4, 5 and 6 received on 13 February 2012.

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

**BH2012/00435**

**Sea Life Centre Madeira Drive Brighton**

Application for approval of details reserved by conditions 2 and 3 of application BH2011/03304.

**Applicant:** Sea Life Centre, Brighton

**Officer:** Aidan Thatcher 292265

**Approved on 10/04/12 DELEGATED**

**ROTTINGDEAN COASTAL**

**BH2011/03219**

**Flat 4 4 Lewes Crescent Brighton**

Extension of part of flat over existing flat roof above first floor to form an additional self contained one bedroom flat with roof terrace.

**Applicant:** Mrs Gina Bryson

**Officer:** Anthony Foster 294495

**Refused on 25/04/12 DELEGATED**

**1) UNI**

The applicant has failed to demonstrate the potential impact that the proposed development would have on the amenity of the neighbouring occupiers of the flats below in terms of increased building bulk and increased sense of enclosure, and loss of light to the detriment of their living conditions. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2011/03220**

**Flat 4 4 Lewes Crescent Brighton**

Extension of part of flat over existing flat roof above first floor to form an additional self contained one bedroom flat with roof terrace.

**Applicant:** Mrs Gina Bryson

**Officer:** Anthony Foster 294495

**Approved on 25/04/12 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) BH13.11**

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.*

**3) BH13.12**

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

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

**4) UNI**

Notwithstanding the approved plans, details of the chimney structure, including the terminus at the base and treatment at the top shall be submitted to and approved in writing by the Local Planning Authority before works commence. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: To ensure a satisfactory completion of the development and to preserve the historical and architectural appearance and character of the listed building and to accord with policy HE1 of the Brighton & Hove Local Plan.*

**5) UNI**

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

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

*Reason: To ensure a satisfactory completion of the development and to preserve the historical and architectural appearance and character of the listed building and to accord with policy HE1 of the Brighton & Hove Local Plan.*

**7) UNI**

No works shall take place until full details of the proposed windows including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**8) UNI**

No works shall take place until full details of the proposed French Doors including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**9) UNI**

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

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

**10) UNI**

No works shall take place until full details of the proposed lead clad plinth and sun pipe windows including cross sections have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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



**BH2011/03294**

**12 Ainsworth Avenue Brighton**

Erection of single storey rear extension and front porch.

**Applicant:** Mr Christopher Curtis

**Officer:** Louise Kent 292198

**Approved on 17/04/12 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. E/OS/01 Rev B received on 13 March 2012, E/01 Rev. A, E/02 Rev. A & E/04 Rev A received on 1 March 2012, and E/03 received on 27 October 2011.

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

**BH2011/03551**

**105 Marine Drive Rottingdean Brighton**

Application for Approval of Details Reserved by Conditions 3, 4, 7, 8, 10, 11, 13 and 14 and 15 of application BH2010/03444.

**Applicant:** HR Investments

**Officer:** Kathryn Boggiano 292138

**Approved on 25/04/12 DELEGATED**

**BH2011/03805**

**7 Bishopstone Drive Saltdean Brighton**

Demolition of existing house and garage. Erection of 2no houses, 1no three bedroom and 1no four bedroom and associated works.

**Applicant:** Sussex Villas Ltd

**Officer:** Sue Dubberley 293817

**Approved on 17/04/12 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) BH02.03**

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

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

*Local Plan.*

**3) BH02.07**

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

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

**4) BH04.01**

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

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

**5) BH05.02B**

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.*

**6) 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.*

**7) 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.*

**8) UNI**

Access to the flat roofed areas 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.*

**9) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. TA 525 /01C, /02, / 10 D, /11D, /12D, /13D, /14 C, /15 D, /16 C, /17C, /18C, /19 D, /20D, /21D, /22 B, 23, 30, 31, 32, 33, 37, 38, 39, 40 and 41 received on 13 December 2011 and drawing nos. ADC431/03B and 04A received on 9 March 2012.

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

### **10) 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.*

### **11) UNI**

The windows servicing the bathrooms 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.*

### **12) UNI**

The windows servicing the bathrooms 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.*

## **BH2012/00204**

### **41 Westfield Avenue North Saltdean Brighton**

Erection of single storey side and rear extension and provision of loft conversion incorporating roof extension and alterations, rooflights and increased ridge height.

**Applicant:** Mr Dean Edwards

**Officer:** Jonathan Puplett 292525

**Refused on 25/04/12 DELEGATED**

#### **1) UNI**

The proposed development would result in a prominent over-enlarged appearance which would be out of keeping with the bungalows to either side of the application site. The roof form created would be out of keeping with neighbouring dwellings. The visual spacing between the roofs of nos. 39 and 41 Westfield Avenue North would be reduced and the consistency of roof design and spacing between roofs would be lost to the detriment of the street scene. The extended dwelling would also have an inappropriate appearance when viewed from the windows and rear gardens of neighbouring properties to the rear and to either side of the application site. The proposed development is therefore contrary to Policy QD14 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The bulk and visual impact of the proposed extensions would have an overbearing and enclosing impact on neighbouring occupiers of the properties to the rear and to either side of the application site. The proposed rear glazed doors and rear window would provide increased views of the gardens and dwellings to the rear of the application site, causing harm to privacy. The proposed development is therefore contrary to Policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2012/00218**

**130 & 130 A Lustrells Vale Saltdean Brighton**

Erection of single storey garage to rear of ground floor office and first floor rear extension to flat above.

**Applicant:** Paul Martin

**Officer:** Robin K Hodgetts 292366

**Approved on 20/04/12 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**

Apart from the area designated as the approved balcony area as shown on drawing No. 102/8, sheet 3 of 3, access to the flat roof over the garage hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 102/8, 102/8 sheet 2 of 3 and 102/8 sheet 3 of 3" received on 24 February 2012.

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

**BH2012/00327**

**4 Eley Crescent Rottingdean Brighton**

Roof alterations including removal of existing dormers, hip to gable roof extension, new rear dormer and rooflights and solar panels to front elevation.

**Applicant:** Mr Mark Saxby

**Officer:** Wayne Nee 292132

**Refused on 13/04/12 DELEGATED**

**1) UNI**

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

**2) UNI2**

The proposed rear dormer, by reason of its size, bulk and design, is considered to form an unacceptable alteration to the roof slope of the property. As such, the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and SPGBH1.

**3) UNI3**

The proposed roof lights, by reason of their excessive number and concentrated positioning, would form an unacceptable addition to the property. As such, the proposal is contrary to policy QD14, and to SPGBH1.

## **BH2012/00352**

### **101 Marine Drive Rottingdean**

Erection of single storey extension to the entrance porch.

**Applicant:** Mrs Eileen Stevens

**Officer:** Anthony Foster 294495

**Approved on 05/04/12 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 works hereby permitted shall not commence until documentary evidence, in the form of a proposed timescale and signed contracts by all interested parties, for the alterations to 103 Marine Drive approved under planning permission BH2012/00353 and the works to 101 Marine Drive hereby approved have been submitted to and approved by the Local Planning Authority. The works shall be carried out to 101 Marine Drive, within the approved timescale unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure that works to the two flats are not undertaken on an ad hoc basis which would impact on the uniform appearance of the front elevation of the building, and to comply with policy QD14 of the Brighton & Hove Local Plan.*

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 11.12.02/1, /02A, Site Location Plan received on 8 February 2012 and Design and Access Statement received 26 March 2012.

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

## **BH2012/00353**

### **103 Marine Drive Rottingdean**

Erection of single storey extension to the entrance porch.

