

**BRIGHTON AND HOVE CITY COUNCIL**  
**LIST OF APPLICATIONS DETERMINED**

**PATCHAM**

**BH2008/02649**

**7 Midhurst Rise Brighton**

Demolition of attached garage and erection of a new 3 bedroom semi-detached house on subdivided corner plot. To include 2 x cycle sheds and new paved forecourt with enlarged vehicle access and dropped curbs.

**Applicant:** Mr Neil Holmes

**Officer:** David Alabi 290478

**Refused on 28/11/08 DELEGATED**

**1) UNI**

The proposal, by reason of its siting, height, massing and design, would have an uncharacteristic bulk and scale and would adversely impact on the character and appearance of the existing building, the pair of semi-detached properties, and the open character of the area. As such the proposal fails to enhance the positive characteristic of the neighbourhood and is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposal fails to provide for the travel demand which it creates and does not maximise the use of sustainable transport, and as such is contrary to policies TR1, TR19, HO7 and SU15 of the Brighton & Hove Local Plan.

**BH2008/02780**

**49 Overhill Drive Brighton**

Single storey rear extension and proposed rear dormer window. (Amended Description).

**Applicant:** Mr Fred Thompson

**Officer:** Anthony Foster 294495

**Refused on 18/11/08 DELEGATED**

**1) UNI**

The proposed dormer window by virtue of its design, siting, size, massing, and excessive areas of cladding would form an incongruous and unsightly bulky feature, and would be of detriment to the appearance of the building and the surrounding area. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton and Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

**BH2008/02925**

**49 Old Mill Close Patcham Brighton**

Erection of detached bungalow.

**Applicant:** Mr & Mrs R Hopwood

**Officer:** Aidan Thatcher 292265

**Refused on 14/11/08 PLANNING COMMITTEE**

**1) UNI**

The proposed development, by virtue of its subdivision of the existing plot, would be inconsistent with the pattern of existing development and detrimental to the open character of the area, contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed development, by reason of the location of the proposed dwelling, would disturb an active badger sett. In the absence of an ecological survey the application fails to take account of the presence of a protected species and would be likely to have an adverse impact, contrary to policy QD18 of the Brighton & Hove Local Plan and the Protection of Badgers Act 1992.

**3) UNI3**

No tree survey has been submitted with the application, however the proposal would be within close proximity of existing protected trees on the adjoining site and may result in harm during construction. The application is therefore contrary to tree protection policy QD16 of the Brighton & Hove Local Plan.

**4) UNI4**

The proposed dwelling would not be provided with adequate amenity space and would therefore not provide suitable living conditions for future occupiers and as such is contrary to policies QD3 and QD27 of the Brighton & Hove Local Plan.

**5) UNI5**

The applicant has failed to demonstrate that the proposal would incorporate adequate measures to reduce the use of raw materials, water and energy and as such would be likely to result in excessive use of these limited resources. This would be contrary to policy SU2 of the Brighton & Hove Local Plan.

**6) UNI6**

The applicant has failed to demonstrate that the application could meet the requirements of Lifetime Homes standards, contrary to policy HO13 of the Brighton & Hove Local Plan.

**BH2008/03014**

**66 Crabtree Avenue Brighton**

Certificate of Lawfulness for proposed conversion of hipped roof to gable and dormer roof extension.

**Applicant:** Mr & Mrs M Ansell

**Officer:** Helen Hobbs 293335

**Approved on 26/11/08 DELEGATED**

**PRESTON PARK**

**BH2008/02405**

**177 Preston Road Brighton**

Change of use from medical services (D1) to offices (B1) on fifth and sixth floors and rear of fourth floor.

**Applicant:** Mr Andy Lambor

**Officer:** Ray Hill 293990

**Approved on 17/11/08 DELEGATED**

**1) 01.01AA**

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

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

**BH2008/03021**

**69 Lowther Road Brighton**

Certificate of Lawfulness for a proposed use of loft conversion with dormer to rear

**Applicant:** Mr Bovington

**Officer:** Helen Hobbs 293335

**Approved on 21/11/08 DELEGATED**

**BH2008/03184**

**26 Cleveland Road Brighton**

Single storey side extension with rooflights (retrospective).

**Applicant:** S Arnold & S Brennan

**Officer:** Sonia Kanwar 292359

**Approved on 24/11/08 DELEGATED**

**1) 02.07A**

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

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

**2) UNI**

The windows to the northern elevation of the extension shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

**BH2008/03197**

**115 Chester Terrace Brighton**

Certificate of Lawfulness for the proposed development of a single storey rear extension.

**Applicant:** Ms Fiona Adams

**Officer:** Helen Hobbs 293335

**Approved on 24/11/08 DELEGATED**

**1) UNI**

The proposal is permitted development by virtue of Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995.

Informatives:

1. This decision is based on drawing no. LH08-121/101 & LH08-121/201 submitted on 15th August 2008.
2. In order for the proposed extension to be classed as permitted development under The Town & County Planning (General Permitted Development) Order 1995, the conservatory must be demolished prior to work commencing on the extension.
3. This Certificate of Lawfulness application has been considered with regard to The Town & County Planning (General Permitted Development) Order 1995 which was in place at the date of the submission of the application; the 29th of September 2008. The applicant is advised that the relevant section of this Order was updated on the 1st of October by The Town & County Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008. Any development which is commenced on or after the 1st of October 2008 will be subject to the 2008 Order, therefore this Certificate does not confirm that the proposed works are lawful under the 2008 Order.

**BH2008/03198**

**2 Havelock Road Brighton**

Widening of existing gateway and crossover

**Applicant:** Mr Ian Lowrie

**Officer:** Chris Swain 292178

**Approved on 24/11/08 DELEGATED**

**1) 01.01AA**

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

**2) 13.02A**

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

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

**BH2008/03374**

**32 Havelock Road Brighton**

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

**Applicant:** Ms Nicola Collard

**Officer:** Anthony Foster 294495

**Approved on 03/12/08 DELEGATED**

**1) 13.02A**

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

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

**2) 13.03A**

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

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

**3) 13.05A**

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

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

**4) UNI**

Unless otherwise agreed in writing with the Local Planning Authority, the development hereby permitted shall be fully completed within 6 months of the date of this permission.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and the character and appearance of the conservation area and to comply with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.*

**REGENCY**

**BH2008/01937**

**Royal York Buildings Old Steine Brighton**

Retention of existing external chiller unit and installation of second external chiller unit including additional steel support and erection of rendered screen. Frosted glazing to window above unit.

**Applicant:** Max Hotels (York) Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 19/11/08 DELEGATED**

**1) UNI**

The composite screen hereby approved shall comprise a 2.1m metre high noise barrier with a minimum mass of 10 kg/m<sup>2</sup>. The screen shall be tightly fitting to

abutments all round to minimise noise breakout. The edges are to be sealed with acoustic rated mastic. The design of the screen shall be such that any shrinkage of the timber over time does not compromise the barrier effect.

*Reason: To minimise noise disturbance and to comply with policies QD27 and SU10 of the Brighton and Hove Local Plan.*

## **2) UNI**

The rendered screen hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

## **BH2008/01938**

### **Royal York Buildings Old Steine Brighton**

Retention of existing external chiller unit and installation of second chiller unit including additional steel support and erection of rendered screen. Frosted glazing to window above unit (part-retrospective).

**Applicant:** Max Hotels (York) Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 19/11/08 DELEGATED**

## **1) UNI**

The rendered screen hereby approved 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.*

## **BH2008/02052**

### **69 Ship Street Brighton**

Internal alterations to remove part glazed partition, and sub-divide existing computer room to form two rooms. Replacement of spiral staircase with straight flight to improve accessibility and safety.

**Applicant:** Moira Blake

**Officer:** Ray Hill 293990

**Approved on 24/11/08 DELEGATED**

## **1) 01.05AA**

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

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

## **2) 01.05AA**

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent. Prior to the commencement of the works hereby approved, a 1:20 scale elevational drawing of the proposed replacement staircase shall be submitted to and approved in writing by the Local Planning Authority. The works shall be fully carried out and completed in accordance with these approved details and maintained as such thereafter.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

## **BH2008/02186**

### **13 Montpelier Crescent Brighton**

Internal and external alterations to front elevation and landscaping works to front garden.

**Applicant:** Mr Nick & Mrs Alice Bentley

**Officer:** Jonathan Puplett 292525

**Approved on 17/11/08 DELEGATED**

**1) UNI**

No works shall commence until the following details have been submitted to and improved in writing by the Local Planning Authority:

- i) 1:10 scale elevations of the new basement railing and front garden entrance gates;
- ii) 1:1 scale details of the hinges and latch of the new cast iron gates;
- iii) 1:1 scale sections and elevations of the new railings' spear points and top rail profile and the method of fixing;
- iv) details of the new lantern above the ground floor entrance;
- v) details of the recessed wall light to the basement steps;

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

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

**2) UNI**

The existing railings around the basement lightwell, on the basement steps and on the ground floor entrance steps shall be retained and restored and the missing railings replaced to match exactly the original ironwork and seated in lead caulking.

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

**3) UNI**

The reinstated gate to the basement lightwell railings shall be of decorative moulded cast iron to match exactly the existing railings around the top of the lightwell.

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

**4) UNI**

The existing York stone paving shall be retained in situ in its present layout and the new paving should be of riven York stone to match exactly the colour, texture and slab dimensions of the existing paving should be laid alongside the existing in the same layout pattern with regard to the path to the basement steps and long ways with the front path to contrast with it.

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

**5) UNI**

The new railings to the garden boundary walls shall match exactly the surviving original railings and shall be seated in lead caulking.

*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 bricks of the garden wall piers shall be salvaged and reused and the brick piers and their caps shall be rebuilt to match exactly the original piers.

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

**BH2008/02187**

**13 Montpelier Crescent Brighton**

Listed Building Consent for internal and external alterations to front elevation and landscaping works to front garden.

**Applicant:** Mr Nick & Mrs Alice Bentley

**Officer:** Jonathan Puplett 292525

**Approved on 01/12/08 DELEGATED**

**1) UNI**

No works shall commence until the following details have been submitted to and improved in writing by the Local Planning Authority:

- i) 1:10 scale elevations of the new basement railing and front garden entrance gates;
- ii) 1:1 scale details of the hinges and latch of the new cast iron gates;
- iii) 1:1 scale sections and elevations of the new railings' spear points and top rail profile and the method of fixing;
- iv) details of the new lantern above the ground floor entrance;
- v) details of the recessed wall light to the basement steps;

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

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

## **2) UNI**

The existing railings around the basement lightwell, on the basement steps and on the ground floor entrance steps shall be retained and restored and the missing railings replaced to match exactly the original ironwork and seated in lead caulking.

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

## **3) UNI**

The reinstated gate to the basement lightwell railings shall be of decorative moulded cast iron to match exactly the existing railings around the top of the lightwell.

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

## **4) UNI**

The existing York stone paving shall be retained in situ in its present layout and the new paving should be of riven York stone to match exactly the colour, texture and slab dimensions of the existing paving should be laid alongside the existing in the same layout pattern with regard to the path to the basement steps and long ways with the front path to contrast with it.

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

## **5) UNI**

The new railings to the garden boundary walls shall match exactly the surviving original railings and shall be seated in lead caulking.

*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 bricks of the garden wall piers shall be salvaged and reused and the brick piers and their caps shall be rebuilt to match exactly the original piers.

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

## **BH2008/02329**

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

Erection of three illuminated signs to fascia.

**Applicant:** Barracuda Group

**Officer:** Jonathan Puplett 292525

**Refused on 28/11/08 DELEGATED**

## **1) UNI**

Policy HE9 of the Brighton and Hove Local Plan states that advertisements located on listed building and within conservation areas will only be permitted where they do not have an adverse effect on the architectural and historic

character or appearance of the building, on a conservation area or on their settings. SPD07 'Advertisements' provides further design guidance. The illuminated blackboard signs which have been installed to the building are excessive and represent visual clutter which has harmed the historic character and appearance of the listed building. The proposal is therefore contrary to the above policy and guidance.

**BH2008/02432**

**8 Hampton Street Brighton**

Proposed construction of roof terrace on existing property.

**Applicant:** Mr Ross Williams

**Officer:** Chris Wright 292097

**Approved on 19/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 13.01A**

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

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

**3) UNI**

Prior to the commencement of the approved development the precise details of the new first floor window on the west elevation of the building, to include details of materials and finishes, design of window cills, glazing bar configuration and method(s) of opening shall be submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure a satisfactory appearance to the development and the preservation of the character and appearance of the Montpelier and Clifton Hill conservation area and to comply with policy HE6 of the Brighton & Hove Local Plan.*

**BH2008/02529**

**1-2 Clifton Hill Brighton**

Alterations to existing boundary walls and railings with access to new hard-standing.

**Applicant:** Mr Martin Macrorie

**Officer:** Chris Wright 292097

**Approved on 26/11/08 PLANNING COMMITTEE**

**1) 01.05AA**

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

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

**2) UNI**

The Portland stone coping of the garden front wall shall be retained and repaired using like for like stone.

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

**3) UNI**



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

- (i) details, including 1:1 scale sections of the hinges of the new metal gates;
- (ii) a 1:20 scale elevation drawing and details of the proposed new timber side gate to No. 2 Clifton Hill; and
- (iii) details and samples of the new paving and surfacing materials and finishes for the entrance drive, crossover and parking area. The works shall be carried out in strict accordance with the approved details and maintained as such thereafter.

