

### PLANS LIST 05 JUNE 2013

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

#### **PATCHAM**

##### **BH2012/03252**

##### **150 Ladies Mile Road Brighton**

Demolition of garage and outbuilding in garden to North side of existing bungalow and erection of new two storey detached dwelling.

**Applicant:** Mr R Holness

**Officer:** Wayne Nee 292132

**Approved on 30/04/13 PLANNING COMMITTEE**

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

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

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

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

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>     | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|----------------------|------------------|----------------|----------------------|
| Proposed floor plans | n/a              | C              | 21/11/2012           |
| Proposed elevations  | n/a              | C              | 21/11/2012           |
| Existing site plan   | n/a              |                | 10/10/2012           |
| Proposed site layout | n/a              |                | 10/10/2012           |
| Street scene details | n/a              |                | 10/10/2012           |
| Site plan            | n/a              |                | 10/10/2012           |
| Side elevation       | n/a              |                | 10/10/2012           |

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

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

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

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

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

Authority.

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

**5) UNI**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a method statement to identify, risk assess and address the unidentified contaminants. Any further development shall be carried out in accordance with the approved method statement.

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

**6) UNI**

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

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

**7) UNI**

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 4 for all residential units have been submitted to the Local Planning Authority; and
- (b) A Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

**8) UNI**

No development shall take place until a programme of archaeological work in accordance with a written scheme of investigation, including a timetable for the investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority and the works shall be undertaken in accordance with the approved details.

*Reason: To enable the recording of any items of historical or archaeological interest, as the development is likely to disturb remains of archaeological interest, in accordance with policy HE12 of the Brighton & Hove Local Plan.*

**9) UNI**

No development shall take place until full details of the boundary treatments 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 safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

### **10) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Building Research Establishment issued Final Code Certificate confirming that the unit has achieved a Code for Sustainable Home rating of Code Level 4 has been submitted to and approved in writing by, the Local Planning Authority.

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

### **11) UNI**

The development hereby approved shall not be occupied until details of refuse and recycling and cycle parking facilities, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be thereafter retained as such.

*Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and the parking of cycles and to comply with policies TR14 and QD27 of the Brighton & Hove Local Plan.*

### **12) UNI**

Prior to occupation, the side windows on the north elevation of the development hereby permitted shall be obscure glazed and non-opening, unless part of the windows which can be opened are more than 1.7m above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

### **BH2013/00228**

#### **145 Vale Avenue Brighton**

Application for approval of details reserved by condition 5, 6a, 6b, 6c, 6d, 6e, 6f, 7, 8, 9, 10, 11 and 12 of application BH2011/02889.

**Applicant:** Griston Vahame & Cross LLP

**Officer:** Sue Dubberley 293817

**Approved on 29/04/13 DELEGATED**

### **BH2013/00700**

#### **28 Highview Way Brighton**

Formation of half gable roof extension to front elevation and installation of rooflight to side elevation.

**Applicant:** Ms Helen Shires

**Officer:** Pete Campbell 292359

**Refused on 08/05/13 DELEGATED**

### **1) UNI**

The proposed half-gable end roof extension represents an uncomplimentary and foreign feature within this street scene which would detract from the original design and appearance of the host property and would disrupt the harmony and rhythm of roof forms within Highview Way to the detriment of the character of the area. The application is therefore considered contrary to policies QD2 & QD14 of the Brighton & Hove Local Plan and guidance set out in SPGBH01 Roof Alterations and Extensions.

### **BH2013/00736**

#### **10 Baranscraig Avenue Brighton**

Erection of single storey rear extension and replacement of existing garage with new garage in the same location.

**Applicant:** Mr & Mrs Haren

**Officer:** Pete Campbell 292359

**Refused on 03/05/13 DELEGATED**

**1) UNI**

The proposed rear extension by virtue of its height, length and siting, in close proximity to the southern boundary, represents an imposing, unneighbourly and overbearing addition which would negatively impact upon the outlook from and daylight to the patio doors at the rear of no.8 Baranscraig Avenue, and consequently would cause material harm to the amenity of the occupants of this neighbouring property. The application is contrary to policy QD14 and QD27 of the Brighton & Hove Local Plan 2005.

**BH2013/00891**

**96 Carden Avenue Brighton**

Erection of single storey rear extension and installation of windows to side elevation.

**Applicant:** Mr Larry Pearce

**Officer:** Pete Campbell 292359

**Approved on 15/05/13 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>                          | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|---|------------------|----------------|----------------------|
| Site and location plan                    | P00              | C              | 06/05/2013           |
| Existing & proposed ground plan           | P01              | C              | 20/03/2013           |
| Existing & proposed elevations & sections | P02              | E              | 15/05/2013           |

**PRESTON PARK**

**BH2012/02205**

**Anston House 137 - 147 Preston Road Brighton**

Demolition of existing building and erection of a new building ranging from 7no to 15no storeys providing 231 residential units, circa 2,019 sqm of non-residential floor space (including a mix of B1a Office, Retail (A1, A2, A3, A4 and A5 uses) and Community D1 and Leisure D2 floorspace) 158 car parking spaces and 240 cycle spaces, landscaping and other associated works.

**Applicant:** bruUrban Splash & Investec

**Officer:** Anthony Foster 294495

**Refused on 01/05/13 PLANNING COMMITTEE**

**1) UNI**

The proposed development by reason of its height, density, bulk and form is

overbearing, out of keeping with the surrounding area and would have a detrimental effect on properties to the rear in Dyke Road Drive and the listed Preston Park and would set an undesirable precedent. The proposed development is therefore contrary to policies QD1, QD2, QD4, QD27, HE6 and HE11 of the Brighton & Hove Local Plan 2005 and SPGBH15: Tall Buildings.

## **2) UNI2**

It has not been satisfactorily demonstrated that 40% Affordable Housing cannot be achieved and the proposal is therefore contrary to policy HO2 of the Brighton & Hove Local Plan 2005 and policy CP20 of the Brighton & Hove Submission City Plan Part One.

## **3) UNI3**

The amount of commercial floorspace proposed does not comply with policy DA4 of the Brighton & Hove Submission City Plan Part One and policy EM2 of the Brighton & Hove Local Plan 2005 and would result in a potential shortfall of office space in the City.

### **BH2013/00114**

#### **11A Preston Park Avenue Brighton**

Demolition of existing dwelling.

**Applicant:** Mr Errol Barrett

**Officer:** Liz Arnold 291709

**Approved on 29/04/13 DELEGATED**

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

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

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

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

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

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

### **BH2013/00506**

#### **122 Waldegrave Road Brighton**

Loft conversion incorporating rooflight to front roofslope

**Applicant:** Mr Alexander Scott

**Officer:** Louise Kent 292198

**Approved on 29/04/13 DELEGATED**

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

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

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

#### **2) BH12.05A**

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

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

### 3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                             | Reference | Version | Date Received |
|---------------------------------------|-----------|---------|---------------|
| Existing plans, elevations & sections | 122WR     |         | 18/02/2013    |
| Proposed plans, elevations & sections | 122WR-02  | Rev. A  | 16/04/2013    |

### **BH2013/00519**

#### **21 Grantham Road Brighton**

Loft conversion incorporating rear dormer and rooflights to front and rear.

**Applicant:** Mr & Mrs Moscovici

**Officer:** Sonia Gillam 292265

**Approved on 26/04/13 DELEGATED**

#### 1) BH01.01

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

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

#### 2) BH12.02

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

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

#### 3) BH12.05A

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

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

#### 4) UNI

The rear dormer window hereby permitted shall be painted softwood, double hung vertical sliding sash with concealed trickle vents and shall be retained as such.

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

#### 5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type  | Reference | Version | Date Received |
|--|-----------|---------|---------------|
| Location and Block Plan                          | Drawing 2 |         | 25/04/013     |
| Existing and proposed floor plans and elevations | Drawing 1 |         | 24/04/13      |

### **BH2013/00656**

#### **17 Hythe Road Brighton**

Erection of rear side extension.

**Applicant:** Mr & Mrs R Thorpe

**Officer:** Wayne Nee 292132

**Refused on 26/04/13 DELEGATED**

### 1) UNI

The proposed rear infill extension, by virtue of its depth in close proximity to the site boundary as well as its height, would result in an un-neighbourly form of development that would have an overbearing impact on occupiers of the ground floor flat at no. 15 Hythe Road as well as an increased sense of enclosure. This would be to the detriment of residential amenity, which is contrary to policies QD14 and QD27.

### **BH2013/00657**

#### **20 Port Hall Place Brighton**

Loft conversion incorporating front and rear rooflights, replacement of existing windows with UPVC double glazed units, insertion of new windows to front and rear elevations and installation of rooflight to rear elevation.

**Applicant:** Darryl & Martha Hunt

**Officer:** Anthony Foster 294495

**Approved on 08/05/13 DELEGATED**

#### 1) BH01.01

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

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

#### 2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                     | Reference | Version | Date Received |
|-------------------------------|-----------|---------|---------------|
| Site location plan            | 12/090/02 |         | 01/03/2013    |
| Block plan                    | 12/090/03 |         | 01/03/2013    |
| Loft Conversion               | 12/090/01 | A       | 01/03/2013    |
| Window specification brochure |           |         | 11/04/2013    |
| Technical Specification       |           |         | 11/04/2013    |

### **BH2013/00658**

#### **103A Beaconsfield Villas Brighton**

Erection of single storey rear conservatory extension.

**Applicant:** Mr A Power

**Officer:** Chris Swain 292178

**Approved on 26/04/13 DELEGATED**

#### 1) BH01.01

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

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

#### 2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                        | Reference | Version | Date Received |
|----------------------------------|-----------|---------|---------------|
| Location plan                    |           |         | 1/03/2013     |
| Existing plans and elevations    | 5584-01   |         | 1/03/2013     |
| Proposed plans and elevations    | 5584-02   | A       | 25/04/2013    |
| Existing and proposed site plans | 5584-03   |         | 1/03/2013     |

**BH2013/00662**

**Flat F 18 Highcroft Villas Brighton**

Installation of new roof terrace with timber fencing.

**Applicant:** Mr Andrew Mann

**Officer:** Pete Campbell 292359

**Refused on 03/05/13 DELEGATED**

**1) UNI**

The proposed roof terrace and provision of 1.8m high timber screening at this high level is considered an alien, inappropriate and out of character development which would be visually prominent and significantly detrimental to the appearance and character of both the host building and the surrounding area. The application is thereby contrary to policy QD14 of the Brighton & Hove Local Plan 2005.

**BH2013/00695**

**51 Port Hall Road Brighton**

Erection of side and rear extension to ground floor.

**Applicant:** Mr Lloyd Hampshire

**Officer:** Wayne Nee 292132

**Approved on 08/05/13 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>      | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|-----------------------|------------------|----------------|----------------------|
| Existing and proposed | 459(PL)1         |                | 05 March 2013        |
| Site plan             | 459(PL)2         |                | 05 March 2013        |

**BH2013/00701**

**247-249 & Land Adjacent to 251 Ditchling Road Brighton**

Application for approval of details reserved by condition 13 of application BH2011/03487.

**Applicant:** Mr D J Cook

**Officer:** Anthony Foster 294495

**Approved on 03/05/13 DELEGATED**

**BH2013/00705**

**Yew Tree House 5B Preston Park Avenue Brighton**

Proposed extension to existing garage.

**Applicant:** Mr Mick Paskins

**Officer:** Robin K Hodgetts 292366

**Approved on 02/05/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of



three years from the date of this permission.

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

**2) BH12.02**

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

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

**3) UNI**

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

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type  | Reference | Version | Date Received |
|--|-----------|---------|---------------|
| Existing plans and elevations                    | 257/01    | a       | 06/03/13      |
| Proposed plans and elevations and location plans | 257/03    | a       | 07/03/13      |

**BH2013/00793**

**134 Havelock Road Brighton**

Installation of conservation rooflight to front roof slope.

**Applicant:** Miss H Joran

**Officer:** Liz Arnold 291709

**Approved on 30/04/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                       | Reference | Version | Date Received |
|---------------------------------|-----------|---------|---------------|
| OS Site Plan                    |           |         | 11/03/2013    |
| Proposed Conservation Rooflight |           |         | 11/03/2013    |

**BH2013/00975**

**9 York Villas Brighton**

Non Material Amendment to BH2010/00941 to remove 1no consented sash window on north elevation and replace with painted timber and glass door to allow access to lower floor.

**Applicant:** C/O Agent

Report from: 25/04/2013 to: 15/05/2013

**Officer:** Chris Swain 292178

**Refused on 10/05/13 DELEGATED**

**1) UNI**

The proposed revisions to the scheme approved under application BH2010/00941 are considered material and warrant the submission of a further application for planning permission to enable the Local Planning Authority to fully assess the revised proposals

**REGENCY**

**BH2012/01614**

**Royal Alexandra Hospital 57 Dyke Road Brighton**

Application for Approval of Details Reserved by Conditions 13,15, 18, 20, 21, 26, 27, 28, 30 and 32 of application BH2010/03379.

**Applicant:** Taylor Wimpey UK Ltd

**Officer:** Guy Everest 293334

**Split Decision on 02/05/13 DELEGATED**

**1) UNI**

The details pursuant to conditions 26, 27 & 28 and subject to full compliance with the submitted details.

**1) UNI**

The details pursuant to conditions 13, 15, 18, 20, 21, 30 & 32.

**2) UNI2**

Condition 13

The use of zinc cladding (VM Zinc, Quartz Zinc) to attic storeys would result in a heavier / bulkier appearance to the affected buildings to the detriment of their appearance and the wider surrounding area. The material is not therefore considered acceptable. In respect of block D samples of materials for the exposed northern elevation and rear extensions are required. Accordingly, it is not possible to agree details for condition 13.