**Applicant:** Mr Derek Mepham

**Officer:** Anthony Foster 294495

**Approved on 05/04/12 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 works hereby permitted shall not commence until documentary evidence, in the form of a proposed timescale and signed contracts by all interested parties, for the alterations to 101 Marine Drive approved under planning permission

BH2012/00352 and the works to 103 Marine Drive hereby approved have been submitted to and approved by the Local Planning Authority. The works shall be carried out to 103 Marine Drive, within the approved timescale unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure that works to the two flats are not undertaken on an ad hoc basis which would impact on the uniform appearance of the front elevation of the building, and to comply with policy QD14 of the Brighton & Hove Local Plan.*

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 11.12.02/1, /02A, Site Location Plan received on 8 February 2012 and Design and Access Statement received 26 March 2012.

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

### **BH2012/00368**

#### **Between pontoons 6 & 7 Western Concourse Brighton Marina Brighton**

Application to extend time limit for implementation of previous approval BH2008/03593 for construction of new single storey floating building for use as a club house.

**Applicant:** Brighton Marina Yacht Club

**Officer:** Jonathan Puplett 292525

**Approved on 25/04/12 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) BH03.01**

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

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

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

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

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

#### **5) BH07.03**

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

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

#### **6) BH07.04**

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

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

#### **7) BH07.11**

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

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

#### **8) UNI**

No development shall take place until a written scheme for the monitoring of changes to marine life in relation to the development has been submitted to and approved in writing by the Local Planning Authority in accordance with details of the scope and methodology of the scheme which shall also have been submitted to and approved in writing by the Local Planning Authority. The monitoring scheme shall be implemented in accordance with the agreed details.

*Reason: To determine the effects of the installation of permanent floating structures on the ecology of Brighton Marina and to comply with policy NC4 of the Brighton & Hove Local Plan.*

#### **9) UNI**

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

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

#### **10) UNI**

The premises shall only be used for yacht club/club house and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

*Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**BH2012/00466**

**11 Ainsworth Avenue Brighton**

Erection of two storey side extension replacing existing garage incorporating rooflights to front, side and rear.

**Applicant:** Mr David Plant

**Officer:** Liz Arnold 291709

**Approved on 16/04/12 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. 01RevB received on the 26th March 2012.

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

**BH2012/00495**

**Marina Way & Mariners Quay Brighton Marina Brighton**

Works to access off Mariners Quay to rear of ASDA store including installation of 2 sets of single hinged steel gates, realigned kerb and relocation of security camera and reinstatement of car park and grassed areas (Retrospective).

**Applicant:** Southern Water Services Ltd

**Officer:** Aidan Thatcher 292265

**Approved on 23/04/12 DELEGATED**

**1) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 263467/WUD/PA/004/4 A and 263467/WUD/PA/002/5 A received on 20.12.12.

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

**2) UNI**

The access road shall only be used between the hours of 07.30 - 19.30 hours Monday to Friday and 08.00 - 13.00 hours on Saturdays and not at any time on Sundays, Bank or Public Holidays.

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

**BH2012/00499**

**65 High Street Rottingdean Brighton**

Internal alterations and refurbishment including installation of painted panelling over existing beams and artex walls.

**Applicant:** Greene King

**Officer:** Chris Swain 292178

**Approved on 16/04/12 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.*



**BH2012/00504**

**44 Arundel Drive East Saltdean Brighton**

Erection of a single storey rear extension with flat roof and 1no rooflight. (Part retrospective)

**Applicant:** Mr S Comolli & Mrs J Campbell

**Officer:** Chris Swain 292178

**Approved on 20/04/12 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**

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

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

**4) 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 either of the two side elevations of the hereby approved extension, without planning permission obtained from the Local Planning Authority.

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

**5) UNI**

The development hereby permitted shall be carried out in accordance with a site and block plan received on 20 February 2012 and drawing nos. 547.01B and 547.R02B received on 20 April 2012.

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

**BH2012/00568**

**3 Arundel Terrace Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2010/01848.

**Applicant:** Mr G Whelan

**Officer:** Chris Swain 292178

**Approved on 18/04/12 DELEGATED**

**BH2012/00625**

**1 Longhill Road Brighton**

Single storey extension, terrace and bike store to rear of single dwelling house.

**Applicant:** Steph Holister

**Officer:** Wayne Nee 292132

**Refused on 25/04/12 DELEGATED**

### **1) UNI**

The proposed rear terrace, due to its elevated height and its location near to the side boundary of 70 Ainsworth Avenue, would represent an overbearing addition for the residents of this neighbouring property by reason of an increased sense of overlooking and loss of privacy, and therefore to the detriment of their residential amenity. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2012/00773**

#### **90 Dean Court Road Rottingdean Brighton**

Non Material Amendment to BH2011/03288 to remove chimney stack, alterations to window locations and amendment of aluminum windows to white UPVC.

**Applicant:** Mark Storey

**Officer:** Pete Campbell 292359

**Approved on 05/04/12 DELEGATED**

### **BH2012/00869**

#### **28 Wivelsfield Road Brighton**

Non Material Amendment to BH2011/00807 including removal of part basement storage area to the rear, alteration to the roof and increase in depth of the utility extension and alterations in the appearance of the conservatory.

**Applicant:** Mr Richard Jordan-Penswick

**Officer:** Anthony Foster 294495

**Approved on 17/04/12 DELEGATED**

## **WOODINGDEAN**

### **BH2012/00299**

#### **136 The Ridgway Brighton**

Erection of 2 storey side extension and installation of rooflights to South elevation.

**Applicant:** Mr Chris Browning

**Officer:** Wayne Nee 292132

**Approved on 05/04/12 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 nos. 01 and 04 received on 06 February 2012, and drawing no. 02B received on 05 April 2012.

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

### **BH2012/00418**

#### **58 Crescent Drive North Brighton**

Removal of two storey rear extension and replacement with balcony to first floor with stairs to garden.

**Applicant:** Mrs Kay Charnley

**Officer:** Pete Campbell 292359

**Refused on 16/04/12 DELEGATED**

### **1) UNI**

The proposed balcony, by reason of overlooking and loss of privacy would unduly impact on the living conditions of the occupiers of No.56, 58a and 60 Crescent

Drive North and as such is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The use of the proposed balcony, due to its unenclosed nature, would result in noise disturbance to the occupiers of neighbouring properties and as such is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2012/00423**

**Sussex Nuffield Hospital Warren Road Brighton**

Installation of replacement steel and glass entrance canopy on north elevation and additional window to east elevation.

**Applicant:** Nuffield Health Brighton Hospital

**Officer:** Sue Dubberley 293817

**Approved on 23/04/12 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. 2142-D-20-003-A, 2142-D-90-001-C, 2142-D-47-001-C, and 2142-D-47-002-B received on 15 February 2012 and drawing nos. 2142-D-20-004-B, 2142-D-22-200-A and 2142-D-22-250-C received on 27 February 2012.

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

**BH2012/00451**

**47 Selhurst Road Brighton**

Application for Approval of Details Reserved by Conditions 4, 5, 6, 7, 8, 9 and 11 of application BH2010/00165.

**Applicant:** Douglas Graham Developments Ltd

**Officer:** Aidan Thatcher 292265

**Split Decision on 23/04/12 DELEGATED**

**1) UNI**

Approve the details pursuant to conditions 4, 5, 6, 7 and 11 subject to full compliance with the submitted details.

**1) UNI**

The details pursuant to conditions 8 and 9 are not approved for the following reasons:

1. The applicant has not submitted the Final Code Certificate as required by Condition 8, and thus it is not possible to approve the details.
2. The applicant has submitted insufficient information in relation to the protection of existing trees and hedges as required. As such it is not possible to approve the details in relation to condition 9.