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

#### **4) UNI**

The front railings shall be seated in holes in the stone coping of the wall and caulked in lead.

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

#### **5) UNI**

The new pillars and reinstated pillar cap shall be of cast iron and shall match exactly the existing original pillars.

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

### **BH2008/02813**

#### **1 Clifton Hill Brighton**

Alterations to boundary wall and railings of No.1 with access to hard standing.

**Applicant:** Mr Martin Keane

**Officer:** Chris Wright 292097

**Approved on 26/11/08 PLANNING COMMITTEE**

##### **1) 01.01AA**

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

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

##### **2) 05.03**

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

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

##### **3) 13.01A**

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

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

##### **4) 13.04A**

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 HE6 of the Brighton and Hove Local Plan.*

**5) UNI**

The development hereby permitted shall be completed within 3 calendar months of the completion of works to the adjoining building, No. 2 Clifton Hill, which have been authorised under application reference BH2008/02814. Reason: To ensure the satisfactory and balanced appearance of Nos. 1 and 2 Clifton Hill and to comply with policies HE3, HE4 and HE6 of the Brighton & Hove Local Plan.

**BH2008/02814**

**2 Clifton Hill Brighton**

Alterations to boundary wall and railings to no.2 with access to new hardstanding.

**Applicant:** Mr Martin Keane

**Officer:** Chris Wright 292097

**Approved on 26/11/08 PLANNING COMMITTEE**

**1) 01.01AA**

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

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

**2) 05.03**

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

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

**3) 13.01A**

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

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

**4) 13.04A**

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 HE6 of the Brighton and Hove Local Plan.*

**5) UNI**

The development hereby permitted shall be completed within 3 calendar months of the completion of works to the adjoining building, No. 1 Clifton Hill, which have been authorised under application reference BH2008/02813. Reason: To ensure the satisfactory and balanced appearance of Nos. 1 and 2 Clifton Hill and to comply with policies HE3, HE4 and HE6 of the Brighton & Hove Local Plan.

**BH2008/02825**

**27C Clifton Road Brighton**

Hip to gable roof extension with front and rear rooflights. New rear balconies and french windows at first and second floors.

**Applicant:** Dr Peter Bauer

**Officer:** Jason Hawkes 292153

**Refused on 24/11/08 DELEGATED**

**1) UNI**

Brighton and Hove Local Plan policies QD1, QD2 and QD3 require new development to be of a high standard of design that would make a positive contribution to the surrounding area and emphasises and enhances the positive characteristics of the local neighbourhood. Policy HE6 also states that development within or affecting the setting of conservation areas should preserve or enhance the character or appearance of the area. The proposed roof extension to form a gable end would constitute an unsightly feature on the building, unbalancing the appearance of the building and will result in a detrimental impact on the visual amenity of the area. The front roof light is also considered excessive in size and will further detract from the appearance of the building. The proposed scheme is therefore deemed to detract from the character and appearance of the proposed building and surrounding conservation area and is contrary to the above policies and the Council's supplementary planning guidance on roof extensions and alterations (SPGBH1).

**2) UNI2**

Policies QD14 and QD27 of the Brighton and Hove Local Plan seek to protect the amenity of an area, its users, residents and occupiers. The use of the rear balcony will result in a noise disturbance to the adjacent dwelling and significant overlooking of the neighbouring gardens leading to a loss of privacy. The proposal therefore leads to a loss of amenity and is contrary to the above policies.

**BH2008/02833**

**8A Denmark Terrace Brighton**

Single storey rear extension to basement flat.

**Applicant:** Mr Josh Rawles

**Officer:** Mark Thomas 292336

**Refused on 18/11/08 DELEGATED**

**1) UNI**

It is considered that the existing rear courtyard is an important feature of the application site. The construction of an extension in this courtyard would detract from the existing character of the property, and would be contrary to policy HE6, which requires development to preserve or enhance the character of conservation areas. Further, policy HO5 of the Brighton and Hove local plan seeks to provide adequate private amenity space for occupants. It is considered that the reduction in size of the usable amenity space to the rear of the property is contrary to this policy and is therefore unacceptable.

**2) UNI2**

Policy QD14 of the Brighton and Hove Local Plan requires extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to the proposed, existing and/or adjacent residents. The proposed single storey rear extension, by virtue of its bulk, projection, and positioning, forms an inappropriate addition to the property. The development would result in an increased sense of enclosure for the existing and future residents of the host property no. 8a Denmark Terrace. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan.

**BH2008/03042**

**Castle Square House 9 Castle Square Brighton**

Replacement and alterations to recessed entrance doors and external frontage.

**Applicant:** Mrs Frances Bowley

**Officer:** Jason Hawkes 292153

**Approved on 28/11/08 DELEGATED**

**1) 01.01AA**

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

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

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

**BH2008/02227**

**22 St Nicholas Road Brighton**

Rear conservatory to roof area over basement lightwell between high side walls to provide dry space with new staircase to garden.

**Applicant:** Mr Jon Brown

**Officer:** Sonia Kanwar 292359

**Approved on 01/12/08 DELEGATED**

**1) 01.01AA**

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

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

**BH2008/02382**

**22 Queens Road Brighton**

Change of use from lockup storage to 1 x bedroom basement flat.

**Applicant:** Mr Stephen Rodger

**Officer:** David Alabi 290478

**Refused on 28/11/08 DELEGATED**

**1) UNI**

The windows on both the front and rear elevations would receive limited natural light and would have a poor outlook, and as such the proposal would result in a poor standard of accommodation creating an unacceptable residential environment for its future residents, contrary to policy QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposal would receive limited natural light and ventilation and as such the scheme would have a poor efficiency in the use of energy resources contrary to policy SU2 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposal fails to provide for the travel demand which it creates and as such is contrary to policies TR1, TR19, HO7 and SU15 of the Brighton & Hove Local Plan.

**BH2008/02517**

**45 Lewes Road Brighton**

Installation of double glazed window with PVC frame at first floor, front of property and rear access staircase from ground floor to first floor using existing window as entrance.

**Applicant:** Mr T. F. W. Cheung

**Officer:** Helen Hobbs 293335

**Refused on 20/11/08 DELEGATED**

**1) UNI**

The proposed installation of a new window on the front elevation would result in an incongruous feature which is uncharacteristic of the row of terraced properties,

and would compromise the uniformity of the existing terrace to the detriment of the character and appearance of the area. As such the proposal is contrary to policies QD1, QD2 and QD14 of the Brighton and Hove Local Plan.

**2) UNI2**

Notwithstanding reason 1, insufficient information regarding the detailed design of the proposed front window and rear door, has been submitted by the applicant. As such the impact of the proposal cannot be fully assessed in terms of its impact on the character and appearance of the existing property and wider area and against policies QD1, QD2 and QD14 of the Brighton and Hove Local Plan.

**3) UNI3**

The raised platform and steps would result in overlooking of the adjoining properties and amenity space, and cause a significant loss of privacy. This is contrary to policy QD27 of the Brighton and Hove Local Plan.

**BH2008/02584**

**10 Dyke Road Brighton**

Installation of new shopfront. Replacement of front and rear timber windows with uPVC windows and rear door with uPVC door.

**Applicant:** Mr N. Humphries

**Officer:** Helen Hobbs 293335

**Approved on 14/11/08 DELEGATED**

**1) 01.01AA**

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

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

**BH2008/02757**

**Flat 11 The Old School House 35 Frederick Place Brighton**

Side extension to penthouse flat incorporating extension to terraced area.

**Applicant:** Mr & Mrs Graham Eley

**Officer:** Liz Holt 291709

**Approved on 25/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) UNI**

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

*Reason: To ensure a satisfactory appearance to the development and to comply with policies, QD1, QD2, QD14 and HE6 of the Brighton and Hove Local Plan.*

**3) UNI**

Notwithstanding the details shown on drawing no. 07.07.06/6RevA submitted on the 18th August 2008 no development shall take place until further details of the proposed visibility screen, to be located on the eastern side of the terrace, have been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details and thereafter be retained.

*Reason: To ensure that the development hereby approved would not result in a significant loss of privacy to the neighbouring properties arising from overlooking*

from the terrace, in accordance with Brighton and Hove Local Plan policy QD27.

**4) UNI**

The measures set out in the Waste Minimisation Statement submitted on the 18th August 2008 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 SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

**BH2008/02802**

**113 Queens Road Brighton**

Advertisement consent for 1 x externally illuminated hoarding/banner sign.

**Applicant:** Max Media Limited

**Officer:** Anthony Foster 294495

**Refused on 24/11/08 DELEGATED**

**1) UNI**

The proposed advertisement, by virtue of its size, location and illumination, would result in a visually dominant feature within the street scene and would detract from the visual amenities of the area, adversely impacting on the character and appearance of both the North Laine Conservation Area and the West Hill Conservation Area. As such, the proposal is contrary to policies QD12, QD13, HE6 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 Advertisements.

**BH2008/02944**

**36 Baker Street Brighton**

Replacement of shop front.

**Applicant:** Ms Thu Grigsby

**Officer:** Helen Hobbs 293335

**Approved on 14/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**3) UNI**

The doors and window to the shop front hereby approved shall be timber and retained 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 policies QD1 and QD14 of the Brighton & Hove Local Plan.*

**BH2008/03056**

**1 Park Crescent Road Brighton**

Demolition of redundant ancillary shop storeroom and erection of rear two storey dwelling.

**Applicant:** Mr Richard Bourne

**Officer:** Aidan Thatcher 292265

**Approved on 24/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 02.01A**

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

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

**3) 02.02A**

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

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

**4) 02.03A**

The rear facing window to bedroom 1 shall not be glazed otherwise than with obscured glass and bottom hung and thereafter permanently retained as such.

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

**5) 02.06A**

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

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

**6) 03.01A**

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

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

**7) 04.02A**

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

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

**8) 05.01A**

No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority which details measures to ensure that the development hereby approved will achieve an EcoHomes rating

of 'Very Good' or higher or a Code for Sustainable Homes rating of 'Level 3' or higher or an equivalent level of performance if an alternative independently assessed means of sustainability assessment is used. The agreed scheme shall be implemented in strict accordance with the approved details prior to the occupation of the development.

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

**9) 05.04**

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

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

**10) 06.03A**

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

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

**11) UNI**

No development shall take place until details of a scheme to fund improved accessibility to bus stops, pedestrian facilities, and cycling infrastructure in the area of the site, to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

*Reason: To ensure that the proposed development addresses the travel demand arising from the intensification of use on the site in accordance with Brighton and Hove Local Plan policies SU15, TR1, TR14, TR19 and QD28 of the Brighton and Hove Local Plan.*

**BH2008/03075**

**Flat 4 20 Alexandra Villas Brighton**

Certificate of Lawfulness for an existing development of a roof terrace to the rear of third floor of property (Resubmission of BH2007/03464).

**Applicant:** Mr Gary Pargeter

**Officer:** Sonia Kanwar 292359

**Approved on 26/11/08 DELEGATED**

**BH2008/03089**

**1 to 4 London Road Brighton**

3 x internally illuminated fascia signs and 1 x internally illuminated hanging sign.

**Applicant:** Aldi Stores Ltd

**Officer:** Chris Swain 292178

**Refused on 28/11/08 DELEGATED**

**1) UNI**

The proposed illuminated signage to the south eastern corner of the building (Sign 3) by reason of its height, siting, excessive size and method of illumination



would be detrimental to the appearance and character of the building, the surrounding street scene and the Valley Gardens conservation area and as such is contrary to policies QD12 and HE6 of the Brighton and Hove Local Plan and the Supplementary Planning Document on Advertisements (SPD07).

**2) UNI2**

The proposed illuminated sign to the rear elevation (Sign 4) by reason of its height, siting and excessive size would be detrimental to the appearance and character of the building and the surrounding street scene and as such is contrary to policy QD12 of the Brighton and Hove Local Plan and the Supplementary Planning Document on Advertisements (SPD07).

**3) UNI3**

The proposed projecting sign to the northern end of the eastern fascia (Sign 1) would by reason of height, siting and excessive size be detrimental to the appearance and character of the building and the London Road street scene and as such is contrary to policy QD12 of the Brighton and Hove Local Plan and the Supplementary Planning Document on Advertisements (SPD07).

**BH2008/03164**

**Downview Princes Crescent Brighton**

Ground floor extension to rear, with creation of additional lower ground floor beneath. Replacement extended roof incorporating velux windows. (Resubmission of BH2008/01186)

**Applicant:** Mr Tom Mcshane

**Officer:** Liz Holt 291709

**Approved on 28/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) UNI**

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

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD 14 and HE6 of the Brighton & Hove Local Plan.*

**3) UNI**

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

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

**4) UNI**

The measures set out in the Waste Minimisation Statement submitted on the 1st October 2008 shall be implemented in strict accordance with the approved details.

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

**BH2008/03195**

**International House Queens Road Brighton**

Change of Use of partially vacant existing basement to ancillary D2 use (gymnasium).

**Applicant:** Mr Harry Kay

**Officer:** Aidan Thatcher 292265

**Approved on 03/12/08 DELEGATED**

**1) 01.01AA**

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

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

**2) UNI**

The premises shall not be open or in use except between the hours of 06.30 and 23.30 hours on any day.

*Reason: To bring the application site in full accordance with the existing use at ground and lower ground floor levels, to ensure there is no detrimental impact to surrounding occupiers and to comply with policies QD27 and SU10 of the Brighton and Hove Local Plan.*

**3) UNI**

The premises shall be used as a gym/health club only and for no other purpose (including any other purposes in Class D2 of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order).