**3) UNI3**

Condition 15

The submitted details for the entrance gate, at the southern apex of the site, are inappropriate to the site and wider Conservation Area. A fabrication detail for the proposed balcony balustrading and details of the proposed treatment to perimeter walls on Clifton Hill and Dyke Road is required as part of condition 15.

**4) UNI4**

Condition 18

Details of the proposed balustrading to unit B-18, which should make provision for obscured screening to prevent overlooking of adjoining properties on Clifton Hill, are required as part of condition 18.

**5) UNI5**

Condition 20

The proposed trees to the shared western boundary with Clifton Hill (1 no. Acer campestre and 1 no. Fraxinus 'Jaspidea') would provide inadequate landscaping in this section of the site. Alternative species are therefore required (Alnus cordata or Acer platanoides, such as Drummondii, or Emerald Queen, are recommended as potential alternatives in this section of the site).

**6) UNI6**

Condition 21

Whilst the height (of 2.4 metres) is acceptable details of the proposed design and materials of shared boundaries with properties on Clifton Hill are required as part of condition 21.

**7) UNI7**

Condition 30

Further details, including the site investigation (dated March 2012) and a details of site investigation works up to the present time, are required as part of condition 30 (i). Condition 30 (ii) requires the submission of a verification report.

**8) UNI8**

Condition 32

A scheme for the proposed treatment of all plant and machinery against the transmission of sound and / or vibration is required as part of condition 32.

**BH2012/03584**

**32 Upper North Street Brighton**

Replacement of shop front and installation of 2no entrance doors.

**Applicant:** Mr Justin Salisbury

**Officer:** Helen Hobbs 293335

**Approved on 09/05/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                         | Reference | Version | Date Received |
|-----------------------------------|-----------|---------|---------------|
| Site Location Plan                |           | 810/01  |               |
| (proposed elevation superseded)   |           |         | 12/11/2012    |
| Existing elevation and floor plan | 810/02    |         | 12/11/2012    |
| Shopfront as existing             | 810/04    |         | 12/11/2012    |
| Shopfront as proposed             | 810/03    | A       | 18/03/2013    |

**BH2012/04036**

**43 Russell Square Brighton**

Internal alterations to layout including creation of basement level flat. External alterations including increased roof height and provision of slate roof to rear extension. (Part Retrospective).

**Applicant:** AR Properties (Brighton) Limited

**Officer:** Christopher Wright 292097

**Approved on 29/04/13 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

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

*Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan 2005.*

### **3) UNI**

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

*Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan 2005.*

### **4) UNI**

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

*Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan 2005.*

### **5) UNI**

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

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

### **6) UNI**

No works shall take place until details of the method of the sound proofing and fire protection of the walls, floors, ceilings and doors, including 1:5 scale sections through walls and ceilings, and 1:1 scale sections of the doors, have been 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, details of upgrading works 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, unless otherwise agreed in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and maintained as such thereafter.

*Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan 2005.*

### **7) UNI**

A new top rail to the glazed borrowed light shall be formed below the false ceiling in the rear basement room of the main part of the building in accordance with 1:1 scale section details that shall be submitted to and approved by the Local Planning Authority prior to the works taking place. These works shall be carried out and completed fully in accordance with the approved details within one calendar month of the date of their approval.

*Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan 2005.*

### **8) UNI**

All existing original fabric including floors, lathe and plasterwork, shall be retained, except where shown to be removed in the approved drawings, and shall be repaired and made good exactly like for like, and shall not be covered over, except where otherwise agreed in writing by the Local Planning Authority before works commence. The original walls and ceilings shall not be skimmed over and only defective lathe and plaster shall be removed and shall be replaced exactly like for like using timber lathes and lime plaster.

### **9) UNI**

The damaged ceiling cornices in the ground floor front and rear rooms shall be repaired and reinstated to match exactly the original mouldings within one month of the date of this decision.

*Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan 2005.*

**10) UNI**

The staircase and its spindles, newel posts and handrail, shall be repaired and reinstated to its original design and any missing elements reinstated within one calendar month of the date of this decision.

*Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan 2005.*

**11) UNI**

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 policies HE1 and HE6 of the Brighton & Hove Local Plan 2005.*

**12) UNI**

No works shall take place until:

- (i) 1:1 scale section drawings of the new windows, glazing bars and reveals;
- (ii) 1:20 scale elevations of all new internal doors;
- (iii) 1:1 scale section details of the new doors' panel mouldings; and
- (iv) 1:1 scale sections of the new window and door architraves, 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 2005.*

**BH2013/00053**

**St. Mary Magdalen Catholic Primary School Spring Street Brighton**

Alterations to windows and doors and installation of ventilation system to flat roof of existing kitchen building.

**Applicant:** The Governors of St Mary Magdalen Catholic Primary School

**Officer:** Christopher Wright 292097

**Refused on 29/04/13 DELEGATED**

**1) UNI**

The proposed inlet and extraction system is considered to be large and bulky with a discordant and incongruous design and appearance in respect of the site context, to the detriment of views from within the conservation area and to the setting of adjoining listed buildings. As such the proposal is contrary to policies HE3, HE6 and QD14 of the Brighton & Hove Local Plan 2005.

**BH2013/00158**

**4A Powis Square Brighton**

Erection of single storey rear extension. Internal and external alterations including replacement of timber sliding sash window to rear, installation of steel spiral staircase to the rear courtyard and alterations to layout.

**Applicant:** Ms Hilary Morison

**Officer:** Robert McNicol 292322

**Approved on 02/05/13 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

No works shall take place until a sample of the red clay pavers to be used in the construction of the extension roof 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.*

### **3) UNI**

The new and replacement windows shall be of painted timber with no visible trickle vents to match exactly the original sash windows, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, masonry cill and reveal details and the sash window shall have concealed sash boxes recessed within the reveals and set back from the outer face of the building to match the original sash windows.

*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 doors shall be recessed within their openings to the same depth as the original sash windows and shall have masonry steps and their timber thresholds/subcills shall not project beyond the outer faces of the walls.

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

### **5) UNI**

No works shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:

- i. a 1:2 scale section showing the masonry steps to the doors;
- ii. 1:1 scale horizontal and vertical cross sections through each type of window and door showing their internal architraves, frames, subcills, sash boxes, stiles, top rails, meeting rails, bottom rails and glazing bars, door panels and their relationship to the masonry reveals;
- iii. details of the new metal spiral staircase, including a 1:20 scale elevational drawing;
- iv. 1:1 scale sectional details of the spindles, top rail and bottom rail of the railings.

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

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

### **6) UNI**

The existing brick vaulted roof above the existing rear door and window to the existing bathroom shall be retained.

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

## **BH2013/00159**

### **4A Powis Square Brighton**

Erection of single storey rear extension. Alterations to fenestration and installation of steel spiral staircase to rear courtyard.

**Applicant:** Ms Hilary Morison

**Officer:** Robert McNicol 292322

**Approved on 02/05/13 DELEGATED**

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

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

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

#### **2) BH11.02**

All planting, seeding or turfing comprised in the approved scheme of landscaping

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

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

### **3) UNI**

The new and replacement windows shall be of painted timber with no visible trickle vents to match exactly the original sash windows, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, masonry cill and reveal details and the sash window shall have concealed sash boxes recessed within the reveals and set back from the outer face of the building to match the original sash windows.

*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 development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>  | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|---|------------------|----------------|----------------------|
| Existing floor plan, block plan and location plan       | 262.12.01        |                | 17/01/2013           |
| Existing section and elevations                         | 262.12.02        |                | 17/01/2013           |
| Proposed floor plan and block plans                     | 262.12.03        | C              | 5/03/2013            |
| Proposed sections, elevations, windows and door details | 262.12.04        | B              | 5/03/2013            |
| Window section  | 262.A4.D001      |                | 17/01/2013           |
| Window section  | 262.A4.D002      |                | 17/01/2013           |

### **5) UNI**

No works shall take place until a sample of the red clay pavers to be used in the construction of the extension roof 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.*

### **6) UNI**

No development shall take place until a scheme for landscaping has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of two replacement trees for the one that is to be lost, to include planting plans, written specifications, schedule of trees noting species and plant size.

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

### **7) UNI**

The existing brick vaulted roof above the existing rear door and window to the existing bathroom shall be retained.

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

*comply with policy HE1 of the Brighton & Hove Local Plan.*

#### **8) UNI**

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

- i. a 1:2 scale section showing the masonry steps to the doors;
- ii. 1:1 scale horizontal and vertical cross sections through each type of window and door showing their internal architraves, frames, subcills, sash boxes, stiles, top rails, meeting rails, bottom rails and glazing bars, door panels and their relationship to the masonry reveals;
- iii. details of the new metal spiral staircase, including a 1:20 scale elevational drawing;
- iv. 1:1 scale sectional details of the spindles, top rail and bottom rail of the railings.

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

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

#### **9) UNI**

The doors shall be recessed within their openings to the same depth as the original sash windows and shall have masonry steps and their timber thresholds/subcills shall not project beyond the outer faces of the walls.

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

### **BH2013/00213**

#### **32B Clifton Terrace Brighton**

Replacement of existing timber framed clear glass window with UPVC Cotswold obscured glass window.

**Applicant:** G White

**Officer:** Helen Hobbs 293335

**Refused on 26/04/13 DELEGATED**

#### **1) UNI**

The drawings submitted contain inaccuracies and inconsistencies and do not accurately represent the existing elevations of the subject property. As such, it is not possible for the local authority to fully assess the impact of the proposed development on the character and appearance of either the listed building or the surrounding Montpelier and Clifton Hill Conservation Area. The proposals are thereby contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan.

#### **2) UNI2**

Notwithstanding the first reason for refusal, by virtue of the proposed inappropriate window frame materials, design and detailing the replacement window would result in significant harm to the appearance and character of both the Grade II listed building to which it would be installed and the wider Montpelier and Clifton Hill Conservation Area. The proposals are thereby contrary to policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

### **BH2013/00267**

#### **66 Preston Street Brighton**

Internal alterations and refurbishment including raising of floor level and ceiling height in South bar area, relocation of bar and formation of new opening in existing structural wall.

**Applicant:** Indigo Pub Group Ltd

**Officer:** Clare Gibbons 292454

**Refused on 29/04/13 DELEGATED**



### **1) UNI**

The proposal would result in the loss of fabric and inappropriate intrusions and insufficient information and justification has been provided to demonstrate that the proposed alterations would not detract from or cause harm to the special historical and architectural character and historic interest of the building. This is contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Notes SPGBH11 (Interiors), SPGBH13 (General Advice) and Supplementary Planning Document 9 (Architectural features).

### **BH2013/00291**

#### **212-215 Kings Road Arches Brighton**

Display of externally illuminated fascia signs.

**Applicant:** Brand Shoosh

**Officer:** Helen Hobbs 293335

**Refused on 29/04/13 DELEGATED**

### **1) UNI**

The proposed fascia signs, by reason of their excessive number, would result in an overly cluttered and inappropriate appearance to the club frontage, significantly detracting from the appearance of the building, Kings Road Arches and the overall visual amenity of the conservation area. The proposal is therefore contrary to policy QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 7 on Advertisements.

### **2) UNI2**

Insufficient information has been submitted regarding the fascia sign above the entrance within the most eastern arch of the application site. Therefore the impact of the proposal cannot be fully assessed. The proposal is therefore contrary to policy QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 7 on Advertisements.

### **BH2013/00412**

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

Application for variation of condition 3 of application BH2011/03434 (Change of use of North block and addition of fourth storey contained within a mansard roof to form hotel (C1) with associated works) to allow for the access doors at the corner of Hampton Street and Spring Street to be the main access to the café and be used between the hours of 8am and 8pm after which the doors will be locked shut whilst maintaining egress in the event of a fire.

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

**Officer:** Guy Everest 293334

**Refused on 14/05/13 DELEGATED**

### **1) UNI**

The proposed access and hours of use would result in additional movements, both pedestrian and vehicular, to and from the premises in close proximity to neighbouring residential properties. The resulting impact would lead to additional noise and disturbance to the detriment of the amenities of the occupiers of residential properties that adjoin the site. The proposal is thereby contrary to the provisions of policies QD27 and SU10 of the Brighton & Hove Local Plan.

### **BH2013/00440**

#### **9 Clarence Gardens Brighton**

Display of non-illuminated fascia sign. (Retrospective)

**Applicant:** Brighton Little Theatre

**Officer:** Jason Hawkes 292153

**Approved on 26/04/13 DELEGATED**

**1) BH10.01**

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

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

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

**BH2013/00562**

**Odeon Cinema West Street Brighton**

Display of 1no internally illuminated fascia sign to south elevation.

**Applicant:** Ben & Jerrys

**Officer:** Helen Hobbs 293335

**Approved on 02/05/13 DELEGATED**

**1) BH10.01**

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

*Reason: To accord with Regulation 14(7) of the Town and Country Planning*

*(Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.*

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

**7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

**BH2013/00660**

**12 Clifton Terrace Brighton**

Internal alterations to layout of basement and replacement of external basement door with metal gate. (Part retrospective).

**Applicant:** Mrs Sharon Lappo

**Officer:** Jason Hawkes 292153

**Approved on 01/05/13 DELEGATED**

**1) BH01.05**

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

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

## 2) UNI

The air vent shall be painted white to match the outer basement wall and retained as such thereafter.

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

### **BH2013/00665**

#### **4 Powis Grove Brighton**

Relocation of front gate and installation of external stairs from basement to ground floor level.

**Applicant:** Mr Matthew Hyde

**Officer:** Jason Hawkes 292153

**Approved on 01/05/13 DELEGATED**

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

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

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

#### **2) BH12.02**

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

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

## 3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>               | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|--------------------------------|------------------|----------------|----------------------|
| Site Location Plan             | 109              |                | 4/03/2013            |
| Block Plan                     | 110              |                | 4/03/2013            |
| Existing & Proposed Plans      | 401              |                | 4/03/2013            |
| Existing & Proposed Elevations | 402              |                | 4/03/2013            |

### **BH2013/00669**

#### **181 - 185 Western Road Brighton**

Installation of 6no condensing units to roof (Retrospective).