**BH2012/00489**

**95 Balsdean Road Brighton**

Erection of single storey extension to north elevation incorporating new garage and alterations including installation of glazing to balcony on south elevation and roof lights to west elevation.

**Applicant:** Mr Din Mohammed

**Officer:** Liz Arnold 291709

**Approved on 25/04/12 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. 1110/03 received on the 21st February 2012 and drawing nos. 1110/01A and 1110/02A received on the 6th March 2012.

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

## **BRUNSWICK AND ADELAIDE**

### **BH2011/03302**

#### **17-19 Holland Mews Hove**

Construction of a terrace of 3no three storey, two bedroom houses with garages and bicycle stores.

**Applicant:** C O Bishop

**Officer:** Jason Hawkes 292153

**Approved on 20/04/12 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) BH02.07**

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

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

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

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

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

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

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

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

#### **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 3 has been submitted to, and approved in writing by, the Local Planning Authority.

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

#### **7) BH05.08**

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

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

#### **8) BH06.03**

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

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

#### **9) BH06.05**

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

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

#### **10) 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.*

**11) BH11.01**

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

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

**12) 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.*

### **13) 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.*

### **14) BH12.07**

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

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

### **15) UNI**

Prior to the commencement of development on site, detailed drawings and further information, including levels, sections and constructional details of the proposed accesses, surface water drainage, outfall disposal, street lighting and telegraph poles to be provided or moved, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until these works have been fully implemented in accordance with the approved details.

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

### **16) UNI**

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

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

### **17) UNI**

Unless otherwise agreed, the front second floor front balconies shall be maintained as rain water harvesting trough areas as shown on drawing 0738-P-110. Access to the balconies shall be for maintenance or emergency purposes only and these balconies shall not be used as roof gardens, terraces, patios or similar amenity areas.

*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.*

### **18) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.0738-P-101, 102, 103, 104, 105, 106, 107, 108, 109-P1, 110-P1, 111, 112-P1, 113, 114, 115, 116, 117, 118 & 119 received on the 28th October 2011 and 29th March 2012.

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

## **BH2012/00176**

### **20 Brunswick Square Hove**

Removal of existing pebble dash render to rear elevation and replace with new smooth block lined lime render.

**Applicant:** 20 Brunswick Square (Hove) Ltd

**Officer:** Robert McNicol 292322

**Approved on 10/04/12 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 full details of the proposed works including 1:20 scale sample elevations and a statement of work 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, unless agreed in writing by the Local Planning Authority. The statement and elevations should address the following:

- a. A traditional lime based 3 coat mix without plasticizer or waterproofing agent must be used.
- b. No external beads or stops or bell drips are to be used.
- c. The render is not to be painted.
- d. All redundant pipework is to be removed as part of the work.
- e. All unauthorized plastic pipework to be removed as part of the work.
- f. All redundant embedded metal fixings to be removed from the masonry and the wall to be made good in matching material with lime based mortar prior to the application of the new render.
- g. All redundant cabling to be removed as part of the work.
- h. All remaining cabling to be clipped behind existing downpipes or otherwise concealed in neat tight runs.

*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.*

## **BH2012/00533**

### **7 Adelaide Crescent Hove**

Cover existing entrance crossover with small black and white Victorian style tiles.

**Applicant:** The 7 Adelaide Crescent Residents Association Ltd

**Officer:** Jason Hawkes 292153

**Refused on 16/04/12 DELEGATED**

#### **1) UNI**

Front entrances and paths are important elements of the architecture of buildings and the materials and detailing makes a significant impact on the building itself. The laying of the tiles on top of the original stone entrance path compromises the detailing of the path leaving an odd change level and exposing the bottom of railings. The scheme is therefore deemed to detract from the character and appearance of the listed building and is contrary to policy HE1, HE3 and HE4 of the Brighton & Hove Local Plan.



## **BH2012/00539**

### **4 Palmeira Square Hove**

Replacement of rear timber framed window with white painted timber patio doors.

**Applicant:** Ms Susie de Castilho

**Officer:** Robert McNicol 292322

**Refused on 20/04/12 DELEGATED**

#### **1) UNI**

REFUSE planning permission, subject to the following reasons:

The proposal would cause loss of privacy and disturbance to neighbouring residents as well as harming the architectural and historic character of the Grade II Listed Building. It is therefore contrary to policies QD14, QD27, HE1 and HE6 of the Brighton & Hove Local Plan.

Informatives:

1. This decision is based on drawing nos. 1127/301/A and 1127/302/B submitted on 30 March 2012.

## **BH2012/00575**

### **20 Brunswick Square Hove**

Removal of existing pebble dash render to rear elevation and replace with new smooth block lined lime render.

**Applicant:** 20 Brunswick Square (Hove) Ltd

**Officer:** Robert McNicol 292322

**Approved on 17/04/12 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 works shall take place until full details of the proposed works including 1:20 scale sample elevations and a statement of work 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, unless agreed in writing by the Local Planning Authority. The statement and elevations should address the following:

- a. A traditional lime based 3 coat mix without plasticizer or waterproofing agent must be used.
- b. No external beads or stops or bell drips are to be used.
- c. The render is not to be painted.
- d. All redundant pipework is to be removed as part of the work.
- e. All unauthorized plastic pipework to be removed as part of the work.
- f. All redundant embedded metal fixings to be removed from the masonry and the wall to be made good in matching material with lime based mortar prior to the application of the new render.
- g. All redundant cabling to be removed as part of the work.
- h. All remaining cabling to be clipped behind existing downpipes or otherwise concealed in neat tight runs.

*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.*

## **CENTRAL HOVE**

### **BH2012/00023**

#### **Flat 1 Essex House 8 St Aubyns Gardens Hove**

Removal of existing UPVC window and installation of new UPVC double glazed french doors.

**Applicant:** South Coast Home Improvements

**Officer:** Helen Hobbs 293335

**Approved on 23/04/12 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 received on 7th February 2012 and site plan received on 5th January 2012.

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

### **BH2012/00108**

#### **Hove Central Library 182-186 Church Road Hove**

Installation of new rooflights to replace existing.

**Applicant:** Brighton & Hove City Council

**Officer:** Clare Simpson 292454

**Approved on 16/04/12 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**

Unless otherwise agreed in writing, the new roof lights shall not be glazed other than with Pilkington Optifloat Green 6mm Toughened glass and retained as such thereafter.

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

### **BH2012/00201**

#### **Flat 1 69 St Aubyns Hove**

Recovering of existing balcony with asphalt covering.

**Applicant:** Ellman Henderson

**Officer:** Helen Hobbs 293335

**Approved on 05/04/12 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**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. AC/69StAubyns/01 and AC/69StAubyns/02 received on 25th January 2012.

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

### **BH2012/00288**

#### **69 George Street Hove**

Erection of single storey rear infill extension and part first floor rear extension, installation of first floor window and alteration to front entrance of shopfront.

**Applicant:** Freshwater Group of Companies

**Officer:** Robert McNicol 292322

**Approved on 12/04/12 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. BN08010047 (proposed floor plans) and BN08010047 (existing and proposed shopfront sections) received on 23 February 2012 and BN08010047/202 received on 03 February 2012.

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

### **BH2012/00300**

#### **4-5 George Street Hove**

Display of internally illuminated fascia sign, projecting sign, pole mounted menu and awnings (retrospective).

**Applicant:** Stonegate Pubs

**Officer:** Helen Hobbs 293335

**Approved on 13/04/12 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) BH10.04**

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.*

#### **4) 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.*

#### **5) 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.*

#### **6) 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.*

### **BH2012/00438**

#### **143-145 Church Road Hove**

Display of internally illuminated fascia sign.