*Reason: To bring the application site in full accordance with the existing use at ground and lower ground floor levels and to retain control over any subsequent change of use of the premises which could cause a detrimental impact to surrounding occupiers in accordance with policies QD27, SU9 and SU10 of the Brighton and Hove Local Plan.*

**WITHDEAN**

**BH2008/02625**

**2 Croft Road Brighton**

Demolition of existing 3 storey house and erection of 2 new 3 storey dwellings.

**Applicant:** Gary Yallier

**Officer:** Jason Hawkes 292153

**Refused on 13/11/08 DELEGATED**

**1) UNI**

Policies QD1, QD2, and QD3 of the Brighton and Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy HO4 states that residential development will be permitted at higher density where it can be demonstrated that the proposal exhibits a high standard of design. The proposed dwellings by virtue of their excessive scale in this relatively small plot, in close proximity to each other, are considered to be an overdevelopment of the site which fail to respect the constraints of the site and their relationship to surrounding residential properties and also their relationship to each other. Due to the limited size of the site and size of the dwellings, it is felt the proposal will appear as a cramped form of development and the houses will appear as incongruous additions in the street scene. Overall, the proposal results in a visually inappropriate form of development with inadequate spacing between dwellings and is contrary to the above policies.

**2) UNI2**

Policy HO13 of the Brighton and Hove Local Plan requires new residential

dwellings to be built to a lifetime homes standard whereby the accommodation can be adapted to meet the needs of people with disabilities without major structural alterations. Planning Advice Note 3 on Accessible Housing and Lifetime Homes also outlines the Council's Lifetime Homes standards. Insufficient information has been submitted with the application to demonstrate how the requirements of policy HO13 have been fully met. The scheme is therefore contrary to the policy and guidance.

### **3) UNI3**

Policy SU2 of the Brighton & Hove Local Plan requires all proposals to demonstrate a high standard of efficiency in the use of energy, water and materials. Insufficient information has been submitted with the application to demonstrate how these requirements have been met. The scheme is therefore contrary to the above policy.

## **BH2008/02819**

### **15 Hillside Way Withdean**

Amendment to approved application BH2007/03847 to include lower ground floor garden room, enlarged terrace with screening and increase height of boundary fence with No.17 Hillside Way. (Amended Description).

**Applicant:** Ms Karen Elking

**Officer:** Jason Hawkes 292153

### **Approved on 19/11/08 DELEGATED**

#### **1) 01.01AA**

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

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

#### **2) 03.02A**

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

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

#### **3) UNI**

The garden room hereby permitted shall be used only as ancillary accommodation in connection with the enjoyment of the main property as a single dwellinghouse and not as a separate residential unit.

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

#### **4) UNI**

The balcony screens and new fencing shall be installed as indicated on drawing no.450/02D before the terrace is brought into use. The screens and fencing shall be retained as such thereafter, unless otherwise agreed with the local planning authority in writing.

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

#### **5) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking that Order with or without modification), no window, shall be constructed in the side (west facing) elevation of the rear extension, without Planning Permission obtained from the Local Planning Authority.

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

**BH2008/02862**

**78 Fernwood Rise Brighton**

Proposed single storey rear extension.

**Applicant:** Mr Jess Bucktowonsing

**Officer:** Wayne Nee 292132

**Refused on 13/11/08 DELEGATED**

**1) UNI**

Policy QD27 of the Brighton and Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed rear extension, by virtue of its combination of height and depth, positioning, and proximity to the neighbouring boundary, represents a development which would result in an increased sense of enclosure, loss of light and significant overshadowing to the detriment of the amenities of residents living in the property at no. 80 Fernwood Rise. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan.

**BH2008/02873**

**85 Loder Road Brighton**

Certificate of Lawfulness for existing use as two self-contained flats.

**Applicant:** Mr Michael Hollingdale

**Officer:** Mark Thomas 292336

**Approved on 13/11/08 DELEGATED**

**BH2008/02991**

**152 Tivoli Crescent North Brighton**

Two-storey front extension.

**Applicant:** Mr and Mrs Osbourne

**Officer:** Jonathan Puplett 292525

**Approved on 27/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**3) UNI**

No development shall take place until further information regarding the minimisation of Construction and demolition waste, specifically details of the waste carrier(s) to be employed during the construction of the scheme hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details.

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

*Construction and Demolition Waste.*

**BH2008/02992**

**77 Redhill Drive Brighton**

Erection of rear ground floor extension and hip to gable roof extension including 2 side dormers and rooflights (retrospective).

**Applicant:** Lewis & Co Planning

**Officer:** Clare Simpson 292454

**Approved on 28/11/08 DELEGATED**

**1) UNI**

For the avoidance of doubt, 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.*

**BH2008/02994**

**3 The Drove Brighton**

Single storey front extension and enlarged timber decked terrace area with cycle store below (retrospective).

**Applicant:** Warren Myles

**Officer:** Jonathan Puplett 292525

**Approved - no conditions on 27/11/08 DELEGATED**

**BH2008/02995**

**61 Valley Drive Brighton**

Demolition of existing garage and erection of a two-storey side extension.

**Applicant:** Mr Terry Offord

**Officer:** Lawrence Simmons 290478

**Refused on 28/11/08 DELEGATED**

**1) UNI**

The proposed extension would result in a cramped form of development that fails to take account of the existing space around the buildings in the locality and would thereby fail to comply with policy QD14 of the Brighton and Hove Local Plan.

**2) UNI2**

2. The proposed extension would, by reason of its size, bulk and scale, cause significant sense of enclosure and loss of outlook to the neighbouring property to the south at 3 Hillside Way and would thereby fail to comply with policies QD14 and QD27 of the Brighton and Hove Local Plan.

**BH2008/03047**

**296 Dyke Road Brighton**

New crossover to public highway.

**Applicant:** Mr Clive Gordon

**Officer:** Mark Thomas 292336

**Approved on 19/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) UNI**

The 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, in accordance with policy SU4 of the Brighton & Hove Local Plan.*

#### **BH2008/03111**

##### **4 Withdean Road Brighton**

Two storey side extension and new roof terrace over existing rear extension.

**Applicant:** Mr Robert Prance

**Officer:** Weahren Thompson 290480

**Refused on 17/11/08 DELEGATED**

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

The proposed development by reason of its siting, size, scale, bulk, height, fenestrational detail and balcony treatment would not be visually subordinate to the scale of the existing dwelling and due to its proximity with the bungalow's site boundary at number 6 Withdean Road would adversely affect the residential amenities with the neighbouring property. The proposed development would appear overdominant and overbearing when viewed from the neighbouring property. The proposal is therefore contrary to policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

#### **BH2008/03138**

##### **2 Windmill Drive Brighton**

Roof extension including 2 dormers and rooflights to front and rear and increase in ridge height.

**Applicant:** Mr Thomas Hastings

**Officer:** Mark Thomas 292336

**Refused on 26/11/08 DELEGATED**

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

Policy QD14 of the Brighton and Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposed dormer windows are inappropriately sized, positioned and designed, representing bulky additions to the property and an overdevelopment of the roofspace. The proposed increased height of the roof ridge, represents an overdevelopment of the roofspace that would result in an unbalanced top heavy appearance to the property. The proposed development would harm the character and appearance of the property. The proposal is therefore contrary to the above policy and guidance.

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

Policy QD14 of the Brighton and Hove Local Plan states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed raised height of the roof, by virtue of the positioning and bulk of the addition, forms an inappropriate addition to the property. The development would result in an increased sense of overshadowing for the residents of the property at no. 4 Windmill Drive. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan.

#### **BH2008/03271**

##### **21 Green Ridge Brighton**

Certificate of Lawfulness for loft conversion to include rear facing dormer.

**Applicant:** Mr and Mrs Davis

**Officer:** Jonathan Puplett 292525

**Approved on 02/12/08 DELEGATED**

## **EAST BRIGHTON**

### **BH2008/02188**

#### **GF/FF 45 Eaton Place Brighton**

Rear extension at first floor level. Two rooflights to rear roofslope and two rooflights to front roofslope.

**Applicant:** Mr Dan Webb

**Officer:** Chris Swain 292178

**Refused on 18/11/08 DELEGATED**

#### **1) UNI**

The proposed extension, by reason of its height, massing and design would result in a bulky uncoordinated addition which relates poorly to the existing building, and is out of character with the rear street scene. As such the proposal and be detrimental to the character and appearance of the existing and the East Cliff conservation area, contrary to policies QD2, QD14 and HE6 of the Brighton and Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

#### **2) UNI**

Insufficient information has been submitted by the applicant with regard to the front rooflights in order for the proposal to be properly judged against the policies of QD2, QD14 and HE6 of the Brighton and Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

### **BH2008/02880**

#### **Royal Sussex County Hospital Eastern Road**

Construction of a temporary three storey modular building.

**Applicant:** Mr Robert Brown

**Officer:** Anthony Foster 294495

**Approved on 27/11/08 DELEGATED**

#### **1) 06.02A**

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

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

#### **2) UNI**

The temporary buildings hereby permitted shall be permanently removed from the site before 27 November 2011 and the land reinstated to its former condition.

*Reason: As the structure hereby approved is not considered suitable as a permanent form of development, permission is granted for a temporary period only and in accordance with policies QD1, QD2, QD4 and QD27 of the Brighton & Hove Local Plan.*

#### **3) UNI**

Notwithstanding the details provided on the approved plans, no development shall commence until full details of the external materials (including colour of render paintwork or colourwash) to be used in the construction of the external

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

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

#### **4) UNI**

Notwithstanding the details provided on the approved plans, no development shall commence until full details of the materials used for the "canopy" have been submitted to and approved in writing by the Local Planning Authority.

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

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

#### **BH2008/03118**

##### **Flats 21 27 & 29 The Albemarle 7 Marine Parade Brighton**

Replacement of aluminium windows with white polyester powder coated aluminium windows.

**Applicant:** Dr Nick Barnard

**Officer:** Chris Swain 292178

**Approved on 28/11/08 DELEGATED**

#### **1) 01.01AA**

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

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

#### **BH2008/03135**

##### **Lower Ground Floor 88 Marine Parade Brighton**

Replacement of existing front door with new window and existing window with new front door.

**Applicant:** Ms K Lester

**Officer:** Aidan Thatcher 292265

**Approved on 26/11/08 DELEGATED**

#### **1) 01.01AA**

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

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

#### **2) 14.02A**

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 and Hove Local Plan.*

#### **3) 14.03A**

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

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

#### **BH2008/03136**

##### **Lower Ground Floor 88 Marine Parade Brighton**

Replacement of existing front door with new window and existing window with new front door. Removal of internal partitions and installation of new ceiling and insulated floors.



**Applicant:** Ms K Lester  
**Officer:** Aidan Thatcher 292265

**Refused on 26/11/08 DELEGATED**

**1) UNI**

The application fails to demonstrate adequate need for the loss of the remaining timber floors and their replacement with a concrete floor which would result in an unsympathetic alteration to a Grade II Listed Building which fails to respect its character and results in the loss of historic fabric and thus is contrary to Policy HE1 of the Brighton & Hove Local Plan.

**2) UNI2**

The application provides inadequate information regarding the proposed damp proofing works, by virtue of insufficient detailing of the proposed Vandex and as such a full assessment of the impact to the Grade II Listed Building could not be made. Therefore the application fails to comply with Policy HE1 of the Brighton & Hove Local Plan.

**BH2008/03249**

**The Royal Sussex County Hospital Eastern Road Brighton**

Installation of air conditioning plant on existing steel work on the flat roof of the Clinical Investigation & Research Unit Building.

**Applicant:** Mr Robert Brown

**Officer:** Liz Holt 291709

**Approved on 26/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) UNI**

The measures set out in the Waste Minimisation Statement submitted on the 7th October 2008 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.*

**HANOVER & ELM GROVE**

**BH2007/04165**

**88 Elm Grove Brighton**

One projecting sign on fascia (illuminated).

**Applicant:** Ali Riza Soylyu

**Officer:** Louise Kent 292198

**Refused on 24/11/08 DELEGATED**

**1) UNI**

Insufficient information has been submitted in order to accurately assess the proposed sign with regard to public safety and visual amenity against policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Document 07 on Advertisements.

**BH2008/00442**

**Woodvale Crematorium Lewes Road Brighton**

Stone repairs to chapel spire and tower (retrospective).

**Applicant:** Brighton & Hove City Council

**Officer:** Chris Swain 292178

**Approved on 19/11/08 DELEGATED**

**BH2008/02684**

**82 Hanover Street Brighton**

Single storey rear extension to for new kitchen.

**Applicant:** Mr Declan Hilley

**Officer:** Helen Hobbs 293335

**Approved on 28/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/02965**

**124 Lewes Road Brighton**

Removal of existing link building and creation of new vehicular access onto Melbourne Street. Construction of new bin store, footpath and steel palisade fencing.

**Applicant:** Hyde Housing Association

**Officer:** Kate Brocklebank 292175

**Approved on 13/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/02974**

**128 & 129 Lewes Road Brighton**

New shop front to allow existing shop to be divided into 2 units. Erection of bin store and bike rack on forecourt.