**Applicant:** Hennes & Mauritz UK Ltd

**Officer:** Mark Thomas 292336

**Approved on 29/04/13 DELEGATED**

#### **1) UNI**

Noise associated with the condenser units hereby permitted shall be controlled such that the rating Level, measured or calculated at 1-metre from the façade of the nearest noise sensitive premises, shall not exceed a level 5dB(A) below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS4142:1997.

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

### **BH2013/00670**

#### **51 West Street Brighton**

Display of 2no internally illuminated fascia signs, 2no internally illuminated projecting signs, 5no non-illuminated externally applied vinyl overlays and 1no internally illuminated buckle.

**Applicant:** Lloyds Banking Group  
**Officer:** Christopher Wright 292097

**Approved on 25/04/13 DELEGATED**

**1) BH10.01**

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired

unless further consent to display has been given by the Local Planning Authority.

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

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

**7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

**BH2013/00673****Flat 3 6 Montpelier Terrace Brighton**

Replacement of existing front window & removal of external pipework to South elevation. (Part retrospective).

**Applicant:** Mr Joe McNulty

**Officer:** Jason Hawkes 292153

**Approved on 01/05/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                   | Reference  | Version | Date Received |
|-----------------------------|------------|---------|---------------|
| Location & Block Plans      | 1222/P/001 |         | 4/03/2013     |
| 2nd Floor Plan as Existing  | 1222/P/101 |         | 4/03/2013     |
| 2nd Floor Plan as Proposed  | 1222/P/102 | B       | 4/03/2013     |
| Window Elevations & Details | 1222/P/103 |         | 4/03/2013     |
| Skirting Detail             | 1222/P/104 |         | 4/03/2013     |

**BH2013/00690****4 Powis Grove Brighton**

Application for removal of condition 5 of application BH2012/00194 (Extension to existing garage to create double garage incorporating 2no rooflights, installation of PV solar panels to roof of garage against raised back wall, replacement of rear wall with new garage door and widening of dropped kerb facing Clifton Hill. Replacement windows to front elevation, alterations to front and rear entrance steps and associated works.) which states the flat roof of the garage should be clad in lead.

**Applicant:** Mr Matthew Hyde

**Officer:** Jason Hawkes 292153

**Approved on 03/05/13 DELEGATED**

**1) UNI**

The development hereby permitted shall be commenced on or before 11th April 2015.

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                  | Reference | Version | Date Received |
|----------------------------|-----------|---------|---------------|
| Existing ground floor plan | 101       | A       | 15/02/2012    |
| Existing front elevation   | 102       |         | 24/01/2012    |
| Existing rear elevations   | 103       |         | 24/01/2012    |
| Existing side elevations   | 104       |         | 24/01/2012    |
| Proposed ground floor plan | 105       | B       | 10/04/2012    |
| Proposed front elevations  | 106       |         | 24/01/2012    |
| Proposed rear elevations   | 107       | A       | 10/04/2012    |

|                          |     |   |            |
|--------------------------|-----|---|------------|
| Proposed side elevations | 108 | A | 10/04/2012 |
| Location plan            | 109 |   | 4/03/2013  |
| Block plan               | 110 |   | 4/03/2013  |
| Car manoeuvring diagram  | 203 |   | 10/04/2012 |

### 3) UNI

The walls of the rebuilt window bay shall be smooth rendered in a cement/lime/sand render mix down to ground level and shall be lined out with ashlar joint lines to match the original building and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings and the render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the original building. The decorative moulding band below eaves level around the bay shall be reinstated to match exactly the existing.

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

### 4) UNI

No development shall take place until full details of the proposals have been submitted to and approved by the local planning authority in writing, including:

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

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

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

### 5) UNI

The flat roof of the garage hereby permitted shall be a green roof. No development shall commence until full details of the proposed green roof have been submitted to and approved by the Local Planning Authority. The scheme shall include full specification of plants, including densities, distribution and arrangements for future maintenance. All planting comprised in the approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the works, whichever is the sooner. Any plants which within a 5 year period from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

*Reason: To enhance the appearance of the development in the interests of the visual amenities of the area and to comply with policies QD1 and HE6 of the Brighton & Hove Local Plan.*

## 6) UNI

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

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

## 7) UNI

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

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

### **BH2013/00697**

#### **34 Temple Street Brighton**

Erection of a single storey rear extension.

**Applicant:** Mrs Jane Eaton

**Officer:** Christopher Wright 292097

**Approved on 14/05/13 DELEGATED**

#### 1) BH01.01

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

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

#### 2) UNI

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

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

#### 3) UNI

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

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

#### 4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                      | Reference | Version | Date Received |
|--------------------------------|-----------|---------|---------------|
| Site Location Plan             | L-100     |         | 5 Mar 2013    |
| Block Plan                     | L-101     |         | 5 Mar 2013    |
| Proposed and Existing Drawings | L-102     |         | 5 Mar 2013    |

### **BH2013/00728**

#### **Priory House Bartholomew Square Brighton**

Change of use at lower ground and ground floor level from offices (B1) to Restaurant (A3) including elevational alterations to north elevation at ground floor level and south elevation at lower ground floor level.



**Applicant:** Baron Homes Corporation Ltd

**Officer:** Adrian Smith 290478

**Refused on 02/05/13 DELEGATED**

**1) UNI**

Insufficient evidence has been submitted to demonstrate that this centrally located modern office site is genuinely redundant and unsuitable for continued office use. The application therefore conflicts with the strategic aims of policy EM5 of the Brighton & Hove Local Plan and policies SA2, CP2 and CP3 of the Submission City Plan Part One which seek to protect such floorspace given the identified shortfall in good quality modern office accommodation within central Brighton.

**BH2013/00815**

**1-3 Prince Albert Street Brighton**

Replacement of existing ground floor windows with bi-fold windows to North and bi-fold doors to East elevations.

**Applicant:** InnBrighton Ltd

**Officer:** Robin K Hodgetts 292366

**Refused on 07/05/13 DELEGATED**

**1) UNI**

The proposed changes to the joinery details of the shopfront would, by reason of thick, heavy vertical divisions and inappropriate profiles, disrupt the architectural unity of the façade and thereby be harmful to the character and appearance of the Grade II listed building and the Old Town Conservation Area, contrary to policies HE1, HE6 & QD10 of the Brighton & Hove Local Plan 2005.

**2) UNI2**

When open, the proposed bi-folding windows and doors would create a void in the appearance of the shopfront that would be significantly harmful to the character of the Grade II listed building and Old Town Conservation area, contrary to policies HE1, HE6 & QD10 of the Brighton & Hove Local Plan 2005 and to advice in the Council's Supplementary Planning Document 02 'Shop Front Design.'

**BH2013/00816**

**1-3 Prince Albert Street Brighton**

Replacement of existing ground floor windows with bi-fold windows to North and bi-fold doors to East elevations.

**Applicant:** InnBrighton Ltd

**Officer:** Robin K Hodgetts 292366

**Refused on 08/05/13 DELEGATED**

**1) UNI**

The proposed changes to the joinery details of the shopfront would, by reason of thick, heavy vertical divisions and inappropriate profiles, disrupt the architectural unity of the façade and thereby be harmful to the character and appearance of the Grade II listed building contrary to policy HE1 of the Brighton & Hove Local Plan 2005.

**2) UNI2**

When open, the proposed bi-folding windows and doors would create a void in the appearance of the shopfront that would be significantly harmful to the character of the Grade II listed building contrary to policy HE1 of the Brighton & Hove Local Plan 2005 and to advice in the Council's Supplementary Planning Document 02 'Shop Front Design.'

**BH2013/00904**

**16 Little Preston Street Brighton**

Conversion of ancillary retail storage to 1no one bedroom maisonette including alterations to fenestration and associated works.

**Applicant:** Mr F Miah

**Officer:** Jason Hawkes 292153

**Approved on 15/05/13 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.06**

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

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

**3) BH02.07**

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

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

**4) BH03.04**

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

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

**5) BH04.01A**

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

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

**6) BH06.02**

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

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

**7) BH06.05**

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

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

**8) UNI**

No development shall commence until a scheme for the soundproofing of the building where the residential unit hereby approved adjoins the neighbouring commercial unit at 16 Preston Street, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

**9) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>    | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|---------------------|------------------|----------------|----------------------|
| Site Plan           |                  |                | 20/03/2013           |
| Block Plan          |                  |                | 20/03/2013           |
| Existing & Proposed | 1319/01          | D              | 13/05/2013           |

**10) UNI**

The rear first floor window of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

**11) UNI**

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

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

**12) UNI**

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

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

**13) UNI**

The front elevation shall be finished in matching materials to the existing building.

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

**BH2013/00934****123 - 124 Western Road Brighton**

Application to extend time limit for implementation of previous approval BH2009/03047 for Change of use from retail (A1) to retail and café/restaurant (A1/A3) at basement and ground floor levels.

**Applicant:** David Hutchison

**Officer:** Jason Hawkes 292153

**Approved on 15/05/13 DELEGATED****1) BH01.01**

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

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

**2) BH07.03**

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

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

**3) BH07.04**

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

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>  | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|---|------------------|----------------|----------------------|
| Site Plan   |                  |                | 14/12/2009           |
| Block Plan  | 164/01           |                | 14/12/2009           |
| Block Plan with roof plan   | 164/01           |                | 6/01/2010            |
| Existing Basement   | 164/02           |                | 14/12/2009           |
| Existing Ground Floor   | 164/03           |                | 14/12/2009           |
| Existing Section  | 164/04           |                | 14/12/2009           |
| Existing Western Road Elevation                                     | 164/05           |                | 14/12/2009           |
| Existing Temple Road Elevation                                      | 164/06           |                | 14/12/2009           |
| Proposed Basement Plan  | 164/07           | Rev A          | 6/01/2010            |
| Proposed Ground Floor Plan  | 164/08           | Rev A          | 6/01/2010            |
| Proposed Western Road Elevation                                     | 164/09           | Rev A          | 6/01/2010            |
| Proposed Temple Road Elevation                                      | 164/10           | Rev A          | 6/01/2010            |
| Proposed Section  | 164/11           | Rev A          | 6/01/2010            |
| Existing Temple Road Elevation (Showing Proposed Chimney / Extract) | 164/12           |                | 6/01/2010            |

#### **5) UNI**

The entrance to the unit from Temple Street shall not be used to provide access for customers at any time. Use of this entrance shall be restricted to servicing and staff use only.

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

#### **6) UNI**

The proposed chimney extension shall be finished in painted render to match the existing rendered wall at roof level.

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

#### **7) UNI**

No alcohol shall be served in the premises except to persons seated and consuming food prepared and purchased from the premises.

*Reason: To safeguard the amenities enjoyed by neighbouring properties, in the interests of public order and crime prevention and in accordance with policy QD27 of the Brighton & Hove Local Plan.*

#### **8) UNI**

The use hereby permitted shall not be open to customers except between the hours of 0800 and 2200 on any day.

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

#### **9) UNI**

No development shall commence until a scheme for the soundproofing of the building has been submitted to and approved in writing by the Local Planning Authority. The soundproofing measures shall be implemented in strict accordance with the approved details prior to the occupation of the A3 element of the development hereby permitted and shall thereafter be retained as such.

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

#### **10) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the Class A3 use shall be restricted to the basement and the raised section to the northern part of the ground floor only as shown on drawing no.164/08A hereby approved. Further, notwithstanding the indicative internal layout submitted, no seating or other facilities for customers associated with the A3 use shall be provided within the lower (southern) section of the ground floor of the unit, which shall be strictly reserved for retail uses falling within Use Class A1 only.

*Reason: To retain a retail use and frontage fronting Western Road in accordance with policy SR4 of the Brighton & Hove Local Plan.*

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

#### **BH2012/01641**

#### **Unit 1 North Street Quadrant Brighton**

Display of internally illuminated fascia sign and internally illuminated lettering.

**Applicant:** Supergroup

**Officer:** Pete Campbell 292359

#### **Approved on 03/05/13 DELEGATED**

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

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

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

*amenity and public safety.*

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

**7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

**8) UNI**

The advertisements shall not be illuminated later than 23:00 or after the premises are closed to the public (whichever is the earlier) and shall not be illuminated before 07:00 on any day.

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

**BH2012/02173**

**39 Upper Gardner Street Brighton**

Change of use from retail (A1) to café (A3) on lower ground, ground and first floors and retrospective change of use from café (A3) to office (B1) on second floor and replacement of ground floor sliding doors and fenestration above.

**Applicant:** EU Recruitment

**Officer:** Christopher Wright 292097

## **Approved on 30/04/13 PLANNING COMMITTEE**

### **1) UNI**

Prior to the installation of the new entrance doors and transom windows to the front elevation, a 1:1 scale horizontal section of the proposed fenestration in situ detailing the set back within the opening reveal shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details and maintained as such thereafter.

*Reason: To ensure successful integration with the existing building and to limit the impact of the development on the character of the building and the wider North Laine Conservation Area, and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan 2005.*

### **2) UNI**

Prior to the installation of the proposed external extraction outlet, a roof plan detailing its exact location shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details and maintained as such thereafter.