**Applicant:** Loungers Ltd

**Officer:** Guy Everest 293334

**Approved on 10/04/12 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) UNI**

The illumination of the advertisement shall be non-intermittent and shall not exceed 600 candela per square metre.

*Reason: To safeguard the appearance and character of the area and to comply with policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07, Advertisements.*

### **8) UNI**

For the avoidance of doubt only the lettering to the fascia hereby approved shall be internally illuminated and the remainder of the fascia shall be unlit.

*Reason: To safeguard the appearance and character of the area and to comply with policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07, Advertisements.*

## **BH2012/00446**

### **19 George Street Hove**

Replacement of 3no air conditioning condensers and installation of 3no additional air conditioning condensers.

**Applicant:** Nationwide Building Society

**Officer:** Christopher Wright 292097

**Approved on 11/04/12 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**

Noise associated with the external air conditioning installation hereby permitted shall be controlled such that the Rating Level, measured or calculated at 1 metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS4142:1997. In addition, there should be no significant low frequency tones generated.

*Reason: In order to safeguard the amenity of neighbouring residents from noise disturbance and in order 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 drawing no. HO50-W-PL.10 Revision A received on 15 February 2012 together with technical documents, and the Noise Impact Assessment Final

Report received on 2 March 2012.

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

**BH2012/00456**

**Flat 32 Bath Court Kings Esplanade Hove**

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

**Applicant:** Hanson Capital Management

**Officer:** Mark Thomas 292336

**Approved on 19/04/12 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 window specification document and annotated photographs received on 16th February 2012.

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

**BH2012/00526**

**64 Church Road Hove**

Conversion of lower ground floor to form self-contained flat incorporating enlargement of existing doorway to rear.

**Applicant:** Mr Alan Bull

**Officer:** Clare Simpson 292454

**Refused on 18/04/12 DELEGATED**

**1) UNI**

The proposed conversion of the basement level to a residential unit would, by reason of the site level and the limited number and position of windows and openings in relation to the floor plan, receive inadequate natural light and ventilation and provide a poor outlook for future occupiers. As such the development would not provide for a satisfactory standard of living accommodation and would be detrimental to the amenity of future occupiers and is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed development would result in a loss of designated storage area for the ground floor retail unit and the existing residential flats in the above ground floor level. The proposal is considered contrary to policies SR5 and SU2 respectively and TR14 of the Brighton & Hove Local Plan.

**BH2012/00537**

**17 Flag Court Courtenay Terrace Hove**

Replacement of existing windows with white upvc windows.

**Applicant:** Mrs Betty Freed

**Officer:** Mark Thomas 292336

**Approved on 19/04/12 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.*

**BH2012/00675**

**53-54 George Street Hove**

Display of externally illuminated fascia, externally illuminated projecting sign and internally illuminated ATM panel signs.

**Applicant:** The Royal Bank of Scotland Group

**Officer:** Jason Hawkes 292153

**Approved on 25/04/12 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.*

**BH2012/00822**

**1-2 Victoria Terrace Hove**

Application for Approval of Details Reserved by Conditions, 2, 3, 4, 5, 6, 7 and 8 of application BH2009/00262. (Amended description).

**Applicant:** Mr John Regan

**Officer:** Christopher Wright 292097

**Approved on 18/04/12 DELEGATED**

**GOLDSMID**

**BH2011/02977**

**14 Cambridge Grove Hove**

Application for Approval of Details Reserved by Conditions 3, 4, 6 & 7 of application BH2009/01696.

**Applicant:** Sparks Property Developments

**Officer:** Guy Everest 293334

**Approved on 05/04/12 DELEGATED**

**BH2012/00181**

**59 Addison Road Hove**

Erection of single storey rear extension.

**Applicant:** Mr & Mrs Toby Wiggs

**Officer:** Robert McNicol 292322

**Approved on 12/04/12 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. 21796-00/001-301 received on 23-Jan-2012 and 21796-00/001-305 received on 30-Jan-2012.

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

**BH2012/00226**

**5 Goldstone Road Hove**

Loft conversion incorporating new dormer to rear facing roofslope, installation of 2no velux rooflights to front facing roofslope and 2no velux rooflights to side facing roofslope, installation of timber steps to access rear entrance from garden, installation of new window to front elevation and replacement of existing windows and doors with white UPVC windows and doors.

**Applicant:** Rijac Properties Ltd

**Officer:** Robert McNicol 292322

**Approved on 23/04/12 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. 819/01 and 819/02 received on 26 January 2012 and 819/04/A and 819/04/B received on 4 April 2012.

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



**BH2012/00269**

**45 Cromwell Road Hove**

Erection of new terraces at ground and first floors to rear.

**Applicant:** The Montessori Place

**Officer:** Jason Hawkes 292153

**Refused on 10/04/12 DELEGATED**

**1) UNI**

The proposed development, by virtue of its modern design, size and materials relates poorly to the host property and would appear as incongruous and unsympathetic addition. The proposal is therefore contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan which seek to ensure that new developments are well designed, sited and detailed in relation to the property to be extended and also preserve the character and appearance of the conservation area.

**BH2012/00381**

**Cambridge House 121-123 Davigdor Road Hove**

Erection of canopy to existing car park (Retrospective)

**Applicant:** F Gjona

**Officer:** Christopher Wright 292097

**Refused on 23/04/12 DELEGATED**

**1) UNI**

The canopy, by reason of the siting, scale, materials and finishes, has an unduly dominant and incongruous appearance which is detrimental to visual amenity and the prevailing townscape and character of the locality. As such the development is contrary to the requirements of policies QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2012/00414**

**Flats 26-41 9 The Upper Drive Hove**

Erection of canopy to entrance

**Applicant:** Southern Housing Group

**Officer:** Mark Thomas 292336

**Approved on 23/04/12 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. 04410/024, 04410/042 and visual impressions received on 14th February 2012.

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

**BH2012/00442**

**46A Highdown Road Hove**

Replacement of existing timber casement window with UPVC sash window to rear elevation.

**Applicant:** Mr Guy Bamford

**Officer:** Robert McNicol 292322

**Approved on 12/04/12 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 window specifications received on 27 February 2012.

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

**BH2012/00540**

**Flat 1 29 Hartington Villas Hove**

Erection of single storey rear extension.

**Applicant:** Mr & Mrs Asher Benzecrit

**Officer:** Mark Thomas 292336

**Approved on 12/04/12 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 no. 0160.02 C received on 1st March 2012.

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

**BH2012/00561**

**135-137 Dyke Road Hove**

Certificate of Lawfulness for the existing use of the first and second floor of the premises as offices (B1).

**Applicant:** Austin Rees

**Officer:** Adrian Smith 290478

**Refused on 17/04/12 DELEGATED**

**BH2012/00648**

**93 Goldstone Road Hove**

Replacement of existing aluminium windows with upvc windows.

**Applicant:** Mr Peter Copley

**Officer:** Robert McNicol 292322

**Approved on 23/04/12 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 window specification and photographs received on 1 March 2012.

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

**BH2012/00670**

**Gill House Conway Street Hove**

Display of 2no non-illuminated fascia signs.

**Applicant:** Harket Property LLP

**Officer:** Steven Lewis 290480

**Approved on 17/04/12 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.*

## **HANGLETON & KNOLL**

### **BH2012/00310**

#### **Mill View Hospital Nevill Avenue Hove**

Increase the height of garden wall from 1.9 metres to 2.3 metres and infill openings.