**Applicant:** Mr Peemark

**Officer:** Aidan Thatcher 292265

**Approved on 17/11/08 DELEGATED**

**1) 01.01AA**

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

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

## **2) 03.02A**

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

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

## **3) 06.02A**

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

*Reason: To ensure that satisfactory facilities for the parking of cycles are provided without causing harm to the street scene and to encourage travel by means other than private car and to comply with policies QD1, QD2, QD5 and TR14 of the Brighton and Hove Local Plan.*

## **4) UNI**

Refuse and recycling shall be stored within the dedicated refuse stores only and not upon the forecourts to the units.

*Reason: To safeguard the setting of the building and the visual amenities of the locality and to comply with policies QD1, QD2 and QD5 of the Brighton and Hove Local Plan.*

## **BH2008/03145**

### **68 Elm Grove Brighton**

Conversion of existing house into two flats. Addition of staircase to rear.

**Applicant:** Mr Hughes

**Officer:** Anthony Foster 294495

**Refused on 19/11/08 DELEGATED**

## **1) UNI**

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

## **2) UNI2**

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

## **3) UNI3**

The proposed development does not provide adequate storage for refuse, and as such is contrary to policies SU2 and HO9 of the Brighton & Hove Local Plan.

## **4) UNI4**

The proposed development does not provide adequate secure, covered cycle parking facilities and as such is contrary to policies TR14 and HO9 of the Brighton and Hove Local Plan, and Supplementary Planning Guidance Note 1 'Parking Standards' .

## **BH2008/03173**

### **20 De Montfort Road Brighton**

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

**Applicant:** Mr & Mrs Gibson

**Officer:** Sonia Kanwar 292359

**Approved on 20/11/08 DELEGATED**

## **HOLLINGBURY & STANMER**

### **BH2008/02028**

#### **10 Hollingbury Place Brighton**

Proposed conversion of existing mixed use property into two dwelling units and retention of one retail unit. Together with a ground floor rear extension (Resubmission of BH2008/00809).

**Applicant:** Mr Gordon MacColl

**Officer:** Aidan Thatcher 292265

**Approved on 28/11/08 DELEGATED**

#### **1) 01.01AA**

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

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

#### **2) 02.03A**

The ground floor side (west facing) window to the living room of Flat 1 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 and Hove Local Plan.*

#### **3) 02.05A**

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

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

#### **4) 02.07A**

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

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

#### **5) 03.02A**

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

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

#### **6) 05.04**

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

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

#### **7) 06.03A**

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

all times.

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

**8) UNI**

The residential units hereby approved shall not be occupied until the retail unit has been fully fitted out and made available for use.

*Reason: To ensure the retail unit contributes to the vitality and viability of the Hollingbury Place Local Centre, and to comply with policy SR6 of the Brighton and Hove Local Plan.*

**BH2008/02666**

**12 Monk Close Coldean Brighton**

Demolition of existing single storey outhouse and erection of two storey side extension. New porch to front elevation. New rooflight to rear elevation.

**Applicant:** Mr Victor Kinsey

**Officer:** Anthony Foster 294495

**Refused on 17/11/08 DELEGATED**

**1) UNI**

The two storey proposed extension, by reason of its siting, height, design, bulk, and massing, would result in an incongruous addition to the street scene to the detriment of the existing property, the character and appearance of the surrounding properties and the street scene within Monk Close, contrary to policies QD1, QD2, and QD14 of the Brighton and Hove Local Plan.

**BH2008/03281**

**6 Ridge View Brighton**

Certificate of lawfulness for an existing development of single storey rear extension.

**Applicant:** Mrs J Inkpin

**Officer:** Chris Swain 292178

**Approved on 28/11/08 DELEGATED**

**MOULSECOOMB & BEVENDEAN**

**BH2005/01004/FP**

**Southdown Equestrian Centre Bear Road Brighton**

Erection of stable block for 7 horses. (Retrospective)

**Applicant:** Mr R Rowell

**Officer:** Maresa Kingston 294495

**Refused on 03/12/08 DELEGATED**

**1) UNI**

The building constitutes inappropriate development in the countryside outside the built up area and within a proposed Local Nature Reserve. The proposed building, in conjunction with other buildings on the site, has a detrimental impact on the countryside setting by way of its design, materials and positioning. As such the development is contrary to policies QD1, QD4, NC3, NC5 and NC6 of the Brighton and Hove Local Plan.

**QUEEN'S PARK**

**BH2008/01984**

**32C Queens Park Road Brighton**

Loft conservation to include 2 rear dormers and front rooflight.

**Applicant:** Ms Linsay Edwards

**Officer:** Chris Swain 292178

**Approved on 27/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/02300**

**1 Margaret Street Brighton**

Proposed additional floor in new mansard roof to form one additional self contained flat (1 bed).

**Applicant:** Mr Chris James

**Officer:** Anthony Foster 294495

**Approved on 24/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 04.02A**

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

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

**3) 05.04**

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

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

**4) 13.01A**

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

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

**5) 13.03A**

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

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

**6) UNI**

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

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

**7) UNI**

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

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

**8) UNI**

The proposed window in the south elevation shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

**BH2008/02598**

**The Pussycat Club 1st & 2nd floors 75 Grand Parade Brighton**

Advertisement consent for 3 x banner signs in first floor bay window.

**Applicant:** Mr Kenneth McGrath

**Officer:** Anthony Foster 294495

**Refused on 25/11/08 DELEGATED**

**1) UNI**

The proposed advertisement would detract from the visual amenities of the area by virtue of its dominant appearance in the street scene, having a detrimental impact on the visual amenities, character and appearance of the Valley Gardens Conservation Area. As such, the proposal is contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 Advertisements.

**BH2008/02667**

**Magistrates Court Edward Street Brighton**

Replacement of windows and external doors.

**Applicant:** Mr Mark Veale

**Officer:** Sonia Kanwar 292359

**Approved on 14/11/08 DELEGATED**

**1) 01.01AA**

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

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

**BH2008/02769**

**Patching Lodge Park Street Brighton**

Variation of condition 5 of application BH2006/03952 to allow the Combined Heat and Power Unit to be located in and serve Patching Lodge only.

**Applicant:** Mr Alastair Holland

**Officer:** Anthony Foster 294495

**Approved on 28/11/08 DELEGATED**

**1) UNI**

Prior to occupation of the development hereby approved the Combined Heat and Power Plant located in Patching Lodge shall be installed and made available for use. The plant shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure that development is sustainable and makes efficient use of energy, water and materials and in accordance with policies SU2 and SU16 of the Brighton & Hove Local Plan and Supplementary Planning Document 08: Sustainable Building Design.*

**BH2008/02899**

**The Sandalwood Hotel 27 Lower Rock Gardens Brighton**

Extension to building at first floor level rear.

**Applicant:** Mr Kennedy

**Officer:** Liz Holt 291709

**Approved on 28/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 14.03A**

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

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

**3) UNI**

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

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD14, HE3 and HE6 of the Brighton & Hove Local Plan.*

**4) UNI**

The measures set out in the Waste Minimisation Statement submitted on the 29th September 2008 shall be implemented in strict accordance with the approved details.

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

**BH2008/02913**

**42 Upper Rock Gardens Brighton**

Change of use from surgery (D1) and maisonette (C3) to a single dwelling property (C3).

**Applicant:** Dr Linda Allenby

**Officer:** David Alabi 290478

**Approved on 13/11/08 DELEGATED**

**1) 01.01AA**

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

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



*Planning Act 1990*

**2) 02.06A**

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

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

**3) 04.02A**

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

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

**4) 05.03**

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

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

**5) 05.04**

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

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

**6) 06.02A**

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

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

**BH2008/03037**

**97 Queens Park Road Brighton**

Conversion of existing single residential dwelling into 3 no. two bedroom flats, including two rear extensions and loft conversion.

**Applicant:** Mr Roger Whittington

**Officer:** Aidan Thatcher 292265

**Approved on 17/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 02.05A**

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

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

**3) 03.02A**

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

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

**4) 04.02A**

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

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

**5) 05.04**

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

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

**6) UNI**

The development hereby permitted shall not be commenced until details of secure cycle parking facilities, including full details of the proposed access door in the front elevation and a section of the basement 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 without causing detriment to the character and appearance of the host dwelling and the street scene, to encourage travel by means other than the private car and to comply with policies TR14, QD14 and QD2 of the Brighton & Hove Local Plan.*

**7) UNI**

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

*Reason: To ensure that the proposed development addresses the travel demand arising from the intensification of use on the site in accordance with Brighton and Hove Local Plan policies SU15, TR1, TR14, TR19 and QD28.*

**BH2008/03084**

**5 St Johns Place Brighton**

Rear single storey extension.

**Applicant:** Mr Michael Philips

**Officer:** Sonia Kanwar 292359

**Approved on 02/12/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 02.02A**

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

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

**3) 02.07A**

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

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

**4) 03.02A**

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

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

**ROTTINGDEAN COASTAL**

**BH2008/00958**

**20b Bristol Mansions 19-20 Sussex Square Brighton**

Refurbishment and modernisation of existing accommodation.

**Applicant:** Mr David Hounsell

**Officer:** Louise Kent 292198

**Approved on 25/11/08 PLANNING COMMITTEE**

**1) 01.05AA**

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

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

**2) 14.02A**

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 and Hove Local Plan.*

**3) 14.12A**

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 work commencing.

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

**4) 14.13A**

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

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

**5) 14.15A**

Before work commences details of the method of fire protection of the walls, floors, ceilings and doors, including 1:5 sections through walls and ceilings, 1:20 elevations of doors and 1:1 scale moulding sections shall be submitted to and approved in writing by the Local Planning Authority. All existing original doors shall be retained and where they are required to be upgraded to meet fire regulations a schedule shall be submitted to and approved in writing by the Local Planning Authority. Self-closing mechanisms, if required, shall be of the concealed mortice type.

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

**BH2008/01164**

**25 Roedean Crescent Brighton**

Demolition of existing dwelling and replacement with new contemporary house.

**Applicant:** Mr & Mrs Errol and Joanne Barrett

**Officer:** Kate Brocklebank 292175

**Refused on 14/11/08 PLANNING COMMITTEE**

**1) UNI**

The proposal, by reason of its prominent siting, design, height, bulk and massing would result in the building appearing incongruous and out of character and would be of detriment to the character and appearance of the street scene contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposal, by reason of its siting, height, design, bulk and massing and balconies and roof terraces, coupled with varying site levels would result in overlooking and loss of privacy to and have an overbearing impact on, neighbouring properties, and would unduly impact on their living conditions and the use and enjoyment of their private amenity space. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2008/01713**

**Roedean School Roedean Way Brighton**

Refurbishment of two physics labs situated in science wing including, new windows and doors, replacement of work benches and storage with modular style system.

**Applicant:** Mr Paul de Garis

**Officer:** Aidan Thatcher 292265

**Approved on 25/11/08 DELEGATED**

**1) UNI**

The development hereby permitted shall be carried out, in full, within three months of the date of this permission.

Reason: To ensure the listed building has a consistent appearance and to comply with policy HE1 of the Brighton and Hove Local Plan.

**2) UNI**

The new external windows and doors hereby permitted shall be powder coated aluminium double glazed units only.

Reason: To ensure that there is no harm to the character and appearance of the listed building and to comply with policy HE1 of the Brighton and Hove Local Plan.

**BH2008/01844**

**White Horse Hotel High Street Rottingdean**

Installation of metal framed pitched roof canopy outside hotel (south-eastern) corner.

**Applicant:** Green King PLC

**Officer:** Helen Hobbs 293335

**Approved on 18/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/02748**

**7 Arundel Mews Arundel Place Brighton**

Installation of ventilation ducting from ground floor premises to above first floor (retrospective).

**Applicant:** Mr Timothy Hume

**Officer:** Liz Holt 291709

**Refused on 25/11/08 DELEGATED**

**1) UNI**

The ventilation ducting, by virtue of its design, appearance, materials and projection above the eaves of the property is considered to be of out of character with and detrimental to the character and appearance of the host property and the wider area, including the setting of the nearby Listed Buildings at Arundel Mews. As such the proposal is therefore contrary to policies QD1, QD2, QD14 and HE3 of the Brighton and Hove Local Plan.

**2) UNI2**

The applicant has failed to demonstrate that the duct does not result in a significant loss of amenity to the occupiers of adjacent residential properties in terms of odour and noise disturbance. The proposal is therefore contrary to policies SU9, SU10 and QD27 of the Brighton and Hove Local Plan.

**BH2008/02786**

**5 Royles Close Rottingdean Brighton**

Certificate of lawfulness for proposed rear and side dormers and four velux rooflights. Removal of existing conservatory and new ground floor windows.

**Applicant:** Mr Nigel Clarke

**Officer:** Chris Swain 292178

**Approved on 14/11/08 DELEGATED**

**BH2008/02820**

**16A Sussex Square Brighton**

Replacement of external windows and doors (retrospective).

**Applicant:** Mr T Varnfield

**Officer:** Helen Hobbs 293335

**Approved - no conditions on 24/11/08 DELEGATED**

**BH2008/02826**

**12 Knole Road Rottingdean**

Demolition of existing house and construction of two new 2 storey two bed room houses.

**Applicant:** Oast Wood Ltd

**Officer:** Liz Holt 291709

**Approved on 21/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 02.01A**

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

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

**3) 02.02A**

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

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

**4) 02.03A**

The first floor bathroom windows in the side elevations of both the dwellings hereby approved shall not be glazed otherwise than with obscured glass and open inwards and thereafter permanently retained as such.