*Reason: To ensure successful integration with the existing building and to limit the impact of the development on the character of the building and the wider North Laine Conservation Area, and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan 2005.*

### **3) UNI**

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

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

### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>                        | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|---|------------------|----------------|----------------------|
| Site Location Plan                      |                  |                | 12 Jul 2012          |
| Existing Layout Plans                   | 01               | A              | 12 Jul 2012          |
| General Arrangement Existing Plans      | 02               |                | 12 Jul 2012          |
| General Arrangement Existing Elevation  | 03               | D              | 20 Nov 2012          |
| General Arrangement Proposed Plans      | 11               | A              | 12 Nov 2012          |
| General Arrangement Proposed Plans      | 10               | D              | 7 Mar 2013           |
| General Arrangement Proposed Elevations | 12               | A              | 7 Mar 2013           |

### **5) UNI**

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

*Reason: To safeguard the appearance of the building and the visual amenities of the locality and the conservation area and to comply with policies QD1, QD27 and HE6 of the Brighton & Hove Local Plan 2005.*

### **6) UNI**

The ground floor and first floor restaurant use (Use Class A3) hereby permitted shall not be open to customers except between the hours of 7.30am and 8.30pm Sundays to Wednesdays and between 7.30am and 10.30pm Thursdays to

Saturdays.

*Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan 2005*

**7) UNI**

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

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

**8) UNI**

The premises shall only be used as a restaurant/café (Use Class A3) on the ground and first floors, and as offices (Use Class B1) on the second floor, and for no other purposes (including any other purposes within Classes A3 and B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

**9) UNI**

The kitchen mechanical extract system shall not be in use outside the opening hours for the A3 restaurant use hereby permitted, as set out in condition 4 of this consent.

*Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan 2005.*

**10) UNI**

No alcohol shall be sold or supplied within the Use Class A3 premises hereby approved except to persons who are taking meals on the premises and who are seated on chairs at tables. 'Meals' means food that has been cooked or prepared and purchased within the premises. Any bar area shall be ancillary to the approved A3 restaurant use.

*Reason: In the interest of general amenity and public order and to comply with policies QD27 and SR12 of the Brighton & Hove Local Plan.*

**11) UNI**

The joinery of the new entrance doors and transom windows hereby approved shall be black in colour as seen externally, and shall be retained as such thereafter.

*Reason: To ensure successful integration with the existing building and to limit the impact of the development on the wider North Laine Conservation Area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan 2005.*

**12) UNI**

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

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



### **13) UNI**

No deliveries, servicing, loading or unloading of vehicles associated with the premises shall take place except between the hours of 7.30am and 7.00pm Mondays to Saturdays and between 8.00am and 6.00pm on Sundays.

*Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan 2005.*

### **BH2012/03874**

#### **41 41A & 41B Bond Street Brighton**

Change of Use of first and second floors from retail (A1) to hostel incorporating extensions and alterations to existing building including creation of additional floors with mansard roof, infill extension at second floor level and associated works.

**Applicant:** Mr George Georgio

**Officer:** Jonathan Puplett 292525

**Refused on 25/04/13 DELEGATED**

#### **1) UNI**

The proposed flat topped mansard is not of a traditional form and would be of an excessive height, depth and bulk. The proposed front dormers and rooflights would result in an inappropriate and cluttered appearance. The proposed roof extension would be detrimental to the appearance of the building, and to the character and historic skyline and roofscape of this part of the North Laine Conservation Area contrary to policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan and the guidance set out in SPGBH1: Roof Extensions and Alterations.

### **BH2013/00070**

#### **49 - 50 Providence Place & 3 & 4 Ann Street Brighton**

Application for Approval of Details Reserved by Conditions 19(i) and 19(ii) of application BH2010/02585.

**Applicant:** Mr Julian Curry

**Officer:** Jonathan Puplett 292525

**Approved on 13/05/13 DELEGATED**

### **BH2013/00225**

#### **47 Gardner Street Brighton**

Installation of new shopfront and replacement of air conditioning unit to rear of shop.

**Applicant:** Mr Ozer Karmay

**Officer:** Sonia Gillam 292265

**Approved on 26/04/13 DELEGATED**

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

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

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

#### **2) UNI**

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

*Reason: To safeguard the amenities of the occupiers of adjoining properties and*

to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

### 3) UNI

The air conditioning unit hereby approved shall be installed in the same location as the existing unit on the rear of number 47 Gardener Street at 2.75m above ground level.

*Reason: To ensure a satisfactory appearance and to safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10, QD1 and QD27 of the Brighton & Hove Local Plan.*

### 4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type  | Reference | Version | Date Received |
|--|-----------|---------|---------------|
| Site Location Plan                                       |           |         | 22/02/2013    |
| Block Plan   |           |         | 22/02/2013    |
| Existing and proposed elevations                         | PL-01     |         | 22/02/2013    |
| Existing and proposed floor plans                        | PL-02     |         | 23/04/2013    |
| As existing - Shopfront elevation                        | PL-02     |         | 22/02/2013    |
| As proposed - Shopfront elevation                        | PL-03     |         | 22/02/2013    |
| Section  | PL-04     |         | 22/02/2013    |
| Air conditioning details FDT Standard Cassette           |           |         | 01/03/2013    |
| Air conditioning details Cassette Recessed Systems - FDT |           |         | 01/03/2013    |
| Email from applicant                                     |           |         | 25/04/2013    |

## **BH2013/00245**

### **Land Adjoining 10 New England Road and rear of 53 New England Street Brighton**

Temporary change of use of land for 5 years from scrap metal yard to residential and the erection of 36 containers in one block of 5 containers in height and one block of 3 containers in height for use as individual dwelling units.

**Applicant:** QED Capital Assets

**Officer:** Guy Everest 293334

**Approved on 30/04/13 PLANNING COMMITTEE**

### 1) UNI

The buildings hereby permitted shall be permanently removed from the site on or before 07 May 2018 in accordance with a scheme of works which shall be submitted to and approved in writing by the Local Planning Authority.

*Reason: The planning permission is not suitable as a permanent form of development and to comply with policies HO2, HO3 and HO4 of the Brighton & Hove Local Plan; policy WMP 6 of the East Sussex, South Downs and Brighton & Hove - Waste and Minerals Plan; and policy DA4 of the Brighton & Hove Submission City Plan Part One.*

### 2) UNI

The development hereby permitted shall not be occupied until a scheme for establishing green roofs to blocks 1 and 2, as identified on drawing no. 1250.PL04, has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first occupation.

*Reason: To ensure the development enhances the nature conservation value of the site and to comply with policy QD17 of the Brighton & Hove Local Plan and Supplementary Planning Document 11 on Nature Conservation and Development.*

### 3) UNI

Report from: 25/04/2013 to: 15/05/2013

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>   | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|--|------------------|----------------|----------------------|
| Location Plan  | 1250.PL01        |                | 28/01/2013           |
| Site Plan as Existing                                      | 1250.PL02        |                | 28/01/2013           |
| Block Plan   | 1250.PL04        |                | 28/01/2013           |
| Site & Roof Plan   | 1250.PL05        |                | 28/01/2013           |
| Street Scene & Existing Elevations<br>(New England Street) | 1250.PL10        |                | 28/01/2013           |
| Street Scene & Proposed Elevations<br>(New England Street) | 1250.PL11        |                | 28/01/2013           |
| Street Scene & Existing Elevations<br>(New England Road)   | 1250.PL12        |                | 28/01/2013           |
| Street Scene & Proposed Elevations<br>(New England Road)   | 1250.PL13        |                | 28/01/2013           |
| Existing Site & Building Sections                          | 1250.PL15        |                | 28/01/2013           |
| Proposed Site & Building Sections                          | 1250.PL16        |                | 28/01/2013           |
| Ground Floor Plan & Site Layout                            | 1250.PL20        |                | 28/01/2013           |
| First Floor Plan   | 1250.PL21        |                | 28/01/2013           |
| Second Floor Plan  | 1250.PL22        |                | 28/01/2013           |
| Third Floor Plan   | 1250.PL23        |                | 28/01/2013           |
| Fourth Floor Plan  | 1250.PL24        |                | 28/01/2013           |
| Roof Plan  | 1250.PL25        |                | 28/01/2013           |
| East Elevation   | 1250.PL30        |                | 28/01/2013           |
| West Elevation   | 1250.PL31        |                | 28/01/2013           |
| North & South Elevations                                   | 1250.PL32        |                | 28/01/2013           |
| W-Installations  | TH.TW1           |                | 28/01/2013           |
| Floor Plans and Sections<br>Dimensioned                    | TH.Prof.ST       |                | 28/01/2013           |

#### **4) UNI**

No development shall commence until a scheme for the external treatment of the elevations of the Blocks (including full details of the colour scheme) has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

#### **5) UNI**

No development shall commence until details at a 1:20 scale of external doors, windows, balconies, stairways, walkways and railings and gate to the New England Road frontage 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.*

#### **6) UNI**

No development shall commence until details and a specification for the hard surfacing of the application site has been submitted to and approved in writing by the Local Planning Authority. The re-surfacing shall be completed in accordance with the approved details prior to the commencement of construction works above ground level.

*Reason: To safeguard the health of future residents or occupiers of the site and*

*to comply with policy SU11 of the Brighton & Hove Local Plan.*

**7) UNI**

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

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

**8) UNI**

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

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

**9) UNI**

No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of measures to mitigate disturbance during construction works from noise and dust, plant and equipment and transport movements in addition to details of any temporary external lighting to be installed at the site and measures to prevent light spillage. The development shall be carried out in accordance with the approved CEMP unless otherwise approved in writing by the Local Planning Authority.

*Reason: To ensure that construction operations, vehicles, materials and waste do not impact on highway safety and to protect the amenities of adjacent occupiers and to comply with policies TR7, SU13 and QD27 of the Brighton & Hove Local Plan.*

**10) UNI**

No development shall take place until a scheme to ensure the stability of the adjoining retaining wall and former railway embankment has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first occupation.

*Reason: To ensure the stability of the adjacent structure and to comply with policies TR7 and SU8 of the Brighton & Hove Local Plan.*

**11) UNI**

No development shall take place until a Travel Plan for the development setting out measures to promote walking and cycling has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be subject to annual review, which should include regular monitoring of the use and need for additional cycle parking spaces. The Travel Plan shall be implemented in accordance with the approved details and in accordance with details submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage sustainable travel and to comply with policies TR1 and TR14 of the Brighton & Hove Local Plan.*

**12) UNI**

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

shall thereafter be retained for use at all times.

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

**13) UNI**

The development hereby permitted shall not be occupied until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

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

**14) UNI**

The development hereby permitted shall not be occupied until a scheme for installing photovoltaic panels to the roof of block 1', as identified on drawing no. 1250.PL04, has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first occupation.

*Reason: To ensure the development makes efficient use of energy resources and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 08 on Sustainable Building Design.*

**15) UNI**

The hereby approved development shall only be used as residential accommodation in association with services provided by the Brighton Housing Trust.

*Reason: The development hereby approved is not suitable as a permanent residence and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**BH2013/00344**

**23 Roundhill Crescent Brighton**

Application for approval of details reserved by condition 3 of application BH2012/03118.

**Applicant:** Mr Karl Simpson

**Officer:** Wayne Nee 292132

**Approved on 07/05/13 DELEGATED**

**BH2013/00350**

**23 Roundhill Crescent Brighton**

Application for approval of details reserved by conditions 2 and 5 of application BH2012/03117.

**Applicant:** Mr Karl Simpson

**Officer:** Wayne Nee 292132

**Approved on 30/04/13 DELEGATED**

**BH2013/00648**

**1 London Road Brighton**

Display of non-illuminated signage panelling with 2no sets of non-illuminated lettering. Display of 2no sets of internally illuminated lettering and 1no internally illuminated logo sign to fascia (retrospective).

**Applicant:** Aldi Stores Ltd

**Officer:** Chris Swain 292178

**Refused on 02/05/13 DELEGATED**

**1) UNI**

The wraparound fascia signage (Sign 4) by reason of its height, design and bulk results in an overly dominant element that disrupts the original form of the

building. This, in conjunction with the existing signage on the building results in an incoherent, cluttered appearance and detracts from the appearance and character of the building, the street scene and the adjacent Valley Gardens Conservation Area. As such, the advertisements are harmful to amenity and contrary to policies QD12 and HE6 of the Brighton and Hove Local Plan and the Council's Supplementary Planning Document 'Advertisements' (SPD07).

## **2) UNI2**

The centrally positioned "Aldi" lettering (Sign 2) by reason of its overall height, design and excessive scale results in an overly dominant feature that detracts significantly from the appearance and character of the building, the street scene and the adjacent Valley Gardens Conservation Area and, as such, is contrary to policies QD12 and HE6 of the Brighton & Hove Local Plan and the Council's Supplementary Planning Document 'Advertisements' (SPD07).

## **BH2013/00721**

### **9 Vine Street Brighton**

Demolition of garage and erection of 1no three storey town house.

**Applicant:** Mrs Shelley Bloom

**Officer:** Wayne Nee 292132

**Approved on 02/05/13 DELEGATED**

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

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

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

#### **2) UNI**

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

- i) samples and details of materials (brick, render, panels)
- ii) details of the guttering and downpipes,
- iii) details of the windows and rooflight, including details of opening methods
- iv) 1:20 elevations and sections of all new doors, reveals and cills
- v) Large scale details of all parapets, eaves, copings, Juliet balconies and all other features and the works shall be carried out in strict accordance with the approved details and maintained as such thereafter.

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

#### **3) UNI**

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 has been submitted to the Local Planning Authority; and
- (b) A Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

#### **4) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Building Research

Establishment issued Final Code Certificate confirming that the unit has achieved a Code for Sustainable Home rating of Code Level 3 has been submitted to and approved in writing by, the Local Planning Authority.

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

**5) UNI**

The development hereby approved shall not be occupied until details of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be thereafter retained as such.

*Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policies TR14 and QD27 of the Brighton & Hove Local Plan.*

**6) UNI**

Access to the flat roofed area at second storey level of the development hereby approved shall be for maintenance or emergency purposes only and shall not be used as a roof garden, terrace, patio or similar amenity area.