**Applicant:** Sussex Partnership NHS Trust

**Officer:** Christopher Wright 292097

**Approved on 10/04/12 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**

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.

*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**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping around the outer edge of the proposed boundary wall. The landscaping as approved shall be retained as such thereafter.

*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. 3/RX213/OCP88/2011/43; 0/RX2113/OCP882011/44 Revision 0; and 3/RX213/OCP88/2011/43 Revision 0 received on 14 February 2012.

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

### **BH2012/00346**

#### **146 Poplar Avenue Hove**

Erection of single storey rear extension and raised decking.

**Applicant:** Mr Tim Vellacott

**Officer:** Adrian Smith 290478

**Approved on 18/04/12 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**

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 shall be constructed on the north and south side elevations of the extension hereby permitted without planning permission obtained from the Local Planning Authority.

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

### **4) UNI**

The development hereby permitted shall be carried out in accordance with the site plan and approved drawing nos.100, 111, 112, 113, 114, 115, 116 & 117 received on the 8th February 2012; the site block plan received on the 20th February 2012; and drawing no.118 received on the 30th March 2012.

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

## **BH2012/00427**

### **149 Godwin Road Hove**

Erection of a 3no bedroom house adjoining existing dwelling with new entrance to side.

**Applicant:** Mr Andrew Carter

**Officer:** Christopher Wright 292097

**Refused on 11/04/12 DELEGATED**

### **1) UNI**

The development would, by reason of the limited plot size, prominent siting at the corner of a junction between two roads, irregular plan form, roof shape, design and appearance, have a cramped appearance and an unbalanced and incongruous visual relationship with the existing pair of semi-detached houses to which it would be attached, and would be out of keeping with the pattern and character of existing development and would be unduly dominant and occupy space to the side of the existing house which should remain open in respect of existing established building lines. As such the proposal would be detrimental to visual amenity and would have a harmful impact on the street scene and the character and appearance of the local area, contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

### **2) UNI2**

The proposal seeks to construct a new dwelling on land which is previously undeveloped and in order to meet the requirements of policy SU2 of the Local Plan and SPD08: Sustainable Building Design, the proposal should achieve a minimum of Level 5 of the Code for Sustainable Homes. This represents minimal net increase in use of energy and emissions generation in respect of the Greenfield status of the existing land. The application proposes to meet Level 3 of the Code for Sustainable Homes and this is insufficient to meet policy requirements.

**BH2012/00501**

**41 Broad Rig Avenue Hove**

Erection of a single storey side extension.

**Applicant:** Mr Stephen & Mrs Lesley Grey

**Officer:** Robert McNicol 292322

**Approved on 12/04/12 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. 224.12.03 and 224.12.04 received on 5 April 2012.

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

**BH2012/00624**

**51 Dale View Hove**

Certificate of Lawfulness for a proposed hip to gable roof extension incorporating a rear dormer and erection of single storey rear extension.

**Applicant:** Mr Billin & Ms Marchant

**Officer:** Helen Hobbs 293335

**Approved on 24/04/12 DELEGATED**

**BH2012/00676**

**205 Elm Drive Hove**

Removal of existing conservatory and erection of a single storey rear extension, incorporating 2no. velux rooflights and installation of new entrance steps from garden.

**Applicant:** Gerry White

**Officer:** Mark Thomas 292336

**Approved on 19/04/12 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 no. 01 received on 24th February 2012.

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

## **NORTH PORTSLADE**

### **BH2012/00620**

#### **60 Mile Oak Road Portslade**

Certificate of lawfulness for proposed roof extension incorporating two dormers.

**Applicant:** Mrs Karveen Baines

**Officer:** Jason Hawkes 292153

**Approved on 18/04/12 DELEGATED**

### **BH2012/00642**

#### **10 Oakdene Rise Portslade**

Certificate of lawfulness for proposed demolition of existing rear conservatory and erection of a single storey extension.

**Applicant:** Mrs Glynis Stanley

**Officer:** Robert McNicol 292322

**Approved on 12/04/12 DELEGATED**

#### **1) UNI**

Informatives:

1. This decision is based on drawing nos. 1202/OS/01, 1202/01, 1202/02 and 1202/03 received on 29 February 2012.

## **SOUTH PORTSLADE**

### **BH2012/00025**

#### **1-5 Franklin Road Portslade**

Demolition of existing car showroom and workshop and erection of 9 new dwellings.

**Applicant:** William S Frost Pension Plan

**Officer:** Guy Everest 293334

**Approved on 25/04/12 DELEGATED**

#### **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 shall not be occupied until vehicle parking areas have been provided in accordance with approved drawing no. C-1132 (08) 04. The parking areas shall not thereafter 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 off-street parking provision is retained and to comply with policies TR1 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 first or second floor window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed to the south, east or western elevation of the rear (backland) terrace without planning permission obtained from the Local Planning Authority.

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

#### **4) 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.*

#### **5) UNI**

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 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.*

#### **6) UNI**

No development shall commence until the method of construction, in the form of an environmental management plan, to include the phasing of the development, and measures to control construction noise, vibration and dust emissions has been submitted to and approved in writing by the Local Planning Authority. All subsequent construction shall be undertaken in accordance with the approved details.

*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.*

#### **7) UNI**

No development shall commence until details of obscure glazing to first floor window openings to the western elevation of the rear (backland) terrace have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and shall be thereafter be retained as such.

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



## **8) 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.*

## **9) 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.*

## **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 and adjoining the land and details of any to be retained, together with measures for their protection in the course of development.

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

## **11) UNI**

Notwithstanding the approved plans no development shall commence until details of the incorporation of Lifetime Home standards in the design of the hereby approved dwellings have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details.

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

## **12) 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.*

### **13) 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.*

### **14) 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.*

### **15) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. C-1132 (08) 01, C-1132 (08) 02, C-1132 (08) 03, C-1132 (08) 04 & C-1132 (08) 07 (with the exception of 'South Elevation 03') received on 5th January 2012; approved drawing no. C-1132 (08) 05 received on 13th January 2012; and approved drawings no. C-1132 (08) 06 A & C-1132 (08) 09 received on 30th March 2012.

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

## **BH2012/00177**

### **Units 10 and 11 Victoria Road Portslade**

Display of internally illuminated fascia sign and internally illuminated pylon sign (retrospective).

**Applicant:** MG Motor UK

**Officer:** Helen Hobbs 293335

**Approved on 25/04/12 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.*

**BH2012/00325**

**Portslade Town Hall Victoria Road Portslade**

Alterations including ramped access to East and West elevations, two storey extension enclosing new staircase to South elevation, change of use of first floor living accommodation to open-plan office and new dropped kerb and access gate.

**Applicant:** Brighton & Hove City Council

**Officer:** Adrian Smith 290478

**Approved on 13/04/12 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**

Unless otherwise agreed in writing by the Local Planning Authority, the new parking bays hereby permitted shall not be occupied until full details of the new gates have been submitted to and approved in writing by the Local Planning Authority.

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

**4) UNI**

The new parking bays hereby permitted shall not be occupied until the associated crossover has been constructed in accordance the Council approved Manual for Estate Roads and under licence from the Highway Operations Manager.

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

**5) UNI**

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

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

**6) 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 method statement to identify, risk assess and address the unidentified contaminants.

*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) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 001, 004 & 006 received on the 6th February 2012; drawing no.002 received on the 17th February 2012; and amended drawing no.008A received on the 4th April 2012.

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

**8) 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 site.

*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.*

**BH2012/00367**

**19 Foredown Drive Portslade**

Erection of single storey front extension and replacement of felt roof to existing rear ground floor extension with new dual pitched roof.