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

**5) 02.05A**

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

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

**6) 03.01A**

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

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

**7) 04.02A**

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

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

**8) 05.01A**

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

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

**9) 06.03A**

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

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

**10) B04.01**

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.*

**11) UNI**

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

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

**12) 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 within the curtilage of the application site.

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

### **13) UNI**

Notwithstanding drawing no. 8341/1 submitted on the 21st November 2008, before development commences details of the treatment to all boundaries to the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details before the development is first occupied or brought into use and retained as such thereafter.

*Reason: As insufficient information has been submitted and in order to enhance the appearance of the development in the interest of the visual amenities of the area and to safeguard neighbouring amenity and to comply with policies QD1, QD2, QD16, QD27 and HE6 of the Brighton & Hove Local Plan.*

### **14) UNI**

The measures set out in the Waste Minimisation Statement submitted on the 22nd August 2008 shall be implemented in strict accordance with the approved details.

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

## **BH2008/02845**

### **Brighton Marina Brighton**

Four freestanding monoliths to be displayed in public spaces.

**Applicant:** X Leisure

**Officer:** Aidan Thatcher 292265

**Refused on 21/11/08 DELEGATED**

### **1) UNI**

The proposed advertisements would add to the street clutter and are considered to be detrimental to the visual amenity of the locality by virtue of the number proposed and their excessive size, contrary to policy QD12 of the Brighton and Hove Local Plan.

## **BH2008/02942**

### **21 Sussex Square Brighton**

The installation of 4 solar panels to roof

**Applicant:** Mr Mike Osborne

**Officer:** Anthony Foster 294495

**Approved on 24/11/08 DELEGATED**

### **1) 01.01AA**

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

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

### **2) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the solar panels hereby approved shall be the BAXI on-roof flat plate solar collector or similar.

*Reason: To ensure the satisfactory preservation of this listed building and the*



*surrounding conservation area and to comply with policies HE1 of the Brighton & Hove Local Plan.*

### **3) UNI**

Notwithstanding the details on the approved plans, prior to commencement of the development full details of internal and external servicing, plumbing and wiring shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

*Reason: To safeguard the architectural and historic fabric of this grade II listed building, and to comply with policy HE1 of the Brighton & Hove Local Plan.*

### **BH2008/03073**

#### **Flat 14 The French Apartments De Courcel Road Brighton**

Conversion of existing loft space to include roof light.

**Applicant:** Mr Alan Weiner

**Officer:** Louise Kent 292198

**Approved on 25/11/08 DELEGATED**

#### **1) 01.01AA**

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

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

#### **2) 13.05A**

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

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

### **BH2008/03328**

#### **128 Longhill Road Brighton**

Construction of four houses. Existing dwelling to be demolished.

**Applicant:** Heron Construction & Development Ltd

**Officer:** Anthony Foster 294495

**Approved on 20/11/08 DELEGATED**

#### **1) 01.01AA**

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

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

#### **2) 02.01A**

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

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

#### **3) 02.02A**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no window, dormer window or rooflight other

than those expressly authorised by this permission shall be constructed without Planning Permission obtained from the Local Planning Authority.

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

**4) 02.03A**

The windows of Unit 4 on the South East elevation shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

**5) 02.05A**

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

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

**6) 03.01A**

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

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

**7) 04.02A**

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

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

**8) 05.01A**

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

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

**9) 05.02A**

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

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

### 03 Construction and Demolition Waste.

#### **10) UNI**

The development shall not be occupied until details of cycle parking have been submitted to and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles

*Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development to comply with policies TR1 and TR14 of the Brighton & Hove Local Plan.*

#### **11) UNI**

Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed road[s], surface water drainage, outfall disposal and crossover to be provided, shall be submitted to the Planning Authority and be subject to its approval, in consultation with this Authority.

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

#### **12) UNI**

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

*Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway to comply with policies TR7 and TR19 of the Brighton & Hove Local Plan.*

#### **13) UNI**

Notwithstanding the details on the approved plans, prior to commencement of the development details relating to the fenestration on the front elevation of units 3 and 4 are to be submitted to and approved in writing by the Local Planning Authority. The approved fenestration shall be installed and retained in full unless otherwise agreed in writing with the Local Planning Authority.

*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.*

#### **14) 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 hard surfacing, means of enclosure, planting of the 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.*

#### **15) 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.*

## **16) UNI**

The Ash and Sycamore tree species located in the curtilage of number 136 Longhill Road shall be protected to BS 5837 (2005) Trees on Development Sites standard during the period of construction.

*Reason: To safeguard the health and ensure the retention of two trees within close proximity to the development and to accord with policy QD16 of the Brighton and Hove Local Plan.*

## **WOODINGDEAN**

### **BH2007/04160**

#### **Land to the rear of 49/49a Downs Valley Road Brighton**

Erection of 2 storey dwelling with attached garage.

**Applicant:** Mr Jim Taylor

**Officer:** Liz Holt 291709

#### **Approved on 20/11/08 PLANNING COMMITTEE**

##### **1) 01.01AA**

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

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

##### **2) 02.01A**

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

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

##### **3) 02.02A**

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

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

##### **4) 03.01A**

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

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

##### **5) 04.02A**

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

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

##### **6) 05.01A**

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

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

**7) 05.03**

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

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

**8) UNI**

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

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

**9) UNI**

No works shall commence until full details of a landscaping scheme, which includes an Arboriculturist Survey of the trees to be retained on the site, permeable hard surfacing, means of enclosure, and planting of the development, have been submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner and any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

*Reason: To enhance the appearance of the development in the interests of the visual amenities of the area and to comply with policies QD15, QD16 and QD27 of the Brighton and Hove Local Plan.*

**10) UNI**

The bottom section of the first floor south facing windows shall be formed of a solid panel and retained as such thereafter.

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

**11) UNI**

Access to the flat roof over the dwelling 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.*

#### **12) UNI**

Notwithstanding the information set out in the Design and Access Statement submitted on the 12th November 2007 any removal or pruning of the large holly tree or the hedge which runs along the southern boundary of the site shall be carried out outside of the nesting season (1st March - 31st July).

*Reason: To protect nesting birds, their nests and eggs in accordance with Schedule 1 of the Wildlife & Countryside Act 1981 and to comply with policies QD17 and QD18 of the Brighton and Hove Local Plan.*

#### **13) UNI**

Before development commences details of the treatment to all boundaries to the site shall be submitted to and approved by the Local Planning Authority. Such details as are approved shall be implemented in full before the development is first occupied or brought into use and retained thereafter.

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to safeguard neighbouring amenity and to comply with policies QD2, QD16 and QD27 of the Brighton & Hove Local Plan.*

#### **14) UNI**

The development hereby permitted shall not be occupied until the cycle parking facilities, as stated within the Design and Access Statement submitted on the 12th November 2007, have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use at all times.

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

#### **15) UNI**

The development hereby approved shall not be occupied until the refuse and recycling storage facilities, to be located to the rear of the utility room, as stated within the Design and Access Statement submitted on the 12th November 2007, 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.*

### **BH2008/02781**

#### **29 Falmer Gardens Woodingdean**

Construction of conservatory and new patio to rear.

**Applicant:** Mr Robert Thomson

**Officer:** Helen Hobbs 293335

**Approved on 18/11/08 DELEGATED**

#### **1) 01.01AA**

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

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

#### **2) 03.02A**

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

*Reason: To ensure a satisfactory appearance to the development in the interests*

*of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton and Hove Local Plan.*

**BH2008/03044**

**10 Holton Hill Brighton**

Two storey side extension including balcony to rear.(resubmission of BH2008/01684).

**Applicant:** Mr Charlie Kendall

**Officer:** Sonia Kanwar 292359

**Approved on 26/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 02.01A**

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

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

**3) 02.02A**

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

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

**4) 03.02A**

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

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

**5) UNI**

Notwithstanding the submitted plans the proposed fenestration shall match in terms of materials, style, design and method of opening to that of the existing fenestration and shall be retained as such thereafter.

*Reason: In the interests of the character and appearance of the building and the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.*

**BH2008/03332**

**93 Crescent Drive North Brighton**

Certificate of Lawfulness for loft conversion with hip to gable alteration to rear, two side dormers and two rooflights.

**Applicant:** Mr & Mrs Monk

**Officer:** Chris Swain 292178

**Approved on 01/12/08 DELEGATED**

## **BRUNSWICK AND ADELAIDE**

### **BH2008/01777**

#### **61 Holland Road Hove**

Internal alterations with further subdivision of shop no.2 to form shop no.4.

**Applicant:** Michael Norman Antiques Ltd

**Officer:** Jason Hawkes 292153

#### **Approved on 14/11/08 DELEGATED**

##### **1) 01.05AA**

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

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

### **BH2008/01921**

#### **Garages opposite 2 St Johns Road Hove**

Demolition of existing garages & erection of new B1 unit.

**Applicant:** BMS Ltd

**Officer:** Guy Everest 293334

#### **Approved on 19/11/08 DELEGATED**

##### **1) 01.01AA**

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

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

##### **2) 02.04A**

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

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

##### **3) 02.06A**

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

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

##### **4) 05.01AA**

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

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

##### **5) 06.03A**

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

*Reason: To ensure that satisfactory facilities for the parking of cycles are*



*provided and to encourage travel by means other than the private car and to comply with policy TR14 of the Brighton and Hove Local Plan.*

**6) 08.01**

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

(a) A desk top study documenting all the previous and existing land uses of the site and adjacent land;

(b) A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

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

**7) 13.01A**

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

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

**8) UNI**

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

*Reason: To ensure the development provides for the travel demands it will create and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.*

**9) UNI**

The rear (eastern) elevation window shall not be glazed otherwise than with fixed shut obscured glass and shall thereafter permanently 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.*

**10) UNI**

Prior to commencement of development full details of land levels of the proposed development relative to surrounding properties shall be submitted to and agreed

in writing by the Local Planning Authority. The details shall include finished floor levels and the development shall be constructed in accordance with the agreed details.

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

#### **11) UNI**

Prior to the commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority indicating the measures to be taken to insulate the development against the transmission of noise. The use of the premises shall not commence until all sound insulation works have been carried out in accordance with the agreed details and thereafter be retained to the satisfaction of the Local Planning Authority.

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

#### **12) UNI**

No development shall take place until details and samples of the bollards to the front forecourt area have been submitted to and approved in writing by the Local Planning Authority. The bollards shall be installed prior to the first use of the premises and shall be retained in accordance with the agreed details thereafter.

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

### **BH2008/01930**

#### **Garages opposite 2 St Johns Road Hove**

Demolition of existing garages & erection of new B1 unit.

**Applicant:** BMS Ltd

**Officer:** Guy Everest 293334

**Approved on 19/11/08 DELEGATED**

#### **1) 01.04AA**

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) 13.07A**

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

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

### **BH2008/02335**

#### **7A Selborne Road Hove**

Demolition of rear lower ground bay window, and construction of a single storey extension with flat roof (resubmission of refused application BH2008/00668).

**Applicant:** Mr & Mrs Roberts

**Officer:** Wayne Nee 292132

**Approved on 17/11/08 DELEGATED**

#### **1) 01.01AA**

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

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

## **2) 02.07A**

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

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

## **3) 03.02A**

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

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

## **BH2008/02350**

### **Flat 1 29 Selborne Road Hove**

Replace rear ground floor timber window and door with UPVC units.

**Applicant:** Miss Karen Parrott

**Officer:** Mark Thomas 292336

**Refused on 01/12/08 DELEGATED**

### **1) UNI**

Policy HE6 of the Brighton & Hove local plan states that proposals within or affecting the setting or a conservation area should show; a consistently high standard of design and detailing; use building materials and finishes which are sympathetic to the area; and preserve or enhance the character or appearance of the area. Further, policy QD14 of the Local Plan requires all development to use material sympathetic to the parent building. The recipient property and the wider Willett Estate conservation area is characterised by timber framed windows, and the proposal to install UPVC units would represent an unsightly addition to the detriment of the property. The property is therefore contrary to the aforementioned policy.

## **BH2008/02692**

### **33 Waterloo Street Hove**

Replacement windows to match existing.

**Applicant:** Mrs Diana Housego Woolgar

**Officer:** Mark Thomas 292336

**Approved on 13/11/08 DELEGATED**

### **1) 01.05AA**

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

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

### **2) 14.03A**

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

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

### **3) UNI**

Prior to the commencement of development, a method statement shall be provided to the Local Planning Authority and be approved in writing to ensure the maximum salvage and re-use of historic glazing.

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

#### **4) UNI**

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

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

#### **BH2008/02777**

##### **Ground Floor Flat, 21 Brunswick Terrace Hove**

Listed building consent for internal alterations. (Retrospective)

**Applicant:** Mr M & Ms H Foreman

**Officer:** Jonathan Puplett 292525

**Approved on 01/12/08 DELEGATED**

#### **BH2008/02804**

##### **32 Waterloo Street Hove**

Replacement windows to match existing on ground, first and second floors and to reinstate original on third floor.

**Applicant:** Mrs Diana Housego Woolgar

**Officer:** Mark Thomas 292336

**Approved on 13/11/08 DELEGATED**

#### **1) 01.05AA**

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

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

#### **2) 14.03A**

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

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

#### **3) UNI**

Prior to the commencement of development, a method statement shall be provided to the Local Planning Authority and be approved in writing to ensure the maximum salvage and re-use of historic glazing.

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

#### **4) UNI**

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

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

#### **BH2008/02881**

##### **38 Brunswick Square Hove**

Installation of single communal satellite dish on rear chimney of property.