*Reason: To ensure the development has an acceptable appearance without the inclusion of non-traditional balcony railings in accordance with policies QD1, QD2 and HE6 of the Brighton & Hove City Council.*

**7) UNI**

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

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

**8) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no demolition of the building shall take place during the bird nesting season (1 March - 31 July inclusive).

*Reason: To ensure that nesting birds are not disturbed and to comply with policy QD18 of the Brighton & Hove Local Plan.*

**9) UNI**

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

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

**10) UNI**

Prior to the occupation of the development the applicant shall reinstate the redundant vehicle crossover at the front of the existing garage back to footway by raising the existing kerb and footway. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

*Reason: In the interests of highway safety and to comply with policies TR7 and*

TR8 of the Brighton & Hove Local Plan.

**11) UNI**

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

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

**12) UNI**

No cables, aerials, flues and meter boxes etc to front elevation.

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

**13) UNI**

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

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

**14) UNI**

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

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

**15) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type            | Reference  | Version | Date Received |
|----------------------|------------|---------|---------------|
| Site plan            | TA669/01   |         | 07 March 2013 |
| Existing elevations  | TA669/Ex03 |         | 07 March 2013 |
| Existing section AA  | TA669/Ex04 |         | 07 March 2013 |
| Existing elevations  | TA669/Ex05 |         | 07 March 2013 |
| Proposed floor plans | TA669/P10  | A       | 07 March 2013 |
| Proposed elevations  | TA669/P11  | A       | 07 March 2013 |
| Proposed section AA  | TA669/P12  | A       | 07 March 2013 |
| Proposed elevations  | TA669/P13  |         | 07 March 2013 |

**BH2013/00722**

**9 Vine Street Brighton**

Demolition of garage.

**Applicant:** Mrs Shelley Bloom

**Officer:** Wayne Nee 292132

**Approved on 02/05/13 DELEGATED**

**1) BH01.04**

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

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

**2) BH12.08**

The works of demolition hereby permitted shall not be begun until documentary evidence is produced to the Local Planning Authority to show that contracts have been entered into by the developer to ensure that building work on the site the



subject of this consent is commenced within a period of 6 months following commencement of demolition in accordance with a scheme for which planning permission has been granted.

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

**BH2013/00725**

**39-40 Gloucester Street Brighton**

Installation of sheltered bicycle rack to rear courtyard to accommodate 10no bicycles.

**Applicant:** Affinity Sutton

**Officer:** Jonathan Puplett 292525

**Approved on 14/05/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>             | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|------------------------------|------------------|----------------|----------------------|
| Location plan                |                  |                | 13/052013            |
| Block plan                   |                  |                | 13/05/2013           |
| Proposed cycle store details | AC3040           | V1.2           | 07/03/2013           |

**BH2013/00734**

**48 Warleigh Road Brighton**

Conversion of existing retail unit (A1) and 1no one bedroom flat (C305) to form 1no four bedroom house with associated alterations including erection of single storey flat roof extension to the rear.

**Applicant:** Ms G MacPherson

**Officer:** Wayne Nee 292132

**Approved on 01/05/13 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

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

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

**4) UNI**

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

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

**5) UNI**

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

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

**6) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b> | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|------------------|------------------|----------------|----------------------|
| Existing         | 1468/1675        |                | 06 March 2013        |
| Proposed         | 1468/1676        | C              | 25 April 2013        |
| Window details   | 1468/1704        |                | 25 April 2013        |
| Vent details     | n/a              |                | 25 April 2013        |

**BH2013/00737**

**Victory House Trafalgar Place Brighton**

Display of 1no halo illuminated fascia sign to north elevation.

**Applicant:** Sun Shield Limited

**Officer:** Sue Dubberley 293817

**Approved on 14/05/13 DELEGATED**

**1) BH10.01**

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

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

**2) BH10.02**

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

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

**3) BH10.03**

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

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

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

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

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

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

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

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

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

No advertisement shall be sited or displayed so as to-

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

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

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

The illumination of the advertisement shall be non-intermittent.

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

### **BH2013/00742**

#### **73 Roundhill Crescent Brighton**

Erection of single storey rear extension to second floor.

**Applicant:** Mr Jack Konarek

**Officer:** Chris Swain 292178

**Refused on 03/05/13 DELEGATED**

#### **1) UNI**

The proposed development by reason of its height, design, depth and scale would result in an overly dominant and bulky addition that relates poorly to the existing building and the terrace and would have a detrimental impact upon the appearance and character of the property and the wider Roundhill Conservation Area. The proposals are thereby contrary to policy QD14 and HE6 of the Brighton & Hove Local Plan.

### **BH2013/00813**

#### **40 West Hill Street Brighton**

Replacement of existing single glazed casement windows with double glazed to front four bays incorporating repair of frames and new chrome catches and stays.

**Applicant:** Nicholas Hillman

**Officer:** Sonia Gillam 292265

**Approved on 10/05/13 DELEGATED**

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

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

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

#### **2) BH12.02**

The external finishes of the development hereby permitted shall match in

material, colour, style, bonding and texture those of the existing building.  
*Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type             | Reference | Version | Date Received |
|-----------------------|-----------|---------|---------------|
| Site Location Plan    |           |         | 25/03/2013    |
| Elevation and Profile |           |         | 11/03/2013    |

**BH2013/00824**

**7 London Road Brighton**

Installation of new shop front.

**Applicant:** British Heart Foundation

**Officer:** Robin K Hodgetts 292366

**Approved on 07/05/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                           | Reference     | Version | Date Received |
|-------------------------------------|---------------|---------|---------------|
| Site location plan                  |               |         | 14/03/13      |
| Existing floor plans and elevations | BRI-F-I-DS/01 |         | 14/03/13      |
| Proposed floor plans and elevations | BRI-F-I-DS/02 |         | 14/03/13      |

**BH2013/00825**

**7 London Road Brighton**

Display of internally illuminated fascia and projecting signs.

**Applicant:** British Heart Foundation

**Officer:** Robin K Hodgetts 292366

**Approved on 03/05/13 DELEGATED**

**1) BH10.01**

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

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

**2) BH10.02**

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

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

**3) BH10.03**

Any structure or hoarding erected or used principally for the purpose of displaying

advertisements shall be maintained in a condition that does not endanger the public.

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

**7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

**8) UNI**

The advertisements shall not be illuminated later than 22.00 or after the premises are closed to the public (whichever is the earlier) and shall not be illuminated before 07.00 on any day.

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

**BH2013/00830**

**14 Kew Street Brighton**

Conversion of existing garage into habitable room. Part demolition of boundary wall on New Dorset Street to facilitate new vehicular access with new garage door.

**Applicant:** Mr A Green

**Officer:** Chris Swain 292178

**Approved on 10/05/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall not be commenced until full details of the 'up-and-over' door proposed to the New Dorset Street frontage (including drawings at a metric scale of 1:20 or larger showing the detailed design, materials

and colour of this proposed door) have been submitted to and approved in writing by the local planning authority. This door shall be implemented in strict accordance with the approved details and retained as such thereafter.

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

### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>                                     | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|--|------------------|----------------|----------------------|
| Existing site layout                                 | 601/4            |                | 15 March 2013        |
| Existing and proposed elevations (New Dorset Street) | 610/3            |                | 15 March 2013        |
| Existing and proposed elevations and plans           | 610/5            |                | 15 March 2013        |
| Proposed site layout                                 | 610/6            |                | 15 March 2013        |

### **BH2013/00882**

#### **6 Kew Street Brighton**

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

**Applicant:** Mr M Steer

**Officer:** Chris Swain 292178

**Approved on 30/04/13 DELEGATED**

### **BH2013/00905**

#### **16 Tichborne Street Brighton**

Application for Approval of Details Reserved by Condition 13 of application BH2012/00780

**Applicant:** Mr Patrick Moorhead

**Officer:** Liz Arnold 291709

**Approved on 29/04/13 DELEGATED**

### **BH2013/01070**

#### **Land rear of 64 - 65 Upper Gloucester Road Brighton**

Application for approval of details reserved by condition 7 of application BH2010/00378.

**Applicant:** Mr Kieran Treacy

**Officer:** Sue Dubberley 293817

**Approved on 07/05/13 DELEGATED**

### **WITHDEAN**

### **BH2012/03983**

#### **44 Fernwood Rise Brighton**

Erection of single storey rear extension & decking incorporating balustrade and steps.

**Applicant:** Mr P Morley

**Officer:** Helen Hobbs 293335

**Approved on 01/05/13 DELEGATED**

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

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

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

*unimplemented permissions.*

## **2) BH03.03**

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

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

## **3) UNI**

The 1.8m high screen fence along the eastern extent of the raised deck hereby permitted, as shown on drawing no. 544/02, shall be erected prior to the deck being brought into use and shall thereafter be permanently retained in situ.

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

## **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b> | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|------------------|------------------|----------------|----------------------|
| Site Plan        |                  |                | 13/12/2012           |
| Existing plans   | 544/01           |                | 13/12/2012           |
| Proposed plans   | 544/02           |                | 13/12/2012           |

## **BH2013/00496**

### **51 Bates Road Brighton**

Loft conversion with rooflights to front and rear.

**Applicant:** Mr Bruce Elliott

**Officer:** Helen Hobbs 293335

**Approved on 15/05/13 DELEGATED**

## **1) BH01.01**

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

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

## **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>  | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|---|------------------|----------------|----------------------|
| Existing and proposed plans, incl. location and block plans | 1052013/01       |                | 13/02/2013           |

## **BH2013/00570**

### **Varndean School Balfour Road Brighton**

Conversion of existing concrete basket ball court into an all weather football pitch.

**Applicant:** Varndean School

**Officer:** Jason Hawkes 292153

**Approved on 29/04/13 DELEGATED**

## **1) BH01.01**

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

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

## **2) UNI**

Report from: 25/04/2013 to: 15/05/2013

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>                                 | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|--|------------------|----------------|----------------------|
| Twin bar fencing system details                  |                  |                | 18/03/2013           |
| Proposed basketball court layout with 3G surface |                  |                | 05/03/2013           |
| Existing basketball court with tarmac surface    |                  |                | 05/03/2013           |
| Photographic schedule                            |                  |                | 19/02/2013           |
| Location Plan                                    |                  |                | 19/02/2013           |
| Block Plan                                       |                  |                | 19/02/2013           |

**BH2013/00620**

**32 Redhill Drive Brighton**

Application for approval of details reserved by condition 9 of application BH2009/01400.

**Applicant:** Scamans Mercer Partnership

**Officer:** Robert McNicol 292322

**Approved on 29/04/13 DELEGATED**

**BH2013/00629**

**8 Robertson Road Brighton**

Erection of part single part two storey extension to the rear.

**Applicant:** Mr N Baldgiev

**Officer:** Adrian Smith 290478

**Refused on 29/04/13 DELEGATED**

**1) UNI**

The proposed development, by virtue of its scale, offset positioning of the upper floor element and inappropriate design, represent incongruous additions that would be harmful to the appearance of the building and wider area, contrary to policy QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed development, by virtue of its level of projection and scale and bulk relative to both side boundaries, would have a significantly enclosing impact resulting in increased loss of light and outlook to both adjacent properties at Nos.6 & 10 Robertson Road, and an unacceptable tunnelling effect on existing openings to the rear of No.6 Robertson Road. The proposals are thereby contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2013/00749**

**9 Hampstead Road Brighton**

Creation of secure enclosure at front of house by raising level of dwarf wall and installation of security door.

**Applicant:** Mr Matthew Wilson

**Officer:** Mark Thomas 292336

**Approved on 14/05/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The finish to the external walls of the development hereby permitted shall match



in material, colour and texture those of the existing front boundary wall.

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

### **3) UNI**

The security door and doorframe shown on the approved plans shall be painted white prior to development being brought into use, and shall be retained as such thereafter.

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

### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>                                       | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|--|------------------|----------------|----------------------|
| Site location plan                                     |                  |                | 11 March 2013        |
| Block plan Fig. 2                                      |                  |                | 11 March 2013        |
| Product photo  |                  |                | 11 March 2013        |
| Existing plan  | Fig. 3           |                | 19 March 2013        |
| Proposed plan  | Fig. 4           |                | 19 March 2013        |
| Existing south east elevation                          | Fig. 5           |                | 19 March 2013        |
| Proposed south east elevation                          | Fig. 6           |                | 19 March 2013        |
| Existing north east elevation and proposed section A-A | Fig. 7           |                | 11 March 2013        |
| Proposed north east elevation                          | Fig. 9           |                | 11 March 2013        |

### **BH2013/00752**

#### **Upperdene Court 4 Westdene Drive Brighton**

Application for Approval of Details Reserved by condition 9 of application BH2011/00992

**Applicant:** Krusio Developments Ltd

**Officer:** Jason Hawkes 292153

**Approved on 01/05/13 DELEGATED**

### **BH2013/00819**

#### **Flat 20 Woodside Lodge Tivoli Crescent Brighton**

Erection of gazebo to second floor roof terrace.

**Applicant:** Stephen Reynolds

**Officer:** Robert McNicol 292322

**Refused on 13/05/13 DELEGATED**

### **1) UNI**

By virtue of its form, materials, height and position the proposed gazebo structure would be an unsympathetic addition to the recipient property and would be a prominent, unusual and conspicuous addition to both the roofscape and street scene. The proposed structure would therefore detract from the appearance of the building and the wider area contrary to policy QD14 of the Brighton & Hove Local Plan.

## **EAST BRIGHTON**

### **BH2012/03124**

#### **15 Marine Square Brighton**

Repair works to balcony soffit at first floor level to front elevation.

**Applicant:** Parade Properties

**Officer:** Anthony Foster 294495

**Approved on 30/04/13 DELEGATED**

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

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

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

### **BH2012/03738**

#### **Flat 16A 116 - 118 Marine Parade Brighton**

Replacement of existing timber framed windows with new timber framed windows, installation of roof lantern & replacement of brown roof slates with grey.