**Applicant:** Mr & Mrs P Herring

**Officer:** Mark Thomas 292336

**Approved on 12/04/12 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 'Proposed Elevations' and 'Proposed Ground Floor Plan' received on 9th February 2012.

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

## **BH2012/00652**

### **3 South Street Portslade**

Certificate of lawfulness for existing use as a hot food takeaway (A5)

**Applicant:** Mr Chi Chan

**Officer:** Mark Thomas 292336

**Approved on 23/04/12 DELEGATED**

## **HOVE PARK**

## **BH2011/03509**

### **7 Elm Close Hove**

Erection of 1no five bedroom house. (Part Retrospective)

**Applicant:** Mr Tony Thomas

**Officer:** Clare Simpson 292454

**Approved on 13/04/12 PLANNING COMMITTEE**

## **1) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.ADC355/ 09A, 26 and 28B received on the 16th November 2011 and drawing no. ADC355/ 27F and 29F received on the 7th March 2012

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

## **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**

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

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

## **4) UNI**

The approved scheme of landscaping shown on drawing number ADC355/09A and RW Green Method Statement received on the 16th November 2011 shall be maintained for a period of 5 years from the completion of the development 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 first floor rear windows shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

#### **6) UNI**

The cycle parking facilities outlined on the approved drawing ADC355/26 received on the 16th November 2011 shall be retained for use by the occupants of, and visitors to, the development at all times.

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

#### **7) 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.*

### **BH2012/00114**

#### **Park House Old Shoreham Road Hove**

Demolition of former residential language school and erection of 5 storey block of 71 flats incorporating basement car park and surface car parking to provide 71 parking spaces, including landscaping and other associated works.

**Applicant:** Hyde Newbuild Limited

**Officer:** Christopher Wright 292097

**Approved after Section 106 signed on 18/04/12 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 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**

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

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

**4) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the new dwellings hereby permitted shall be constructed to Lifetime Home 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) 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.*

**6) 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.*

**7) UNI**

Notwithstanding the drawings submitted, the development shall provide for a minimum of 7 disabled accessible parking spaces and these 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 adequate parking provision is retained and to comply with policy TR19 of the Brighton & Hove Local Plan.*

**8) UNI**

The windows and other openings to the rooms fronting Goldstone Crescent, Old Shoreham Road and Hove Park Gardens within the development hereby permitted, shall not be glazed other than with glazing which meets or exceeds the standard required for satisfactory attenuation of external noise cited in the approved PPG24 Noise Assessment Final Report received on 17 January 2012.

*Reason: In order to safeguard the amenities and living conditions of future occupiers of the development and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.*

**9) UNI**

No development shall commence until a scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority, which shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes and proposed numbers/densities and an implementation programme. The development shall be implemented in accordance with the approved details.

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

**10) 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.*

#### **11) UNI**

No development shall commence (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development shall take place except in strict accordance with the approved Arboricultural Method Statement. The method statement shall include:

- i) Implementation, supervision and monitoring of all approved construction works within any area designated as being fenced off or otherwise protected in the approved Tree Protection Scheme;
- ii) Timing and phasing of Arboricultural works in relation to the approved development.

*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**

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 ground water. The development shall be carried out in accordance with the approved details.

*Reason: To ensure that the method of foundation construction does not result in the deterioration of groundwater quality and in order to comply with policies SU3 and SU11 of the Brighton & Hove Local Plan.*

#### **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 QD1 of the Brighton & Hove Local Plan.*

#### **14) UNI**

Notwithstanding the drawings submitted, no development shall take place until the precise details of the canopy shelters, including materials, scale and design, over the surface disabled parking spaces hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

#### **15) UNI**

No development shall take place until the precise details of an alternative method of ventilation, such as passive or mechanical ventilation, for the rooms fronting Goldstone Crescent, Old Shoreham Road and Hove Park Gardens within the development hereby permitted, have been submitted to and approved in writing



by the Local Planning Authority.

*Reason: In order to safeguard the amenities and living conditions of future occupiers of the development and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.*

**16) UNI**

No development shall take place until the precise details of a satisfactory visibility splay at the vehicular access to the site off Old Shoreham Road have been submitted to and approved in writing by the Local Planning Authority. Thereafter the visibility splays shall be maintained for the lifetime of the development.

*Reason: In order to safeguard inter-visibility between motorists and pedestrians, in the interests of highway safety and to comply with policy TR7 of the Brighton & Hove Local Plan.*

**17) UNI**

No development shall take place until a method statement providing the precise details of how the badger sett on site will be protected during the construction and successfully accommodated within the development hereby permitted, has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

*Reason: In the interests of nature conservation and the safeguarding of a protected species and their habitat and in order to comply with policies QD17 and QD18 of the Brighton & Hove Local Plan.*

**18) UNI**

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, including a timetable for the investigation, which has been submitted to and approved in writing by the Local Planning Authority and the works shall be undertaken in accordance with the approved details.

*Reason: To enable the recording of any items of historical or archaeological interest, as the development is likely to disturb remains of archaeological interest, in accordance with requirements within policy HE12 of the Brighton & Hove Local Plan.*

**19) 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 a minimum of 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 a minimum of 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.*

**20) 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.
- (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). If during development contamination not previously identified is found to be present at the site, no further development, unless otherwise agreed in writing by the local planning authority, shall be carried out until the developer has submitted, and obtained written approval from the local planning authority, for a method statement to identify, risk assess and address the unidentified contaminants.

*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.*

#### **21) UNI**

No development shall take place until the permission of the Local Planning Authority for infiltration of surface water drainage into the ground has been requested and approved in writing, in order to prevent unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

*Reason: To ensure that the proposed surface water drainage scheme does not cause the mobilisation or introduction of pollutants into the ground and to comply with policies SU3, SU4 and SU11 of the Brighton & Hove Local Plan.*

#### **22) 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 or higher 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.*

#### **23) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall not be occupied until 4 x bird and 4 x bat roosting boxes, which should be made from 'Woodcrete' or equivalent, and fixed

securely to the external walls of the building, have been provided.

*Reason: In the interests of nature conservation and enhancement of the biodiversity of the site and in order to comply with policy QD17 of the Brighton & Hove Local Plan.*

#### **24) 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.*

#### **25) UNI**

The development hereby permitted shall be carried out in accordance with the approved Design and Access Statement; Planning Supporting Statement; Sustainability Checklist; Sustainability Report; Landscape Specification; One Hove Park Planning Application Supporting Documents; and drawing nos. Y023-001, Y023-001 Revision A, Y023-010 Revision F, Y023-012 Revision D, Y023-013 Revision D, Y023-014 Revision E, Y023-015 Revision E, Y023-017 Revision B, Y023-020 Revision E, Y023-050, OHP-ND-001, OHP-ND-002, OHP-ND-003 OHP-ND-004, J37.82/01 Revision B and J37.82/03 received on 17 January 2012; the Archaeological Desk-Based Assessment received on 18 January 2012; the Phase 1 Preliminary Contamination Assessment Report received on 6 March 2012; and drawing nos. Y023-011 Revision G, Y023-016 Revision F and Y023-021 Revision E received on 20 March 2012.

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

### **BH2012/00121**

#### **66 Benett Drive Hove**

Erection of single storey rear extension with creation of lower ground floor garden room below.