**Applicant:** Mr Rusian Evans

**Officer:** Mark Thomas 292336

**Refused on 19/11/08 DELEGATED**

#### **1) UNI**

The proposal for the erection of a satellite dish on the chimney stack of the

property is contrary to plan policy QD22 of the Brighton and Hove Local Plan, which requires satellite dishes to have due regard to the character, appearance and design of the building and the surrounding area. It is considered that the proposal will be detrimental to the character and appearance of the property, which is Grade I Listed, contrary to policy HE1 of the Brighton and Hove Local Plan.

**BH2008/02930**

**31 Brunswick Place Hove**

Certificate of Lawfulness for proposed second and third floor rear extension.

**Applicant:** Alpha Properties Ltd

**Officer:** Jason Hawkes 292153

**Approved on 18/11/08 DELEGATED**

**BH2008/02946**

**12-13 Waterloo Street Hove**

Listed building consent to remove non-original link fire escape to rear of third floor between no.s 12 and 13.

**Applicant:** TPW Ltd

**Officer:** Mark Thomas 292336

**Approved on 13/11/08 DELEGATED**

**1) 01.05AA**

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

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

**2) UNI**

All metal fixings to the fire escape, embedded in the masonry, shall be completely removed as part of the work, and the masonry and render to the affected areas made good to match the profile and finish of the surrounding wall.

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

**BH2008/02949**

**61 Holland Road Hove & 82 Western Road**

Creation of new access to shop from Lansdowne Street.

**Applicant:** Michael Norman Antiques Ltd

**Officer:** Jason Hawkes 292153

**Approved on 14/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) UNI**

The new section of opening shall exactly match the rustication and curved profile of the original stucco jambs.

*Reason: To ensure the satisfactory appearance of the listed building and conservation area and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

**3) UNI**

No works shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

(a) Details of the material proposed for the surface of the bridge.

- (b) Large scale joinery sections for the proposed new door.  
(c) Large scale details of the proposed new railing pattern including means of fixing to the wall and detail of junction with existing railings/gate.  
*Reason: To ensure the satisfactory appearance of the listed building and conservation area and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

**BH2008/02950**

**61 Holland Road Hove & 82 Western Road**

Creation of new access to shop from Lansdowne Street.

**Applicant:** Michael Norman Antiques Ltd

**Officer:** Jason Hawkes 292153

**Approved on 14/11/08 DELEGATED**

**1) 01.05AA**

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

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

**2) UNI**

The new section of opening shall exactly match the rustication and curved profile of the original stucco jambs.

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

**3) UNI**

No works shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

(a) Details of the material proposed for the surface of the bridge.

(b) Large scale joinery sections for the proposed new door.

(c) Large scale details of the proposed new railing pattern including means of fixing to the wall and detail of junction with existing railings/gate.

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

**BH2008/02988**

**First Floor Flat 26 Brunswick Road Hove**

Installation of flue on side elevation of rear addition.

**Applicant:** Mr Tom Green

**Officer:** Lawrence Simmons 290478

**Approved on 19/11/08 DELEGATED**

**1) 01.01AA**

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

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

**BH2008/02997**

**Ground 1st & 2nd Floor Flats 13 Brunswick Road Hove**

Removal of existing back boiler and gas fires and installation of gas combination boilers with flues to side elevation.

**Applicant:** Mr Tom Green

**Officer:** Lawrence Simmons 290478

**Approved on 21/11/08 DELEGATED**

**1) 01.01AA**

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

**BH2008/02999**

**Ground 1st & 2nd Floor Flats 13 Brunswick Road Hove**

Listed Building Consent for removal of existing back boilers and gas fires and installation of gas combination boilers with flues to side elevation.

**Applicant:** Mr Tom Green

**Officer:** Lawrence Simmons 290478

**Approved on 19/11/08 DELEGATED**

**1) 01.05AA**

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

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

**BH2008/03085**

**32 Waterloo Street Hove**

Reinstatement of original window to third floor front elevation.

**Applicant:** Mrs Diana Housego Woolgar

**Officer:** Mark Thomas 292336

**Approved on 17/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 14.03A**

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

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

**3) UNI**

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

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

**BH2008/03108**

**9 Cross Street Hove**

Second floor rear extension.

**Applicant:** Miss S Brown

**Officer:** Jason Hawkes 292153

**Refused on 25/11/08 DELEGATED**

**1) UNI**

Policies QD1 and QD2 of the Brighton and Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy QD14 states that extensions to buildings should be well designed and detailed in relation to the property to be extended and surrounding area. Policy HE6 also states that development within or affecting the setting of conservation areas should preserve or enhance the

character or appearance of the area. Having regard to the design and position of the extension to an existing roof terrace, the scheme is deemed to form an unsympathetic and unsightly addition which will detract from the character and appearance of the host building. The proposed scheme is therefore deemed to significantly detract from the appearance of the dwelling and surrounding Conservation Area and is contrary to the above policies and the Council's Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

**BH2008/03263**

**12 & 13 Waterloo Street Hove**

Removal of non-original link fire escape to rear of third floor between no.s 12 and 13.

**Applicant:** TPW Ltd

**Officer:** Mark Thomas 292336

**Approved on 13/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) UNI**

All metal fixings to the fire escape, embedded in the masonry, shall be completely removed as part of the work, and the masonry and render to the affected areas made good to match the profile and finish of the surrounding wall.

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

**CENTRAL HOVE**

**BH2008/02539**

**Flat 1A 56 Ventnor Villas Hove**

Single storey rear extension and associated garden excavations and landscaping. Replacement of existing north elevation ground floor door and windows with double glazed units.

**Applicant:** Ms Sally Beck

**Officer:** Mark Thomas 292336

**Approved on 28/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**3) UNI**

Full details of the proposed side elevation replacement windows and door shall be submitted to, and improved in writing by the Local Planning Authority prior to commencement of works. Development shall be carried out in accordance with the approved details.

*Reason: To ensure a satisfactory appearance to the development and to comply*



with policy HE6 of the Brighton & Hove Local Plan.

**BH2008/02809**

**Garage to Rear 87-89 St Aubyns**

Demolition of existing garage and erection of new two storey residential unit.

**Applicant:** Mr Hugh Dennis

**Officer:** Clare Simpson 292454

**Refused on 26/11/08 DELEGATED**

**1) UNI**

The re-development of this small site with a house is considered to be an overdevelopment of the site which would be inappropriate and out of character with the area. The development would result in the loss of the open setting between the rear elevations of properties in St Aubyns and the front elevation of properties Seafield Road, which would in turn harm the character and appearance of the Old Hove and Cliftonville Conservation Areas. The development would also set an undesirable precedent for development in the remainder of this section of the street. The proposal would result in a harmful erosion of the character of the area is therefore contrary to Policy QD1, QD3, HO4, and HE6 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed development, by virtue of increased height and close proximity to the rear elevation of 87-89 St Aubyns would have an overbearing effect and increased sense of enclosure on the occupiers of ground floor flats of this property. The development would therefore be contrary to policies QD3, HO4, QD27 of the Brighton and Hove Local Plan.

**BH2008/03086**

**29 Vallance Gardens Hove**

Certificate of Lawfulness for proposed reinstatement of building into single residential property, together with proposed side and rear extensions and demolition of existing summer house.

**Applicant:** Mr M. Whittingham

**Officer:** Jason Hawkes 292153

**Approved on 13/11/08 DELEGATED**

**GOLDSMID**

**BH2005/05476**

**65 Holland Road Hove**

Demolition of existing building.

**Applicant:** Holland Road Baptist Church

**Officer:** Nicola Hurley 292114

**Refused on 14/11/08 DELEGATED**

**1) UNI**

Policy HE8 of the Brighton and Hove Local Plan states that the demolition of a building within a Conservation Area, which makes a positive contribution to the character or appearance of the Conservation Area will only be permitted providing a) supporting evidence is submitted with the application which demonstrates that the building is beyond economic repair; b) viable alternative uses cannot be found for the building; and c) the redevelopment both preserves the character of the Conservation Area and would produce substantial benefits that would outweigh the building's loss. No information accompanied the application regarding the condition of the building or whether viable alternative uses have been investigated. Furthermore, there is no satisfactory redevelopment of the site which will preserve and enhance the character and

appearance of the Brunswick Town Conservation Area.

**BH2008/02860**

**Land to the rear of 48 & 50 Old Shoreham Road Hove**

Construction of two new three-storey, three-bedroom houses.

**Applicant:** Mr G Khalil

**Officer:** Chris Wright 292097

**Refused on 28/11/08 DELEGATED**

**1) UNI**

The proposed development would, by reason of the limited plot sizes and the siting, scale, bulk, massing and design of the buildings, give the houses a cramped appearance and an unduly dominant and incongruous relationship with existing development to the detriment of visual amenity and the character of the locality. The proposal is therefore contrary to policies QD1, QD2, QD3, QD5, HO3 and HO4 of the Brighton and Hove Local Plan.

**2) UNI2**

Policy QD27 of the Brighton and Hove Local Plan does not sanction development that would be detrimental to the amenity and living conditions of either existing neighbouring occupiers or the future residents of the proposed dwellings. Due to the close proximity of the new houses to the edges of their plots and also to neighbouring dwellings, coupled with the height of adjoining flats, mutual overlooking and loss of privacy would occur and the outdoor amenity spaces of the dwellings would be overlooked. As such the proposal would be detrimental to residential amenity and therefore contrary to the development plan.

**BH2008/03027**

**31A Livingstone Road Hove**

Replacement windows.

**Applicant:** Ms Gemma Stevens

**Officer:** Mark Thomas 292336

**Approved on 26/11/08 DELEGATED**

**1) 01.01AA**

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

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

**BH2008/03029**

**32 Palmeira House Palmeira Avenue Hove**

Replacement windows and balcony door. (Retrospective).

**Applicant:** Mr Edward Sawyers

**Officer:** Clare Simpson 292454

**Approved - no conditions on 24/11/08 DELEGATED**

**BH2008/03126**

**Charter Medical Centre 88 Davigdor Road Hove**

Display of 1 x internally illuminated fascia sign, 1 x internally illuminated projecting sign and non-illuminated vinyls.

**Applicant:** Boots The Chemist PLC

**Officer:** Chris Wright 292097

**Split Decision on 24/11/08 DELEGATED**

**1) 10.01**

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

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

**2) 10.02**

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

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

**3) 10.03**

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

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

**4) 10.04**

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

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

**5) 10.05**

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

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

**6) 10.06**

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

No advertisement shall be sited or displayed so as to-

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

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

**7) UNI**

The illumination of the projecting sign should accord with the Institute of Lighting Engineers' Technical Report No. 5 - The Brightness of Illuminated Advertisements (as amended).

*Reason: In the interests of highway safety and in accordance with policy TR7 of the Brighton and Hove Local Plan.*

**1) UNI**

Policy QD12 of the Brighton and Hove Local Plan, along with Supplementary Planning Document 03: Advertisements, requires new signs and advertisements to be well designed; sensitively placed and sized; use suitable illumination, materials, colour and finishes such are appropriate with the characteristics of the host building and the locality; and not to interrupt the architectural features of a building. The style, scale, colour and appearance of the proposed fascia sign to the Davigdor Road elevation is unsympathetic and does not integrate well with the character and design of the host building, to the detriment of its outward appearance. The incongruity and unduly conspicuous nature of the sign is further

compounded by the prominent corner siting, which would result in unacceptable harm to the street scene. In view of these factors the proposal is contrary to the development plan.

**BH2008/03157**

**Flat 17 St Anns Court Nizells Avenue Hove**

Replacement windows and doors to rear elevation.

**Applicant:** Mr Malcolm Dawes

**Officer:** Mark Thomas 292336

**Approved on 03/12/08 DELEGATED**

**1) 01.01AA**

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

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

**BH2008/03166**

**11 Lyndhurst Road Hove**

Conversion of ground floor shop into second bedroom for existing ground floor flat including replacing existing shopfront with new bay window and doorway. (Amended Description).

**Applicant:** Mr David Webb

**Officer:** Jason Hawkes 292153

**Approved on 01/12/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**3) UNI**

Prior to occupation of the additional bedroom for the ground floor flat, the new front wall shall be constructed and finished in white to match the appearance of the adjacent front walls at 13-21 Lyndhurst Road.

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

**4) UNI**

Prior to occupation of the additional bedroom for the ground floor flat, details of the cycle and refuse store, including elevation drawings, shall be submitted to the local planning authority for approval. The works shall be carried out in full as approved 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 cycle to comply with policies QD1, TR14, SU2 and QD27 of the Brighton & Hove Local Plan.*

**5) UNI**

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

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

**BH2008/03171**

**19 Goldstone Lane Hove**

Single storey rear extension.

**Applicant:** Mrs Jan Carballo

**Officer:** Mark Thomas 292336

**Approved on 28/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 02.07A**

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

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

**3) 03.02A**

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

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

**HANGLETON & KNOLL**

**BH2008/02532**

**The Hyde Rowan Avenue Hove**

Development for 28 new sheltered residential units with one additional caretakers unit, associated support and recreational areas with private landscaped gardens.

**Applicant:** Mr J Regan

**Officer:** Chris Wright 292097

**Refused on 14/11/08 PLANNING COMMITTEE**

**1) UNI**

The development of the site is not acceptable in principle because the land does not qualify as being previously developed and is not a site allocated for housing in the Brighton and Hove Local Plan. As such the proposal represents a departure from policy and the applicant has not provided sufficient justification for a departure from the development plan, notably policies HO1 and QD20 of the Brighton and Hove Local Plan, which set out site allocations and housing targets and seek to resist proposals that would result in the loss of areas of urban open space that are important to people because of their recreational, community and historical value; and is contrary to the definitions of previously developed land contained in Planning Policy Statement 3: Housing (2006).