**Applicant:** Roger McMahon

**Officer:** Sue Dubberley 293817

**Approved on 25/04/13 DELEGATED**

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

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

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

#### **2) UNI**

The new window/door frames & associated joinery hereby approved shall be painted in a grey colour to match the proposed grey slate roof covering within three months of the completion the works and thereafter so retained.

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

#### **3) UNI**

No development shall take place until a sample of the slate to be used on the roof has been submitted to and approved by the Local Planning Authority. The Development shall be carried out in accordance with the approved material.

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>                       | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|--|------------------|----------------|----------------------|
| Existing plans                         | EX01             | A              | 10/01/13             |
| Proposed plans                         | PL01             | B              | 5/03/13              |
| Proposed door details and elevations   | JD01             |                | 5/03/13              |
| Proposed window details and elevations | JD02             |                | 5/03/13              |

**BH2012/04063**

**45 Bennett Road Brighton**

Erection of two storey rear extension.

**Applicant:** Ms Annabelle Nicoll

**Officer:** Wayne Nee 292132

**Refused on 08/05/13 DELEGATED**

**1) UNI**

The proposed first floor rear extension, by virtue of its form, depth and design which includes a bulky roof light, would be an inappropriate addition which would result in the over extension of the property. The proposal would therefore be detrimental to the character and appearance of the existing building, and the visual amenities of the surrounding area, which is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2013/00252**

**Flat 16A 116-118 Marine Parade Brighton**

Replacement of existing timber framed windows with new timber framed windows, installation of roof lantern & replacement of brown roof slates with grey.

**Applicant:** Roger McMatton

**Officer:** Sue Dubberley 293817

**Approved on 29/04/13 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

No development shall take place until a sample of the slate to be used on the roof has been submitted to and approved by the Local Planning Authority. The Development shall be carried out in accordance with the approved material.

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

**3) UNI**

The new window/door frames & associated joinery hereby approved shall be painted in a grey colour to match the proposed grey slate roof covering within three months of the completion the works and thereafter so retained.

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

**BH2013/00569**

**St Marys Hall Eastern Road Brighton**

Installation of electrical equipment cabins (retrospective).

**Applicant:** Brighton & Sussex University Hospitals NHS Trust

**Officer:** Mick Anson 292354

**Approved on 03/05/13 DELEGATED**

**1) BH11.02**

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

any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

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

## 2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                                | Reference                   | Version | Date Received |
|--|-----------------------------|---------|---------------|
| Site Location Plan                       | AL600                       | Rev E   | 21.02.13      |
| GRP Enclosure and Plinth                 | EDS 07-0102.16 Sheet 1 of 2 | A       | 21.02.13      |
| Earthing layout for metered RMU          | EDS 07-0102.16 Sheet 2 of 2 | A       | 21.02.13      |
| Proposal Plot (UK Power networks)        | Ukpn/401190695/amm/1a       |         | 21.02.13      |
| Electrical Services                      | AL607                       |         | 21.02.13      |
| Metered RMU elevations and meter housing | AD75                        |         | 21.02.13      |
| Appendix G - Metering GRP Housing        | EA 07-0003                  | 5.0     | 21.02.13      |

## 3) UNI

The cabinets hereby approved shall not be brought into use until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include means of screening the development. The landscaping scheme shall be implemented in the first available planting season following approval of the submitted scheme.

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the site and the historic features of the site to comply with policies QD1, QD15 and HE3 of the Brighton & Hove Local Plan.*

### **BH2013/00596**

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

Certificate of Lawfulness for proposed erection of part four, part three storey temporary modular building.

**Applicant:** Brighton and Sussex University Hospitals Trust

**Officer:** Mick Anson 292354

**Approved on 03/05/13 DELEGATED**

### **BH2013/00600**

#### **91 St Georges Road Brighton**

Formation of second floor incorporating front and rear rooflights and dormer to side elevation.

**Applicant:** Kemptown Bookshop

**Officer:** Anthony Foster 294495

**Refused on 30/04/13 DELEGATED**

## 1) UNI

The proposed additional storey by virtue of the proposed roof form, rear dormer and rooflights, and poor window detailing to the front elevation would detract from the character and appearance of the existing property, and as a result would also detract from the character and appearance of the existing street scene and

surrounding East Cliff conservation area. This scheme is therefore considered to be contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

## **2) UNI2**

The proposed development would result in an unacceptable impact overbearing impact upon the amenity of the adjoining occupiers in terms of increased building bulk, and increased sense of enclosure and loss of outlook as such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2013/00644**

#### **213 Wilson Avenue Brighton**

Erection of single storey rear extension.

**Applicant:** Mr Peter Gibney

**Officer:** Louise Kent 292198

**Approved on 02/05/13 DELEGATED**

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

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

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

#### **2) BH02.09**

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

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

#### **3) BH03.03**

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

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>                 | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|----------------------------------|------------------|----------------|----------------------|
| Block and location plan          | 03               |                | 28/02/2013           |
| Plans and elevations as existing | 01               |                | 28/02/2013           |
| Plans and elevations as proposed | 02               | Rev. A         | 28/02/2013           |

### **BH2013/00753**

#### **30 Whitehawk Road Brighton**

Application for Approval of Details Reserved by conditions 3 and 4 of application BH2012/02470.

**Applicant:** Mr Thivakaran

**Officer:** Pete Campbell 292359

**Approved on 03/05/13 DELEGATED**

**BH2013/00770**

**2 Chichester Place Brighton**

Demolition of existing U.P.V.C conservatory and single storey rear extension and erection of replacement conservatory.

**Applicant:** Mrs Juliette Wright

**Officer:** Wayne Nee 292132

**Approved on 14/05/13 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

No works shall take place until full details of the proposed materials, including that of the roof and the internal floor, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**3) UNI**

The exterior walls shall be rendered to ground level to match the original building and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings. The render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the original building and shall be 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.*

**BH2013/00771**

**2 Chichester Place Brighton**

Demolition of existing U.P.V.C conservatory & single storey extension to rear and erection of replacement conservatory.

**Applicant:** Mrs Juliette Wright

**Officer:** Wayne Nee 292132

**Approved on 14/05/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The exterior walls shall be rendered to ground level to match the original building and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings. The render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the original building and shall be maintained as such thereafter.

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

**3) UNI**

No works shall take place until full details of the proposed materials, including that of the roof, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the

agreed details and maintained as such thereafter.

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>                      | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|---------------------------------------|------------------|----------------|----------------------|
| Site plan                             | 12843/001        | B              | 19 March 2013        |
| Existing ground floor                 | 12843/010        | A              | 12 March 2013        |
| Existing first floor                  | 12843/011        | A              | 12 March 2013        |
| Existing roof plan                    | 12843/012        | A              | 12 March 2013        |
| Existing west elevation               | 12843/013        | A              | 12 March 2013        |
| Existing east elevation               | 12843/014        | A              | 12 March 2013        |
| Existing section CC                   | 12843/015        | A              | 12 March 2013        |
| Proposed ground floor                 | 12843/020        | A              | 12 March 2013        |
| Proposed first floor                  | 12843/021        | A              | 12 March 2013        |
| Proposed roof plan                    | 12843/022        | A              | 12 March 2013        |
| Proposed west elevation               | 12843/023        | A              | 12 March 2013        |
| Proposed east elevation               | 12843/024        | A              | 12 March 2013        |
| Proposed section CC                   | 12843/025        | A              | 12 March 2013        |
| Vale Gardens Houses Ltd               | 12843/030        | A              | 12 March 2013        |
| Detail sections                       | 12843/031        | A              | 12 March 2013        |
| Window panel sections                 | n/a              |                | 01 May 2013          |
| Opening between extension and kitchen | 12843/032        | A              | 01 May 2013          |
| Roof construction                     | n/a              |                | 01 May 2013          |
| Door cill section                     | n/a              |                | 01 May 2013          |
| Window cill section                   | n/a              |                | 01 May 2013          |
| Box gutter section                    | n/a              |                | 01 May 2013          |

### **BH2013/00964**

#### **24 College Gardens Brighton**

Replacement of existing aluminium framed windows with new timber framed sash windows to front.

**Applicant:** Mr Russell Hamilton

**Officer:** Liz Arnold 291709

**Approved on 14/05/13 DELEGATED**

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

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

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

#### **2) UNI**

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

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

#### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>                | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|---------------------------------|------------------|----------------|----------------------|
| Site Plan                       | 24CG/06          |                | 26/03/2013           |
| Front Elevation as Existing     | 24CG/01          |                | 26/03/2013           |
| Front Elevation as Proposed     | 24CG/02          |                | 26/03/2013           |
| Front Elevation and Plan Detail | 24CG/03          |                | 26/03/2013           |
| Typical Detail                  |                  |                | 26/03/2013           |
| Proposed Windows                | 24CG/04          |                | 26/03/2013           |

## **HANOVER & ELM GROVE**

### **BH2013/00530**

#### **90 Hartington Road Brighton**

Conversion of existing house to form 4no self contained flats and associated works.

**Applicant:** Miss Faye Phillips

**Officer:** Anthony Foster 294495

**Refused on 07/05/13 DELEGATED**

#### **1) UNI**

The proposed basement unit would be substantially enclosed, resulting in a poor level of outlook to the habitable rooms and as such fails to provide an acceptable residential environment for future occupiers, contrary to policy QD27 of the Brighton & Hove Local Plan.

### **BH2013/00743**

#### **12 Pevensey Road Brighton**

Certificate of lawfulness for proposed loft conversion incorporating rear dormer.

**Applicant:** Mr Jack Konarek

**Officer:** Sonia Gillam 292265

**Refused on 09/05/13 DELEGATED**

### **BH2013/00838**

#### **205 Queens Park Road Brighton**

Erection of single storey rear infill extension and new rear patio door.

**Applicant:** Gary Nock

**Officer:** Sonia Gillam 292265

**Approved on 09/05/13 DELEGATED**

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

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

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

#### **2) BH02.09**

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

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

#### **3) BH03.03**

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

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



#### 4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                            | Reference  | Version | Date Received |
|--------------------------------------|------------|---------|---------------|
| Location Plan                        |            |         | 15/03/13      |
| Block Plan                           |            |         | 15/03/13      |
| Existing and proposed GF plan        | Drwg no. 7 |         | 15/03/13      |
| Existing first and second floor plan | Drwg no. 8 |         | 15/03/13      |
| Existing and proposed elevations     | Drwg no. 9 |         | 15/03/13      |

#### 5) UNI

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

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

#### **BH2013/00878**

##### **24 Bear Road Brighton**

Erection of part one and part two storey rear extension.

**Applicant:** Mr John Lewis

**Officer:** Jonathan Puplett 292525

**Refused on 13/05/13 DELEGATED**

##### 1) UNI

The proposed development would result in an inappropriate 'over-extended' appearance to the detriment of the character and appearance of the property. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

##### 2) UNI2

The development would result in a five-bedroom house with a very small rear garden area which would be to the detriment of the amenity of future occupiers, contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

#### **HOLLINGDEAN & STANMER**

#### **BH2012/03557**

##### **46 Freehold Terrace Brighton**

Demolition of existing buildings and erection of a four storey building with office space (B1) on ground and lower ground floors and 21 rooms of student accommodation (sui generis) above, with solar panels to roof and associated landscaping.

**Applicant:** Q Tel Ltd

**Officer:** Anthony Foster 294495

**Approved after Section 106 signed on 03/05/13 DELEGATED**

##### 1) UNI

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

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

##### 2) UNI

The development hereby permitted shall not be occupied until details of a Student Move in Move Out Strategy has been submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be fully implemented from

first occupation of the development hereby permitted and shall thereafter be retained for use at all times.

*Reason: To ensure that satisfactory moving in and out of students to the development and to encourage travel by means other than private motor vehicles and to comply with policy TR1 of the Brighton & Hove Local Plan.*

### **3) UNI**

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

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

### **4) UNI**

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

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

### **5) UNI**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

*Reason: To ensure that any contamination identified during the demolition and construction phases is fully characterised and assessed and to comply with policy SU11 of the Brighton & Hove Local Plan.*

### **6) UNI**

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

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

### **7) UNI**

The Class B1(C) use hereby permitted shall not be open to customers except between the hours of 08.00 and 22.30 on Mondays to Fridays and 09.00 and 20.00 on Saturdays, Sundays and Bank or other Public Holidays.

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

### **8) UNI**

No industrial activity of any kind, except loading and unloading, shall take place outside the proposed building within the curtilage of the site without the prior written approval of the Local Planning Authority.

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

### **9) UNI**

Prior to the commencement of the use of the site for Student Accommodation a Site Management Plan is to be submitted to and approved in writing by the Local Planning Authority. The Management Plan should address issues including anti-social behaviour, soundproofing, amenities, repair, fire precautions and safety of the residents. The Management Plan should also contain details of the contact entered into by the Registered Social Landlord and details of the general management of the site. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

### **10) UNI**

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

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

### **11) UNI**

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

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

A completed pre-assessment estimator will not be acceptable.

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

### **12) UNI**

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

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

### **13) UNI**

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

development.

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

**14) UNI**

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

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

**15) UNI**

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

- (a) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001;  
and, unless otherwise agreed in writing by the Local Planning Authority,
- (b) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.

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

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

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

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

**16) UNI**

No development approved by this permission shall be commenced until the method of piling foundations for the development shall be carried out in accordance with a scheme submitted to and approved in writing by the Local Planning Authority prior to any development commencing. The development shall be carried out in strict accordance with the approved details.

*Reason: To prevent the contamination of the underlying aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.*

**17) UNI**

No development shall commence until a scheme for the soundproofing between the commercial and residential floorspace has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the

development and shall thereafter be retained as such.