**Applicant:** Mr P J Yard

**Officer:** Christopher Wright 292097

**Refused on 23/04/12 DELEGATED**

#### **1) UNI**

The proposed extension would, by reason of the design, scale, height and flat roof form, neither respond to the natural topography of the site nor would integrate or enhance the positive characteristics and design of the existing house. For these reasons the proposed is not considered to be appropriately designed in relation to the property to be extended and would have an unduly dominant and incongruous appearance that would be detrimental to visual amenity, contrary to the requirements of policies QD2 and QD14 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed extension would, by reason of the siting, scale and height, together with the raised level of the proposed rear balcony, have an unduly intrusive and overbearing impact on neighbouring occupants and would enable overlooking of neighbouring occupants resulting in loss of privacy. As such the proposal is contrary to the requirements of policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2012/00265**

**114 Nevill Avenue Hove**

Certificate of Lawfulness for a proposed loft conversion incorporating dormer extension to side and rear elevations.

**Applicant:** Mr Gary Miles

**Officer:** Helen Hobbs 293335

**Approved on 10/04/12 DELEGATED**

**BH2012/00342**

**42 Hill Drive Hove**

Enlargement of existing front dormer and conversion of integral garage into habitable room.

**Applicant:** Mr S Durand

**Officer:** Helen Hobbs 293335

**Refused on 23/04/12 DELEGATED**

**1) UNI**

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

**BH2012/00386**

**124 Woodland Drive Hove**

Erection of two storey rear/side extension and conversion of garage into habitable accommodation.

**Applicant:** Mr Khalid Rafique

**Officer:** Clare Simpson 292454

**Approved on 16/04/12 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) BH12.01**

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.*

**3) UNI**

The proposed side windows in the north elevation 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.*

**4) UNI**

No works shall take place until full details of the proposed new window for the front elevation including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning

Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

#### **5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.CH462/006, 007, 008, 009 received on the 13th February 2012.

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

### **BH2012/00396**

#### **19 Goldstone Crescent Hove**

Erection of new dwelling behind existing garage fronting Goldstone Crescent.  
Relocation of vehicular access from side of garage to front.

**Applicant:** Mrs Lucie Harding

**Officer:** Adrian Smith 290478

**Approved on 11/04/12 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 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 other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

#### **3) UNI**

Other than the balcony areas identified in the approved drawings, access to the flat roofs to the dwelling hereby approved shall be for maintenance or emergency purposes only and the flat roofs shall not be used as roof gardens, terraces, patios or similar amenity areas.

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

#### **4) UNI**

The trees which are to be retained, including specifically that identified as T13 in the accompanying Arboricultural Report, shall be protected to BS 5837 (2005), unless otherwise agreed in writing by the Local Planning Authority.

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

#### **5) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the tree identified as T14 in the accompanying Arboricultural Report shall be protected within the application site to BS 5837 (2005) as far as reasonably practicable.

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

## **6) UNI**

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

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

## **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 there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, boundary treatments, 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. 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**

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

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

## **10) 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 it 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.*

**11) UNI**

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

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

**12) UNI**

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

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

**13) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. TA596/01A, TA596/10A, TA596/11A, TA596/12A, TA596/13A & TA596/17A received on the 13th February 2012; and drawing nos. TA596/14B, TA596/15B, TA596/16B & TA596/18B received on the 28th March 2012.

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

**14) UNI**

The new dwelling shall be constructed to Lifetime Homes standards, with the exception of the construction of a stepped access from the car parking space to the dwelling with integrated power supply to enable the provision of a chairlift at a later date with no further structural alterations, to the satisfaction of the Local Planning Authority.

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

**BH2012/00412**

**48 Hill Brow Hove**

Erection of PVCu screen to side of decked area. (Retrospective)

**Applicant:** Mr Simon Lemcke

**Officer:** Mark Thomas 292336

**Approved on 19/04/12 DELEGATED**

**BH2012/00472**

**28 Orchard Avenue Hove**

Erection of single storey rear extension.

**Applicant:** Sean Ryan

**Officer:** Robert McNicol 292322

**Approved on 12/04/12 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**

The development hereby permitted shall be carried out in accordance with the approved drawings received on 20 February 2012.

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

**BH2012/00503**

**5 Radinden Drive Hove**

Demolition of existing conservatory and erection of single storey rear extension, erection of first floor extension to front elevation and alterations to balcony.

**Applicant:** Mr & Mrs M Grindell

**Officer:** Steven Lewis 290480

**Approved on 16/04/12 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 Gerald Moore Architect drawings no. 1073/11/P/01B, 1073/11/P/02A, 1073/11/P/03 & 1073/11/P/04 received on 20/02/2012.

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

**BH2012/00530**

**130 Old Shoreham Road Hove**

Change of use from retail (A1) to restaurant and take away (A3/A5) with part re-cladding of existing building and associated parking alterations.

**Applicant:** Cascade Caterers Ltd

**Officer:** Clare Simpson 292454

**Refused on 20/04/12 DELEGATED**

**1) UNI**

The on-site disabled car parking provision is considered deficient in the number of spaces and those spaces which are provided are unacceptably restricted. The



development relies on car parking on an adjacent site outside of the control of the applicant. The application fails to demonstrate that the forecast demand generated from the proposed site can be accommodated within the site or on-street within close proximity to the site and not cause a detrimental highway impact. The proposal is therefore contrary to policies TR1, TR7, TR18, TR19 and Parking Standards SPG4

**BH2012/00589**

**Rear of 25 Dyke Road Avenue Hove**

Application for Approval of Details Reserved by Condition 18 of application BH2011/03093.

**Applicant:** Mr & Mrs S Hardman

**Officer:** Christopher Wright 292097

**Approved on 12/04/12 DELEGATED**

**BH2012/00626**

**39 Orchard Gardens Hove**

Erection of single storey side and rear extension.

**Applicant:** Mr Kevin Price

**Officer:** Christopher Wright 292097

**Approved on 25/04/12 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 design and access statement and drawing nos. 0130/PA/001,

0130/PA/101, 0130/PA/102 and 0130/PA/103 received on 1 March 2012.

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

**BH2012/00729**

**30 Woodland Avenue Hove**

Erection of single storey side/rear extension.

**Applicant:** David Mates

**Officer:** Clare Simpson 292454

**Approved on 12/04/12 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 (un-numbered) received on the 7th March 2012.

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

### **BH2012/00735**

#### **2 Tongdean Place Hove**

Erection of single storey side and rear extensions.

**Applicant:** Mr Dave Roberts

**Officer:** Clare Simpson 292454

**Approved on 23/04/12 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.AL-100, 106, 107, 108 109, 110, received on 9th March 2012.

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

### **BH2012/00743**

#### **49 Hill Drive Hove**

Alterations to front and part side boundary wall and gate including rendering and glazed infill panels.

**Applicant:** Mr & Mrs R Starr

**Officer:** Clare Simpson 292454

**Approved on 25/04/12 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. 0072.PL.101 received on 9th March 2012.

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

### **BH2012/00808**

#### **109 Old Shoreham Road Hove**

Certificate of lawfulness for a proposed roof conversion incorporating rear dormer and hip to barn end style gable, 2no front rooflights and new side window.

**Applicant:** Mr Alistair Sinclair

**Officer:** Steven Lewis 290480

**Approved on 12/04/12 DELEGATED**

## **WESTBOURNE**

### **BH2012/00349**

#### **1 Coleridge Street Hove**

Certificate of Lawfulness for existing use as a cafe/hot food take-away.

**Applicant:** Mr Shaun Dyke

**Officer:** Mark Thomas 292336

**Approved on 18/04/12 DELEGATED**

### **BH2012/00500**

#### **2 - 6 Pembroke Crescent Hove**

Application for removal of Condition 5 of application BH2011/03851 (Conversion of existing care home to form 2no four bed semi-detached dwelling houses and 1no six bed dwelling house and associated works) which states that unless otherwise agreed in writing by the Local Planning Authority, the garage located adjacent to No.6 Pembroke Crescent shall be used solely for the parking of vehicles for the benefit of No.2 Pembroke Crescent.