**2) UNI10**

The applicant has failed to demonstrate that the scheme would be efficient in terms of energy, water and materials and does not include any indication of

sustainable design and renewable energy features in the scheme. In addition, the application proposes internal bathrooms throughout the development which would be reliant on artificial lighting and mechanical ventilation to an unacceptable level. The proposed development is therefore contrary to policy SU2 of the Brighton & Hove Local Plan and SPGBH16: Renewable Energy and Energy Efficiency in New Developments.

### **3) UNI11**

Policy HO13 of the Brighton and Hove Local Plan requires new development to meet Lifetime Homes' standards in that it can be adapted for disabled use and residents' changing mobility needs in the future without the need for major structural alterations. The internal layout, communal areas and access ways do not meet the standards reasonably expected by the council hence the proposal conflicts with the requirements of policy HO13.

### **4) UNI2**

Planning Policy Guidance Note 17: Planning for Sport, Open Space and Recreation, states that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements. In the absence of an independent assessment carried out by the applicant it is considered that it has not been adequately demonstrated that the land is surplus to requirements and should not be retained as open space.

Planning policy S1(L) of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and QD20 and QD21 of the Brighton & Hove Local Plan seek to retain public and private open space and allotments except in exceptional circumstances, none of which have been identified. For these reasons the proposal is contrary to PPG17, policy S1(L) of the East Sussex and Brighton & Hove Structure Plan 1991-2011, and policies SR20, QD20 and QD21 of the Brighton & Hove Local Plan.

### **5) UNI3**

Policy HO2 of the Brighton & Hove Local Plan requires developments that are capable of producing 10 or more dwellings to provide 40% affordable housing. The proposed scheme would only provide 34.5% affordable housing. No information has been submitted to demonstrate that the scheme is not capable of providing 40% affordable housing and is therefore contrary to policy HO2 of the Brighton & Hove Local Plan.

### **6) UNI4**

Policy HO3 requires developments to incorporate a mix of dwelling types and sizes that reflects and responds to Brighton & Hove's housing need. The proposed mix of residential accommodation in the affordable sector fails to provide any one or three bedroom units. The proposal therefore fails to provide an adequate standard of accommodation to the detriment of future occupiers and the City's housing stock.

### **7) UNI5**

Policies QD6 and QD28 of the Brighton and Hove Local Plan seek provision of new public art in major development schemes, or a financial contribution towards public art, appropriate to the development. The proposal does not incorporate public art or set out the required framework for such provision off-site and is therefore contrary to policies QD6 and QD28.

### **8) UNI6**

The design, layout and appearance of the buildings is unacceptable and neither creates a sense of place, enhances the locality nor takes into account the characteristics of existing development including the form, scale and proximity of the surrounding family homes. The form, scale, massing, style and external finishes of the proposed buildings are considered incongruous, plain and utilitarian and do not achieve a sufficiently high standard of design or incorporate visual or architectural features of interest that might otherwise justify a modern

approach to the development. As such the proposal would give rise to harm to visual amenity and the character and appearance of the immediate environs and is contrary to policies QD1, QD2, QD3, QD5, HO3 and HO4 of the Brighton and Hove Local Plan.

**9) UNI7**

The proposed development would, by reason of its height, scale and positioning in close proximity to the western boundary of the site, lead to a significant overbearing effect and increased sense of enclosure to neighbouring properties to the detriment of living conditions of existing occupiers. The proposal would therefore be contrary to policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

**10) UNI8**

The proposed development would, by reason of its height, scale, positioning in the site, together with the internal floor layouts of flats, lead to a significant level of overlooking and consequential loss of privacy to the occupiers of adjoining properties, to the detriment of neighbouring residential amenity. The proposal would therefore be contrary to policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

**11) UNI9**

The proposal would result in a total of 68 flats (including Lions' Gate) being served by a single access point which is inadequate in terms of width and visibility, whilst allowing for minimal connectivity and site permeability and making no provision for a cohesive cycle and pedestrian network in and out of the development. The proposal is therefore contrary to policies TR8 and TR14 of the Brighton and Hove Local Plan.

**BH2008/02846**

**The Grenadier 200 Hangleton Road Hove**

Alterations to roof detail over lounge entrance doors forming canopy.

**Applicant:** Mitchells & Butlers PLC

**Officer:** Jonathan Puplett 292525

**Approved on 19/11/08 DELEGATED**

**1) 01.01AA**

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

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

**BH2008/02940**

**15 Queens Parade Hove**

The replacement of existing windows and door to front and rear of the property.

**Applicant:** Mr Yadave

**Officer:** Mark Thomas 292336

**Approved on 19/11/08 DELEGATED**

**1) 01.01AA**

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

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

**BH2008/03016**

**270 Old Shoreham Road Hove**

Advertisement consent for 3 x internally illuminated signs.

**Applicant:** Jaguar Company

**Officer:** Weahren Thompson 290480

**Approved on 26/11/08 DELEGATED**

**1) 10.01**

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

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

**2) 10.02**

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

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

**3) 10.03**

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

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

**4) 10.04**

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

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

**5) 10.05**

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

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

**6) 10.06**

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

No advertisement shall be sited or displayed so as to-

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

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

**BH2008/03053**

**210 Hangleton Road Hove**

The installation of new shop front and internal alterations

**Applicant:** Choicebet Limited

**Officer:** Weahren Thompson 290480

**Approved on 28/11/08 DELEGATED**

**1) 01.01AA**

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

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



**BH2008/03055**

**64 Fallowfield Crescent Hove**

Rear single storey extension (Resubmission of BH2008/02409).

**Applicant:** Mr Jason Pither

**Officer:** Mark Thomas 292336

**Approved on 26/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/03063**

**210 Hangleton Road Hove**

Illuminated fascia sign to shopfront

**Applicant:** Choicebet Limited

**Officer:** Weahren Thompson 290480

**Approved on 27/11/08 DELEGATED**

**1) 10.01**

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

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

**2) 10.02**

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

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

**3) 10.03**

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

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

**4) 10.04**

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

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

**5) 10.05**

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

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

## **6) 10.06**

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

No advertisement shall be sited or displayed so as to-

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

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

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

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

## **BH2008/03087**

### **The Grenadier Hangleton Road Hove**

Replacement of existing signage with 1 x externally illuminated fascia sign, 1 x internally illuminated fascia sign, 1 x externally illuminated post sign and 1 x internally illuminated post sign.

**Applicant:** Mitchells & Butlers

**Officer:** Jonathan Puplett 292525

### **Split Decision on 01/12/08 DELEGATED**

#### **1) 10.01**

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

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

#### **2) 10.02**

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

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

#### **3) 10.03**

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

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

#### **4) 10.04**

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

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

#### **5) 10.05**

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

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

#### **6) 10.06**

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway

signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

No advertisement shall be sited or displayed so as to-

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

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

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

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

### **1) UNI**

The proposed fascia signage with a trough light and individually illuminated lettering (ITEM 01 shown on drawing no. 57931 Rev A) is considered inappropriate by virtue of its excessive illumination and would appear an unduly prominent feature detracting from the visual amenities of the building. The proposed internally illuminated post sign (ITEM 04 shown on drawing no. 57931 Rev A) is considered excessive in size and the proposed method of illumination is considered to be excessive, this sign would also appear an unduly prominent feature detracting from the visual amenities of the area. These signs are therefore contrary to policy QD12 of the Brighton & Hove Local Plan and to the provisions of Supplementary Planning Document 07: Advertisements.

## **BH2008/03212**

### **The Bungalow 11 Hangleton Lane Hove**

Single storey side and rear extension.

**Applicant:** Mr Jerges Philips

**Officer:** Jonathan Puplett 292525

**Approved on 26/11/08 DELEGATED**

### **1) 01.01AA**

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

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

### **2) 13.02A**

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

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

### **3) UNI**

No development shall take place until a method statement setting out how the existing listed boundary wall is to be protected, maintained and stabilised during and after demolition and construction works, has been submitted to and approved in writing by the local planning authority. Works shall be carried out in strict accordance with the approved method statement.

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

## **NORTH PORTSLADE**

### **BH2008/01878**

#### **384 Mile Oak Road Portslade**

Proposed dropped kerb for entry onto existing hardstanding.

**Applicant:** Mr Matthew Starkey

**Officer:** Wayne Nee 292132

**Approved on 25/11/08 DELEGATED**

**1) 01.01AA**

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

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

**BH2008/03260**

**5 Avery Close Portslade Brighton**

Hip to gable loft conversion incorporating 2 no flat roof dormers, 3 no rooflights and door to rear with juliette balcony.

**Applicant:** Mr Jupp

**Officer:** Mark Thomas 292336

**Refused on 28/11/08 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton and Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposed dormer windows are inappropriately sized and represent overly bulky additions to the side roofslope. The side roofslope of the property is prominent on Avery Close and the proposed development would harm the appearance of the property and the wider street scene. The proposal is therefore contrary to the above policy and guidance.

**2) UNI2**

Policy QD14 of the Brighton and Hove Local Plan states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed dormers provide new views towards windows serving habitable rooms at no. 4 Avery Close, and as such represent an inappropriate addition to the property. The development would result in significant overlooking and loss of privacy for the residents of the property at no. 4 Avery Close. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan.

**SOUTH PORTSLADE**

**BH2008/02829**

**12 Fairfield Gardens Portslade**

First floor extension and extension of existing conservatory to rear of property.

**Applicant:** Ms Capstick

**Officer:** Jason Hawkes 292153

**Approved on 24/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of*

*the Brighton and Hove Local Plan.*

**3) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other order revoking that Order with or without modification), no window other than expressly authorised by this permission shall be constructed to the side elevations of the approved first floor extension or to the north elevation of the conservatory without Planning Permission obtained from the Local Planning Authority.

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

**BH2008/03342**

**26 Hurst Crescent Portslade Brighton**

Proposed single storey ground floor extension in place of existing single storey carport.

**Applicant:** Mrs Emma Waterer

**Officer:** Mark Thomas 292336

**Approved on 02/12/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**STANFORD**

**BH2008/02434**

**7 Sandringham Close Hove**

Single storey conservatory extension to rear.

**Applicant:** Mrs Manser

**Officer:** Mark Thomas 292336

**Refused on 19/11/08 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton and Hove Local Plan requires extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed single storey rear extension, by virtue of its bulk, projection, positioning, and proximity to the neighbouring boundary, forms an inappropriate addition to the property. The development would result in an increased sense of enclosure and a significant loss of outlook for the residents of the property at no. 8 Sandringham Close. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan.

**BH2008/02756**

**5 Meadow Close Hove**

Single storey rear extension.

**Applicant:** Mr Turner

**Officer:** Mark Thomas 292336

**Approved on 26/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/02971**

**4 Stanford Close Hove**

Demolition of existing rear conservatory and part of garage and replacement with new conservatory and extension to rear.

**Applicant:** Mr Simon Taylor

**Officer:** Jason Hawkes 292153

**Approved on 20/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 02.07A**

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

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

**3) 03.02A**

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

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

**4) UNI**

No development shall commence until a landscape plan has been submitted to and approved by the Local Planning Authority in writing. The landscape plan shall be implemented as approved and thereafter retained.

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

**5) UNI**

Construction works shall be carried out in accordance with BS 5837 (2005) Recommendations for Trees in Relation to Construction and Arboricultural Practice Note 1.

*Reason: In order to protect an existing tree on site in accordance with policy QD16 of the Brighton & Hove Local Plan.*

**6) UNI**

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

*Reason: To ensure that the development would include the re-use of limited*

*resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03: Construction and Demolition Waste.*

#### **7) UNI**

The proposed northernmost kitchen window in the side elevation facing west shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such, unless otherwise agreed with the local planning authority.

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

#### **BH2008/02984**

##### **Electricity Substation Hove Park The Drove Hove**

Variation of condition 8 of application BH2008/00103 to read: Details of the boundary fence, which should be 2.5m high steel palisade fence, are to be submitted to and agreed by the Local Planning Authority before works commence and thereafter maintained as such at all times.

**Applicant:** EDF Energy (SPN) plc

**Officer:** Lawrence Simmons 290478

#### **Approved on 02/12/08 DELEGATED**

##### **1) 01.01AA**

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

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

##### **2) 13.01A**

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

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

##### **3) B04.01**

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

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area.*

##### **4) B04.02**

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

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area.*

##### **5) B04.03**

The development shall not be commenced until fences for the protection of trees to be retained have been erected to a specification and in positions to be agreed by the Local Planning Authority. These fences shall be maintained in good repair until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

*Reason: To protect the trees which are to be retained on the site.*

#### **6) UNI**

The boundary fence, which shall be a 2.5m high steel palisade fence, shall be painted in Brunswick Green finish of the same colour used for the Hove seafront lawn railings, and thereafter maintained as such at all times.

*Reason: To safeguard the visual amenities of the area and the Engineerium Conservation Area to comply with policies HE6, QD1 and QD2 of the Brighton and Hove Local Plan.*

### **BH2008/03176**

#### **11 Tredcroft Road Hove**

Single storey rear extension to replace existing conservatory.