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

#### **18) UNI**

No development shall commence on site until a Scheme of Management of the vehicle and cycle parking has been submitted to and been approved in writing by the Local Planning Authority. The Scheme must include the following measures:

- Signage stating the allocated flat number on individual car parking spaces
- Signage that details clearly the hours that residents/visitors of the flats can use the office service bay
- Directional signage to enable residents, employees and visitors to locate the cycle parking spaces
- Sustainable transport promotional material being readily available to new employees, residents, and visitors such as cycle and bus routes and timetable brochures and car club information

The above works must be implemented prior to the occupation of the building and thereafter be maintained as such.

*Reason: To ensure the development maintains a sustainable transport strategy and to comply with policies TR1, TR14 and TR19 of the Brighton & Hove Local Plan.*

#### **19) UNI**

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

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

#### **20) UNI**

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

*Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR18 & TR19 of the Brighton & Hove Local Plan.*

#### **21) UNI**

Prior to the commencement of the development, details of a scheme of works to raise the existing kerb and footway in front of the proposed dwelling are to be submitted to and approved in writing by the Local Planning Authority. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

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

#### **22) UNI**

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

and approved in writing by, the Local Planning Authority.

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

### **23) UNI**

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

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

### **24) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>                  | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|-----------------------------------|------------------|----------------|----------------------|
| Existing Survey and OS Block Plan | 1143-P-401       |                | 08/11/2012           |
| Roof Plan                         | 1143-P-502       | B              | 08/11/2012           |
| Floorplans and ground level site  | 1143-P-503       | A              | 08/11/2012           |
| Elevations 1 of 2                 | 1143-P-504       |                | 08/11/2012           |
| Elevations 2 of 2                 | 1143-P-505       |                | 08/11/2012           |
| Arboricultural Impact Assessment  | ATC-AIA-01       |                | 08/11/2012           |
| Tree Protection Plan              | ATC-TPP-01       |                | 08/11/2012           |
| Tree Constraints Plan             | ATC-TCP-01       |                | 08/11/2012           |

## **BH2012/03873**

### **14 Thompson Road Brighton**

Erection of 2no storey two bedroom dwelling.

**Applicant:** Mr M Sorokin

**Officer:** Sue Dubberley 293817

**Refused on 09/05/13 DELEGATED**

#### **1) UNI**

The proposed development is considered to represent an over intensive use and an over-development of the site resulting in 'town cramming' and a density of development in excess of what might reasonably be expected to be achieved on this site and would consequently be out of character with the area. The proposed amenity space is consequently also inadequate to serve the development. The proposal is therefore contrary to Policies QD1, QD2, QD3, and HO5 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed development, by reason of its design, form and detailing would fail to provide a suitable standard of design and appearance for new development. The new dwelling would relate very poorly to the existing building and neighbouring development and would result in a prominent, contrived and incongruous appearance within the street scene which would be out of keeping with, and detrimental to, the character of the local area. The proposal is therefore contrary to policies QD1, QD2, QD3, and QD5 of the Brighton & Hove Local Plan.

#### **3) UNI3**

The proposed development, by reason of its proximity to existing front and rear windows on the existing building would result in loss of outlook, loss of light and unneighbourly impact, detrimental to the amenities of existing residents. The proposed development is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

#### **4) UNI4**

The proposed development would not provide a level of sustainability which would adequately address the requirements of policy SU2 of the Brighton & Hove Local Plan and the guidance set out in SPD08 'Sustainable Building Design'. Sufficient justification has not been provided to demonstrate that the level of sustainability recommended in SPD08 could not reasonably be met.

#### **5) UNI5**

The application fails to demonstrate that adequate consideration has been given to ensure that the proposed residential unit would comply with Lifetime Homes requirements. The application is therefore contrary to policy HO13 of the Brighton & Hove Local Plan.

### **BH2012/04052**

#### **5 Hawkhurst Road Brighton**

Erection of three bedroom detached house.

**Applicant:** Mr P Baker

**Officer:** Andrew Huntley 292321

**Refused on 29/04/13 DELEGATED**

#### **1) UNI**

The proposed detached dwelling does not reflect the original development of the area and fails to integrate well with existing development. The proposal fails to enhance the positive qualities of the key neighbourhood principles of the area and does not respect the building forms, spacing characteristics or uniform building lines of the neighbourhood. The proposed dwelling would appear visually incongruous within the street scene due to the uncharacteristic subdivision of the existing plot, the fact it is detached when all other buildings are terraced or semi-detached, does not reflect the uniform building lines of the neighbourhood and has an uncharacteristically small garden in an area where the majority of gardens are generous. The proposed dwelling would appear as a visually cramped form of development. Consequently the proposal represents a poorly designed, over-development of the site, out of keeping with its surroundings, to the detriment of the character of the area and the visual appearance of the street scene. As such it would be contrary to policies QD1, QD2, QD3 and HO5 of the Brighton & Hove Local Plan (2005).

#### **2) UNI2**

The proposed dwelling, by reason of the limited plot size, would represent a cramped and overbearing development to the detriment of the amenities of the occupiers of neighbouring properties. In addition, the proposal would result in an increase in overlooking to 111 Rushlake Road to the detriment of their amenity. The proposal would therefore be contrary to policy QD27 of the Brighton & Hove Local Plan.

### **BH2013/00184**

#### **16 Waverley Crescent Brighton**

Change of use from dwelling house (C3) to either dwelling house (C3) or House in Multiple Occupation (C4).

**Applicant:** Graham Currey

**Officer:** Wayne Nee 292132

**Approved on 30/04/13 DELEGATED**

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

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

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

## 2) UNI

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

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

## 3) UNI

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

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

## 4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type | Reference     | Version | Date Received |
|-----------|---------------|---------|---------------|
| Existing  | RFA 13/257/01 |         | 18/01/2013    |
| Proposed  | RFA 257/02    |         | 18/01/2013    |
| Site plan | RFA 257/OS    |         | 18/01/2013    |

### **BH2013/00386**

#### **7 Hollingbury Park Avenue Brighton**

Certificate of Lawfulness for proposed loft conversion incorporating rear dormer and 2no rooflights to the front.

**Applicant:** Mr A Daniels

**Officer:** Louise Kent 292198

**Approved on 07/05/13 DELEGATED**

### **MOULSECOOMB & BEVENDEAN**

### **BH2012/03616**

#### **93 The Avenue Brighton**

Erection of single storey rear extension incorporating additional window to North West elevation on ground floor.

**Applicant:** Mr Gary Kenton

**Officer:** Pete Campbell 292359

**Refused on 07/05/13 DELEGATED**

## 1) UNI

The proposed extension by virtue of its excessive scale and uncomplimentary design represents an overly dominant structure which fails to integrate successfully as a subservient addition. As a consequence the development would have a significantly detrimental impact upon the character and visual appearance of the host building as well as that of the adjoining property of no.95 The Avenue, contrary to policy QD14 of the Brighton & Hove Local Plan.

## 2) UNI2

The development by virtue of its projection and siting, creating additional built form alongside the eastern boundary edge would represent an overbearing



addition which would negatively impact upon the outlook from the rear kitchen window at no.95 The Avenue, and as a consequence would be significantly detrimental to the residential amenity of the occupants who reside at this neighbouring property. The application is contrary to policy QD14 and QD27 of the Brighton & Hove Local Plan 2005.

**BH2013/00372**

**5 Redvers Road Brighton**

Erection of part single storey, part two storey extension to the rear.

**Applicant:** Mr Ross Wignall

**Officer:** Sonia Gillam 292265

**Approved on 07/05/13 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.09**

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

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

**3) BH03.03**

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

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>   | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|--------------------|------------------|----------------|----------------------|
| Site Location Plan | L-100            |                | 6/2/13               |
| Block Plan         | L-101            |                | 6/2/13               |
| Existing Drawings  | L-102            |                | 6/2/13               |
| Proposed Drawings  | L-103            | b              | 29/4/13              |

**5) UNI**

The rooflights in the south western elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

**6) UNI**

The window to the south western elevation hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

**BH2013/00735**

**95 Ewhurst Road Brighton**

Erection of rear extension to first floor level.

**Applicant:** Mr L Thompson

**Officer:** Jonathan Puplett 292525

**Refused on 13/05/13 DELEGATED**

**1) UNI**

The proposed extension would have an awkward and contrived appearance to the detriment of the appearance and character of the main building. Furthermore the proposed extension would result in an overly prominent and dominant appearance due the proximity of neighbouring dwellings and gardens. The proposed development is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed extension would have an overbearing and enclosing impact upon the occupiers of no. 93 Ewhurst Road and no. 46 Coombe Road. The proposed development is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2013/00833**

**108A Lewes Road Brighton**

Display of 1no internally illuminated advertisement to shop front. (Retrospective)

**Applicant:** MTM Property Services Ltd

**Officer:** Sonia Gillam 292265

**Refused on 15/05/13 DELEGATED**

**1) UNI**

The advertisement, by reason of the cumulative impact of the internally illuminated logo sign and the existing external and internal graphics to the shopfront, detracts from the character and appearance of the building and appears visually intrusive and unduly prominent within the street scene. The development is therefore contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 'Advertisements'

**QUEEN'S PARK**

**BH2012/01278**

**74 St James's Street Brighton**

Replacement of existing entrance doors and addition of awnings to St James's Street elevation. (Part Retrospective)

**Applicant:** Pub Leg Ltd

**Officer:** Chris Swain 292178

**Approved on 29/04/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The awning hereby permitted shall not be extended or used except between the hours of 10.00 to 22.00 each day. Outside these permitted hours the awning shall be fully retracted.

*Reason: To safeguard the amenities of the occupiers of neighbouring properties from potential noise disturbance and to comply with policy QD27 of the Brighton & Hove Local Plan.*

### 3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                        | Reference | Version | Date Received |
|----------------------------------|-----------|---------|---------------|
| Site plan                        | 101-01    |         | 27/04/2012    |
| Block plan                       | 100-11    |         | 27/04/2012    |
| Proposed elevation               | 100-02    | B       | 27/04/2012    |
| Proposed elevation               | 100-03    | B       | 27/04/2012    |
| Existing elevation               | 100-04    | B       | 27/04/2012    |
| Existing ground floor plan       | 100-05    | B       | 27/04/2012    |
| Proposed ground floor plan       | 100-06    | B       | 27/04/2012    |
| Existing sections                | 100-07    | A       | 27/04/2012    |
| Proposed sections                | 100-08    | B       | 27/04/2012    |
| Existing and proposed elevations | 100-09    | B       | 27/04/2012    |
| Door and awning details          | 100-10    | B       | 27/04/2012    |

### **BH2012/02925**

#### **Brighton College Eastern Road Brighton**

Removal and rebuilding of part of wall with railings to facilitate temporary site access. (Part retrospective).

**Applicant:** Brighton College

**Officer:** Anthony Foster 294495

**Approved on 14/05/13 DELEGATED**

#### 1) UNI

The sections of boundary wall and railings hereby permitted to be demolished shall be reinstated to match original to the satisfaction of the Local Planning Authority by 31 August 2014.

*Reason: The use hereby approved is not considered suitable as a permanent form of development and to ensure the satisfactory preservation of this Grade II Listed boundary wall and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

#### 2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type  | Reference | Version | Date Received |
|--|-----------|---------|---------------|
| Site Location Plan   | 00 063 P0 |         | 14/09/2012    |
| Detail Plan - Existing   | 01 062P0  |         | 14/09/2012    |
| Block Plan - Demolition  | 01 063P0  |         | 14/09/2012    |
| Detail Plan - After Completion of Site Works                                   | 01 072P0  |         | 14/09/2012    |
| Detail Elevations & Section - Existing   | 02 062P0  |         | 14/09/2012    |
| Detail Elevations - Existing   | 02 063P0  |         | 14/09/2012    |
| Contextual Elevation East - Existing, During Construction and after Completion | 02 064P0  |         | 14/09/2012    |
| Detail Elevations & Section - After Completion of Site Works                   | 02 072 P0 |         | 14/09/2012    |
| Detail Elevations - After Completion of Site Works                             | 02 073P0  |         | 14/09/2012    |

### **3) UNI**

All existing brickwork, flints and other historic features of the wall hereby permitted to be removed shall be carefully removed where possible and then cleaned and stored in a safe dry place until ready for reinstatement. Where necessary any new materials shall match as closely as possible the existing materials to be reinstated.

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

### **4) UNI**

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

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

### **5) UNI**

Upon completion of the works the applicant shall reinstate the redundant vehicle crossover to Walpole Road back to footway by raising the existing kerb and footway.

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

### **6) UNI**

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

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

### **7) UNI**

Prior to the restoration of the sections of boundary wall hereby permitted to be removed, a sample panel to include brickwork, flintwork, lime mortar and jointing details shall be erected in situ for inspection and approval in writing by the Local Planning Authority. The work to each section of the boundary wall should be carried out in accordance with the agreed sample panels.

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

### **8) UNI**

Within 3 months of the date of this permission a method statement which clearly identifies site supervision arrangements to prevent vehicular conflicts causing hazards, confirmation of when deliveries will be made, and HGV access routes to the application site, shall be submitted to and approved in writing by the Local Planning Authority.

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

### **9) UNI**

Within 3 months of the date of this permission 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 shall be submitted to and approved in writing by the Local Planning Authority.

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

### **BH2012/02926**

#### **Brighton College Eastern Road Brighton**

Removal and rebuilding of part of wall with railings to facilitate temporary site access. (Part retrospective).

**Applicant:** Brighton College

**Officer:** Anthony Foster 294495

**Approved on 14/05/13 DELEGATED**

#### **1) UNI**

The sections of boundary wall and railings hereby permitted to be demolished shall be reinstated to match original to the satisfaction of the Local Planning Authority by 31 August 2014.