**Applicant:** Mrs Beverley Ouanounou

**Officer:** Adrian Smith 290478

**Approved on 19/04/12 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 and to comply with policy HE6 of the Brighton & Hove Local Plan.*

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

Notwithstanding the details shown on drawing no.03 received on the 19th December 2011, all new and replacement windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

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

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

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

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

##### **5) UNI**

The dwelling at No.2 Pembroke Crescent 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 house at No.2 Pembroke Crescent, 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**

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.*

## **7) UNI**

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.*

## **8) 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.*

## **9) UNI**

The development hereby permitted shall be carried out in accordance with the approved site plan, block plan and drawing nos. 03 & 04 received on the 19th December 2011.

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

## **10) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the garage located adjacent to No.6 Pembroke Crescent and detailed on drawing no.03 received on the 19th December 2011 shall be used solely for the parking of vehicles for the benefit of No.6 Pembroke Crescent.

*Reason: For the avoidance of doubt to ensure an adequate level of parking provision and to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan.*

## **BH2012/00536**

### **145 Westbourne Street Hove**

Alterations to ground floor rear fenestration.

**Applicant:** Mr Jon Gillman

**Officer:** Helen Hobbs 293335

**Approved on 23/04/12 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. 14901.10 received on 27th February 2012.

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

**BH2012/00606**

**5 St Philips Mews Hove**

Erection of a single storey side extension.

**Applicant:** Mr K Paul

**Officer:** Jason Hawkes 292153

**Approved on 17/04/12 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 pruning works to affected trees have been completed. All pruning works shall be carried out in full in accordance with the requirements of BS 3998 (2010) Recommendations for Tree Work.

*Reason: To protect the trees in the vicinity of the site, 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**

No development shall commence on site until a scheme which provides for the retention and protection of adjacent trees has been submitted to and approved by the Local Planning Authority. The scheme shall include protective fencing for the adjacent trees and shall be implemented in strict accordance with the agreed details.

*Reason: To protect the trees in the vicinity of the site, in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.*

**5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.01, 02, 04, 05, 06, 08, 09, 10 & 11/1201528 received on 29th February 2012.

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

**BH2012/00738**

**7 Princes Crescent Hove**

Non Material Amendment to BH2011/03091 to blank window panels amended to windows.

**Applicant:** Southdown Housing Association

**Officer:** Robin Hodgetts 292366

**Approved on 05/04/12 DELEGATED**

**WISH**

**BH2011/02395**

**53-55 Boundary Road Hove**

Application for Approval of Details Reserved by Condition 4 of application BH2010/03350.

**Applicant:** Roseview Homes Limited

**Officer:** Guy Everest 293334

**Refused on 10/04/12 DELEGATED**

**1) UNI**

Refuse to approve the details reserved by condition 5 of application BH2011/02080 for the following reason:

In order to discharge condition 5 a BRE EcoHomes Design Stage Certificate is required. This information has not been submitted and the condition states a pre-assessment indicator will not be acceptable.

**BH2012/00133**

**26 Kingsway Hove**

Erection of side and rear extension at basement and ground floor levels. (Part retrospective)

**Applicant:** Mr Vic Marchant

**Officer:** Mark Thomas 292336

**Refused on 23/04/12 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 extension would represent a bulky and incongruous addition which would dominate the rear elevation indicative of a n overextension of the recipient property. The proposed development is therefore considered to be contrary to policy QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

Policy QD27 seeks to ensure that development does not result in the loss of amenity to existing or future residents. The proposed alterations to the existing extension would still result in a substandard level of amenity space provision for a family dwelling. The proposed development would therefore result in unsatisfactory living conditions for existing and future occupiers and it would be contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2012/00270**

**149 Portland Road Hove**

Installation of condenser unit on flat roof of rear extension.

**Applicant:** The Royal Bank of Scotland Group

**Officer:** Mark Thomas 292336

**Approved on 13/04/12 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

Noise associated with the external air conditioning installation hereby permitted shall be controlled such that the Rating Level, measured or calculated at 1 metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS4142:1997. In addition, there should be no significant low frequency tones generated.

*Reason: In order to safeguard the amenity of neighbouring residents from noise disturbance and in order 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 drawing no. RBS-GTP-02A and product specification document received on 17th February 2012.

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

### **BH2012/00343**

#### **19 Roman Road Hove**

Certificate of lawfulness for proposed conversion of 2no flats to a single dwelling house.

**Applicant:** High Life Portfolios

**Officer:** Jason Hawkes 292153

**Approved on 16/04/12 DELEGATED**

### **BH2012/00383**

#### **61 Worcester Villas Hove**

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

**Applicant:** Fiona Bauermeister

**Officer:** Christopher Wright 292097

**Approved on 16/04/12 DELEGATED**

### **BH2012/00415**

#### **40 Welbeck Avenue Hove**

Certificate of lawfulness for a proposed loft conversion incorporating a hip to gable roof extension, dormer to side roof slope and 3no rooflights. In-fill of existing porch, alterations to existing ground floor kitchen extension and conversion of garage into habitable space.

**Applicant:** Mr & Mrs Van Gompel

**Officer:** Christopher Wright 292097

**Approved on 16/04/12 DELEGATED**

### **BH2012/00416**

#### **40 Welbeck Avenue Hove**

Erection of conservatory extension with lantern light to rear.

**Applicant:** Mr & Mrs Van Gompel

**Officer:** Christopher Wright 292097

**Approved on 16/04/12 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 location plan, block plan and drawing no. 01 received on 14 February 2012; and drawing no. C02 received on 21 February 2012.

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

## **BH2012/00441**

### **257 New Church Road Hove**

Display of internally-illuminated fascia and hanging signs and non-illuminated entrance door sign.

**Applicant:** RBS Banking Group

**Officer:** Guy Everest 293334

**Approved on 10/04/12 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.*

**BH2012/00463**

**Magnet Ltd Basin Road North Portslade**

Rendering of front elevation.

**Applicant:** Magnet Ltd

**Officer:** Guy Everest 293334

**Approved on 10/04/12 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 1:1250 site plan and approved drawings no. 12053-100, 12053-101, 12053-0102 A & 12053-104 A received on 1st March 2012.

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

**BH2012/00569**

**Flat 1 4 Wish Road Hove**

Installation of replacement white upvc windows to front and side of ground floor flat.

**Applicant:** Mr Alistair Wylie

**Officer:** Robert McNicol 292322

**Approved on 12/04/12 DELEGATED**

**BH2012/00601**

**68 Braemore Road Hove**

Certificate of Lawfulness for proposed hip to gable roof extension with rear dormer and two rooflights on front elevation.

**Applicant:** Mr Richard Geary

**Officer:** Robert McNicol 292322

**Approved on 25/04/12 DELEGATED**

**BH2012/00651**

**70 Braemore Road Hove**

Erection of single storey rear extension.

**Applicant:** Mr John Rose

**Officer:** Steven Lewis 290480

**Approved on 24/04/12 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 constructed in conjunction with that approved at No.68 Braemore Road under planning permission BH2012/00600 and shall not be occupied until both are complete.

*Reason: The Local Planning Authority considers that this development would cause unacceptable detriment to the amenities of the occupiers of the attached property at No.68 Braemore Road, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan, unless built in conjunction with the associated rear extension approved under planning permission BH2012/00600.*

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved Beecham Moore Partnership drawings no. 2290/01 & 2290/02 received on 01/03/2012.

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