**Applicant:** Mrs Barbara Kennington

**Officer:** Clare Simpson 292454

**Approved on 18/11/08 DELEGATED**

#### **1) 01.01AA**

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

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

### **BH2008/03200**

#### **21 Hove Park Road Hove**

New white rendered upper storey extension to existing link building between main house and garage. New garden wall to replace existing garden wall.

(Resubmission of BH2008/02084)

**Applicant:** Mr Brent Taggart

**Officer:** Chris Wright 292097

**Approved on 28/11/08 DELEGATED**

#### **1) 01.01AA**

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

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

#### **2) 05.03**

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

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

#### **3) UNI**

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

*Reason: To ensure a satisfactory appearance to the development in the interests*



*of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton and Hove Local Plan.*

**4) UNI**

The development hereby permitted shall not commence unless and until the precise details of the sill and frame heights and leaded light glazing configuration of the new windows have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and the windows shall not be altered subsequently without the prior consent of the Local Planning Authority in an application on that behalf.

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

**5) UNI**

The first floor window on the north-eastern flank wall of the extension hereby permitted shall be obscure glazed and fixed shut up to a height of at least 1.7 metres above the floor of the room in which the window is installed.

*Reason: To safeguard the privacy of the occupiers of the adjoining property, No. 19 Hove Park Road, and to comply with policies QD14 and QD27 of the Brighton and Hove Local Plan.*

**WESTBOURNE**

**BH2005/02328/FP**

**43 Rutland Gardens Hove**

Front dormer.

**Applicant:** Mr Scott Sale

**Officer:** Louise Kent 292198

**Refused on 19/11/08 DELEGATED**

**1) UNI**

The proposed front dormer, by virtue of its size, depth, position, fenestration and bulk would not be well sited and detailed in relation to the existing building, and would have a detrimental impact on the surrounding residential amenity. The proposal would therefore be contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan, and Supplementary Planning Guidance Note 1 (Roof Alterations and Extensions).

**BH2008/02872**

**53 Coleridge Street Hove**

Change of use of ground floor office to form a two-bedroom self-contained flat including single storey side extension, new external staircase and new windows to replace existing shop front.

**Applicant:** Bourne Property Developments Ltd

**Officer:** Clare Simpson 292454

**Refused on 13/11/08 DELEGATED**

**1) UNI**

Policy EM6 seeks to retain small business uses unless it can be demonstrated that the unit is genuinely redundant. The proposal results in a loss of an office unit. Whilst the property is vacant and has been marketed, insufficient information has been submitted to demonstrate that the marketing was appropriate for the site, and competitive for the local market. For this reason the applicant has failed to demonstrate that office unit is genuinely redundant. The proposed change of use is contrary to policy EM6 of the Brighton and Hove Local Plan.

**BH2008/02982**

**Ground Floor Flat 6 Titian Road Hove**

Single storey rear extension and alterations to side window and door openings.

**Applicant:** Fiona Ritchie

**Officer:** Mark Thomas 292336

**Approved on 19/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**BH2008/03024**

**Rear Ground Floor Flat 36 Walsingham Road Hove**

Two single storey rear extensions and alterations to the ground floor flat

**Applicant:** Mr R Pook

**Officer:** Jason Hawkes 292153

**Approved on 01/12/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 02.07A**

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

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

**3) 13.02A**

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

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

**4) UNI**

The parapet roof of the existing extension shall be removed as shown on the amended drawing and retained as such thereafter.

*Reason: To ensure a satisfactory appearance to the development, protect residential amenity of the neighbouring property and to comply with policies QD14 & HE6 of the Brighton & Hove Local Plan.*

**5) UNI**

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

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

**BH2008/03074**

**56 New Church Road Hove**

Single storey rear extension to property (retrospective).

**Applicant:** Mr M Law

**Officer:** Jonathan Puplett 292525

**Approved - no conditions on 01/12/08 DELEGATED**

**WISH**

**BH2008/02090**

**56A Boundary Road Hove**

Change of use from shop (A1) to Estate Agents (A2).

**Applicant:** Choices Estate Agents

**Officer:** Chris Wright 292097

**Approved on 14/11/08 DELEGATED**

**1) 01.01AA**

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

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

**BH2008/02208**

**46 Boundary Road Hove**

Extension for new staircase to allow rear access to property and new velux roof window (amendment to application BH2008/03525).

**Applicant:** Mr E Patel

**Officer:** Guy Everest 293334

**Approved on 19/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.01A**

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

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

**BH2008/02325**

**EDF Energy 329 Portland Road Hove**

Change of use of existing garage building from a storage facility to permanent office accommodation. Associated internal and external works. (Amended scheme; deletion of 1 x CCTV mast, low-level plant and replacement of chainlink fence with close boarded timber fence).

**Applicant:** Mr Clive Taylor

**Officer:** Lawrence Simmons 290478

**Approved on 27/11/08 DELEGATED**

**1) 01.01AA**

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

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

*Planning Act 1990*

**2) 02.02A**

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

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

**3) 02.04A**

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

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

**4) 03.01A**

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

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

**5) 05.01AA**

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

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

**6) 05.03**

The development hereby approved shall be implemented in strict accordance with the submitted site waste minimisation statement.

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

**7) 05.04**

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

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

**8) 06.02A**

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

shall thereafter be retained for use at all times.

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

**9) UNI**

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

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

**10) UNI**

Access to the external staircase and flat roof of the building 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.*

**11) UNI**

No works pursuant to this permission shall commence 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; 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 nomination of a competent person to oversee the implementation of the works.

**12) UNI**

The development hereby permitted shall not be occupied or brought into use until there has been submitted to the local planning authority verification by a competent person approved under the provisions of condition (i)c that any remediation scheme required and approved under the provisions of condition (i)c 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;

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 condition (i) c.

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

### **13) UNI**

No development shall take place until a lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall include details of the design of the scheme, the strength and direction of the lighting emanating from and the direction of the cameras mounted upon the proposed CCTV and security lighting towers.

*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.*

### **14) UNI**

All air handling units and plant located on the roof of the premises shall not operate between the hours of 22.00 and 07.00.

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

## **BH2008/02586**

### **Gala Bingo Hall & Adjacent Carpark 193 Portland Road Hove**

Demolition of existing building. Redevelopment of site to provide new GP surgery at part ground, part first floor, new D1/D2 unit at ground floor and 38 residential units above in part 3, part 4 and part 5 storey building, including 16 affordable units (40%). Surface car parking and landscaping at rear. (Resubmission of withdrawn application BH2008/00600).

**Applicant:** Ms Kath Kane

**Officer:** Nicola Hurley 292114

### **Refused on 14/11/08 PLANNING COMMITTEE**

#### **1) UNI**

The development by reason of scale, bulk, height and mix of uses is considered to represent an overdevelopment of the site. The proposal is therefore contrary to policies QD1, QD2, QD3, QD27, HO3, HO4, HO5 and HO6 of the Brighton and Hove Local Plan.

#### **2) UNI10**

The application proposes internal bathrooms throughout the development which would be reliant on artificial lighting and mechanical ventilation to an unacceptable level. The proposed development is therefore contrary to policy SU2 of the Brighton & Hove Local Plan.

#### **3) UNI11**

Notwithstanding inaccuracies between the accompanying plans and the supporting documentation, the applicant has failed to demonstrate that the introduction of a 161 square metres of A1 floor space would not have a detrimental impact on the existing town and local centres in order to ensure that the vitality and viability is not compromised. The development is therefore considered contrary to PPS 6 and policies SR1 and SR2 of the Brighton and Hove Local Plan.

#### **4) UNI12**

Insufficient information has accompanied the application to demonstrate that the proposed development will not have a detrimental impact on neighbouring occupiers or future occupiers by reason of increased noise and disturbance. The application is therefore contrary to policies S10 and QD27 of the Brighton and Hove Local Plan.

#### **5) UNI2**

The proposed development, by reason of its form, bulk, scale, height and positioning in the site, would be out of keeping with surrounding development and represents an incongruous feature that fails to respect the context of its setting. The proposal is therefore contrary to policies QD1, QD2, QD3, QD5, of the Brighton & Hove Local Plan.

#### **6) UNI3**

Policy SR21 of the Brighton & Hove Local Plan resists the loss of indoor recreation facilities except where it can be demonstrated that there is an excess of provision within the catchment area, the facilities are to be replaced by improved facilities and that replacement facilities are in a location which is equally accessible to the users by a choice of transport modes as the existing facilities. Insufficient justification has been made to address these issues, including inadequate marketing of the premises for a similar use thereby failing to adequately account for the loss of such a facility, to the detriment of the amenities of the local population and contrary to policy SR21.

**7) UNI4**

Policy HO20 of the Brighton & Hove Local Plan resists the loss of community facilities except where it can be demonstrated that the use is incorporated or replaced in the new development, is relocated to a location which improves its accessibility to users, nearby facilities are to be improved or the site is not needed, not only for its existing use but also for other types of community use. Insufficient information has been made for the loss of this element of the facility, contrary to the policy, and to the detriment of the amenities of the local population.

**8) UNI5**

The proposal would result in an unsatisfactory level of private amenity space which would be to the detriment of the living conditions of any future residents of the scheme and is contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

**9) UNI6**

Policy HO6 of the Brighton & Hove Local Plan requires the provision for outdoor recreation space. Where it is not practicable or appropriate for all or part of the space-requirement to be provided on-site, contributions to their provision on a suitable alternative site may be acceptable. The proposed communal amenity space would not be accessible for all of the residents of the development. It would be appropriate and practicable for a proportion of the outdoor recreation space to be provided on-site in this location. The proposal would thereby be contrary to the policy, to the detriment of the amenities of the future occupiers of the properties

**10) UNI7**

The proposed development would by reason of its height, scale and positioning in close proximity to the northern boundary of the site lead to a significant overbearing effect and increased sense of enclosure to neighbouring properties to the detriment of the living conditions of existing occupiers. The proposal would therefore be contrary to planning policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

**11) UNI8**

The proposed development would by reason of the external walkways along the north elevation lead to a significant level of overlooking and consequential loss of privacy to the occupiers of adjoining properties to the detriment of neighbouring residential amenity. Furthermore, the linked walkways by reason of the positioning of windows serving habitable rooms would have a detrimental impact on the amenity of future occupiers by reason of overlooking and noise and disturbance. The proposal would therefore be contrary to planning policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

**12) UNI9**

The car parking, by reason of its positioning in close proximity to the northern boundary of the site, together with the potential for frequent trips during the day in connection with the use of the Doctors Surgery will lead to a significant level of noise and disturbance for neighbouring occupiers to the north and future occupiers of the proposed development. The proposal would therefore be

contrary to planning policies SU10 and QD27 of the Brighton and Hove Local Plan.

**BH2008/02587**

**71 Boundary Road Hove**

Construction of single storey extension to rear of restaurant (with disabled access).

**Applicant:** Mr Andreas Antoniou

**Officer:** Jason Hawkes 292153

**Approved on 20/11/08 DELEGATED**

**1) 01.01AA**

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

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

**2) 03.02A**

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

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

**3) UNI**

Notwithstanding the submitted Waste Minimisation Statement, no works shall commence until details of the proposed waste contractors are submitted to and approved by the Local Planning Authority in writing. All waste contractors must be registered with the Environment Agency.

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

**BH2008/02764**

**23 Tennis Road Hove**

Proposed balcony to rear at first floor level, access spiral staircase, and replacement of window with glazed doors.

**Applicant:** Mr D & Mrs E Kenward

**Officer:** Jason Hawkes 292153

**Refused on 17/11/08 DELEGATED**

**1) UNI**

Policies QD14 and QD27 of the Brighton and Hove Local Plan seek to ensure that planning permission will not be granted where a development would cause material nuisance and loss of amenity to residents of neighbouring properties. Users of the proposed stairs and balcony would create an unacceptable noise disturbance due to the close proximity of the stairs to the first floor window of no. 21 Tennis Road. The development would therefore cause significant harm to the amenity of residents of the neighbouring property of no. 21 Tennis Road and is considered contrary to the above policies.

**BH2008/02978**

**6 Brittany Court New Church Road Hove**

Replacement windows to front elevation.

**Applicant:** Mr Timothy Park

**Officer:** Mark Thomas 292336

**Refused on 19/11/08 DELEGATED**



### **1) UNI**

The proposed replacement front windows, by reason of fenestration pattern and detailing, materials and contrasting thickness of opening and fixed window lights, would form an unsympathetic alteration that would fail to reflect the original character and appearance of the building and would detract from the surrounding street scene. The proposal is therefore contrary to policy QD14 of the Brighton and Hove Local Plan.

### **BH2008/03143**

#### **Ground Floor Flat 45 Ruskin Road Hove**

Replacement of existing windows with UPVC double glazed units.  
(Retrospective).

**Applicant:** Mr Jonathan Puplett

**Officer:** Mark Thomas 292336

**Approved - no conditions on 17/11/08 DELEGATED**

### **BH2008/03232**

#### **34 Derek Avenue Hove**

Two storey side extension and single storey rear extension.

**Applicant:** Mr Mathew Simpkin

**Officer:** Mark Thomas 292336

**Refused on 03/12/08 DELEGATED**

### **1) UNI**

Policy QD14 of the Brighton & Hove Local Plan states that permission will only be granted if the proposed development is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed extension represents an incongruous and bulky addition that fails to respect the character and design of the existing building. As such, the proposed extension would have a 'tacked on' appearance to the detriment of the appearance and character of the recipient property and the wider street scene. The proposal is therefore contrary to the above mentioned policy.