*Reason: The use hereby approved is not considered suitable as a permanent form of development and to ensure the satisfactory preservation of this Grade II Listed boundary wall and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

#### **2) UNI**

Prior to the restoration of the sections of boundary wall hereby permitted to be removed, a sample panel to include brickwork, flintwork, lime mortar and jointing details shall be erected in situ for inspection and approval in writing by the Local Planning Authority. The work to each section of the boundary wall should be carried out in accordance with the agreed sample panels.

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

#### **3) UNI**

All existing brickwork, flints and other historic features of the wall hereby permitted to be removed shall be carefully removed where possible and then cleaned and stored in a safe dry place until ready for reinstatement. Where necessary any new materials shall match as closely as possible the existing materials to be reinstated.

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

### **BH2012/03920**

#### **4 Steine Street Brighton**

Demolition of existing single storey building and erection of 2no bedroom three storey dwelling.

**Applicant:** Mr Nigel Dowsing

**Officer:** Jonathan Puplett 292525

**Refused on 29/04/13 DELEGATED**

#### **1) UNI**

The established lawful use of the premises as B1(a) office space has not been demonstrated as being genuinely redundant. Furthermore, the preferred replacement uses set out in policy EM5 (alternative employment uses followed by affordable housing) have not been demonstrated as having been fully explored. For these reasons, based upon the information submitted, the proposed development is considered contrary to policy EM5 of the Brighton & Hove Local Plan.

## **2) UNI2**

The proposed development would have an overbearing and enclosing impact upon neighbouring properties situated to the side and rear of the application site (particularly no. 3 Steine Street and no. 26 Old Steine) leading to a harmful loss of outlook. Furthermore the proposed development would result in loss of daylight and sunlight to neighbouring properties. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

## **3) UNI3**

The proposed projecting canopy above the front entrance door to the proposed dwelling, which would overhang the pavement alongside, would be of an incongruous appearance out of keeping with the character of the surrounding street scene and surrounding conservation area. Furthermore, the canopy could potentially act as an obstruction to users of the pavement and could also be struck by larger vehicles using the adjoining highway. The proposed canopy is therefore contrary to policies QD1, QD2, HE6 and TR7 of the Brighton & Hove Local Plan.

### **BH2012/03957**

#### **4 Steine Street Brighton**

Demolition of existing single storey commercial unit.

**Applicant:** Dowsing Lincoln

**Officer:** Jonathan Puplett 292525

**Refused on 29/04/13 DELEGATED**

#### **1) UNI**

In the absence of an acceptable replacement scheme for the site, the demolition of the existing buildings would result in the creation of a vacant unsightly area of land that would be detrimental to the character and appearance of the East Cliff Conservation Area, contrary to policy HE8 of the Brighton & Hove Local Plan.

### **BH2013/00101**

#### **23 Freshfield Street Brighton**

Erection of shed in front garden (Retrospective).

**Applicant:** Mrs Sonya Pettigrew

**Officer:** Sonia Gillam 292265

**Refused on 03/05/13 DELEGATED**

#### **1) UNI**

The structure, by virtue of its overall design, siting and size results in an unsympathetic and incongruous feature which appears overly dominant, causing harm to the character of the street scene. As such the development is detrimental to the character and appearance of the property and the visual amenities enjoyed by neighbouring properties and is contrary to policy QD14 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The structure, by virtue of its siting and size, combined with the change in site levels, results in an unneighbourly form of development on the boundary with No. 21 Freshfield Street, and results in loss of outlook to this property. As such the development adversely impacts on the residential amenity of this property and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2013/00319**

**25 - 28 St James's Street Brighton**

Application for approval of details reserved by condition 9 of application BH2010/02012.

**Applicant:** Denne

**Officer:** Jonathan Puplett 292525

**Approved on 10/05/13 DELEGATED**

**BH2013/00323**

**25 - 28 St James's Street Brighton**

Application for approval of details reserved by condition 5a and 5b of application BH2010/02012.

**Applicant:** Mr Gil Jackson

**Officer:** Jonathan Puplett 292525

**Approved on 10/05/13 DELEGATED**

**BH2013/00324**

**25 - 28 St James's Street Brighton**

Application for approval of details reserved by condition 4i - 4vi of application BH2010/02012.

**Applicant:** Denne

**Officer:** Jonathan Puplett 292525

**Approved on 10/05/13 DELEGATED**

**BH2013/00326**

**25-28 St. James's Street Brighton**

Application for approval of details reserved by condition 12 of application BH2010/02012.

**Applicant:** Denne

**Officer:** Jonathan Puplett 292525

**Approved on 10/05/13 DELEGATED**

**BH2013/00593**

**19B Camelford Street Brighton**

Roof alterations including raising of ridge height, dormer to rear elevation, creation of a rear roof terrace and parapet wall to front elevation.

**Applicant:** Mr Charles Meloy

**Officer:** Wayne Nee 292132

**Refused on 30/04/13 DELEGATED**

**1) UNI**

The proposed roof terrace would represent an un-neighbourly addition for the occupiers of no. 19A Camelford Street by reason of an increased overlooking and loss of privacy, as well as increased noise and disturbance. This would be to the detriment of residential amenity which is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed rear dormer, by reason of its size, detail and siting, is considered to represent an unsympathetic and non-traditional addition that would over dominate the roof slope. The proposal is therefore contrary to policy QD14 and the advice within Supplementary Planning Guidance SPGBH1.

**BH2013/00609**

**Flat 8 86 Marine Parade Brighton**

Replacement of existing single glazed timber sash windows with double glazed redwood sash windows.

**Applicant:** Sarah Skelt  
**Officer:** Andrew Huntley 292321

**Refused on 29/04/13 DELEGATED**

**1) UNI**

The introduction of double glazing replacing the existing traditional style, single-glazed sash windows will have an adverse impact upon the architectural and historic character and appearance of the Regency terraced townhouse, which is a Grade II Listed Building and be visually detrimental to the wider East Cliff Conservation Area. Therefore, the proposal is contrary to policies QD14, HE1 & HE6 of the Brighton & Hove Local Plan and the Council's Supplementary Planning Guidance Notes SPGBH13: Listed Buildings - General Advice.

**BH2013/00611**

**Flat 8 86 Marine Parade Brighton**

Replacement of existing single glazed timber sash windows with double glazed redwood sash windows.

**Applicant:** Mrs Sarah Skelt  
**Officer:** Andrew Huntley 292321

**Refused on 29/04/13 DELEGATED**

**1) UNI**

The introduction of double glazing replacing the existing traditional style, single-glazed sash windows will have an adverse impact upon the architectural and historic character and appearance of the Regency terraced townhouse, which is a Grade II Listed Building. Therefore, the proposal is contrary to policy HE1 of the Brighton & Hove Local Plan and the Council's Supplementary Planning Guidance Notes SPGBH13: Listed Buildings - General Advice.

**BH2013/00659**

**16 Circus Street Brighton**

Change of use on ground floor from storage (B8) to residential use (C3) and formation of second floor to facilitate conversion of building to form 1no one bedroom and 1no two bedroom maisonette with associated alterations.

**Applicant:** Ms C Copperwheat  
**Officer:** Andrew Huntley 292321

**Refused on 03/05/13 DELEGATED**

**1) UNI**

The development would result in the loss of a small storage unit (Use Class B8) contrary to policy EM6 of the Brighton & Hove Local Plan which seeks to retain small industrial, business and warehouse premises (Use Classes B1, B2 and B8) for employment purposes.

**2) UNI2**

The proposal is of a poor design by reason of its uncoordinated design approach with its differing elevation treatment, random window arrangement and style. The side elevations are of a poor design resulting in visually bland and uninteresting elevations, which are visible from the street scene. In addition, the contrived roof profile at the rear would be visible, which is poor in design terms and is not in keeping with the overall design approach. The proposal would result in a three storey building and would appear visually bulky, overly large and dominant within the street scene by reason of the increase in height, mass, form and bulk. This is exacerbated by the considerably smaller buildings to the north of the application site. Therefore, the proposal would be detrimental to the character and appearance of the street scene and the adjacent Valley Gardens Conservation Area, contrary to policies QD1, QD2, QD3, and HE6 of the Brighton & Hove Local Plan.



### 3) UNI3

The application has failed to demonstrate that the increased height and bulk of the proposal would not adversely impact on neighbouring residential amenity by reason of impact on daylight/sunlight and outlook into existing accommodation on the properties on Grand Parade. Therefore, the proposal is contrary to Policy QD27 of the Brighton & Hove Local Plan.

### 4) UNI4

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

### **BH2013/00713**

#### **Brighton College Eastern Road Brighton**

Application for approval of details reserved by condition 11 of application BH2012/01992.

**Applicant:** Brighton College

**Officer:** Anthony Foster 294495

**Approved on 03/05/13 DELEGATED**

### **BH2013/00807**

#### **12 Richmond Place Brighton**

Internal alterations to facilitate conversion of 2no offices at ground and first floor levels to 1no two storey office space.

**Applicant:** Mr Laurence Harris

**Officer:** Wayne Nee 292132

**Approved on 13/05/13 DELEGATED**

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

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

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

#### **2) UNI**

2. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>                                 | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|--|------------------|----------------|----------------------|
| Existing and proposed floor plans and elevations | 454(PL)1         |                | 14 March 2013        |
| Site plan  | 454(PL)2         |                | 14 March 2013        |

### **BH2013/01131**

#### **1 Canning Street Brighton**

Non Material Amendment to BH2010/03790 to replace door as shown on section AA of drawings 1609 100a and substitute this for a window.

**Applicant:** Miss Rowena Easton

**Officer:** Pete Campbell 292359

**Approved on 01/05/13 DELEGATED**

## **ROTTINGDEAN COASTAL**

### **BH2012/00145**

#### **11 West Street Rottingdean Brighton**

Erection of single storey rear extension (retrospective)

**Applicant:** Mr & Mrs Stephens

**Officer:** Louise Kent 292198

#### **Refused on 10/05/13 DELEGATED**

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

The extension, due to its size, form, height, and design, is not well related to the original property and adjoining terrace. It forms an unsympathetic and incongruous addition and is detrimental to the character and appearance of the existing property and wider area contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

##### **2) UNI2**

The extension, due to its height, siting and level of projection results in a loss of daylight and outlook to the ground floor windows of 12 West Street, and has an overbearing impact on that property. The extension adversely impacts on the level of amenity enjoyed by that property, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2012/01808**

#### **105 Marine Drive Rottingdean Brighton**

Application for removal of condition 16 and variation of condition 17 of application BH2010/03444 (Conversion of existing building to create eight unit residential development comprising 3no two storey houses and 5no flats. Demolition of single storey extension to North, creation of dormer to South elevation and associated altered fenestration and landscaping.) Condition 16 states that prior to first occupation of the residential development the existing single storey flat roof extension shall be demolished. Condition 17 is to be varied to state that the development permitted shall be carried out in accordance with the drawings CEP 101A, AB101, AB102, AL110A, AL111A, AL100B, AL101B, AL102B, AL103C, AL104B, AL105A, AL106B AND AL107B.

**Applicant:** Mr Paul Hazeldine

**Officer:** Anthony Foster 294495

#### **Approved after Section 106 signed on 30/04/13 DELEGATED**

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

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

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

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

The windows servicing the bathrooms/WCs/en-suites shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

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

The development hereby approved shall be commenced in strict accordance with the scheme for the storage of refuse and recycling approved under application BH2011/03551 on 25 February 2012. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

#### **4) UNI**

The stairs approved under application BH2011/03551 on 25 February 2012 shall be used for access, maintenance or emergency purposes only and not be used as a roof garden, terrace or patio or similar amenity area.

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

#### **5) UNI**

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

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

#### **6) UNI**

The development hereby approved shall be commenced in strict accordance with the details of the access to Marine Drive approved under application BH2011/030551 on 25 February 2012. The approved details shall be retained as such thereafter.

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

#### **7) UNI**

The development hereby approved shall be commenced in strict accordance with the scheme for cycle parking approved under application BH2011/03551 on 25 February 2012. The scheme shall be carried out in full as approved prior to first occupation of the development and 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 private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.*

#### **8) UNI**

The development hereby approved shall be commenced in strict accordance with the scheme for landscaping approved under application BH2011/03551 on 25 February 2012.

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

#### **9) UNI**

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

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

#### **10) UNI**

The development hereby approved shall be commenced in strict accordance with the window details approved under application BH2011/03551 on 25 February 2012.

*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.*

### 11) UNI

The development hereby approved shall be commenced in strict accordance with the details of the treatment to all boundaries to the site including details of any retained walling approved under application BH2011/030551 on 25 February 2012. The approved details shall be 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.*

### 12) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                | Reference | Version | Date Received |
|--------------------------|-----------|---------|---------------|
| Site Location Plan       | A.01      |         | 13/06/2012    |
| Parking Layout           | CEP 101   | A       | 13/06/2012    |
| Ground Floor Plan        | AB101     |         | 13/06/2012    |
| First Floor Plan         | AB102     |         | 13/06/2012    |
| Second Floor Plan        | AB103     |         | 13/06/2012    |
| South and West Elevation | AL110     | A       | 13/06/2012    |
| North and East Elevation | AL111     | A       | 13/06/2012    |
| Flat 1 detailed layout   | AL100     | B       | 13/06/2012    |
| Flat 2 detailed layout   | AL101     | B       | 13/06/2012    |
| Flat 3 detailed layout   | AL102     | B       | 13/06/2012    |
| Flat 4 detailed layout   | AL103     | C       | 13/06/2012    |
| Flat 5 detailed layout   | AL104     | B       | 13/06/2012    |
| House 2 detailed layout  | AL105     | A       | 13/06/2012    |
| House 3 detailed layout  | AL106     | B       | 13/06/2012    |
| House 4 detailed layout  | AL107     | B       | 13/06/2012    |

### 13) UNI

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

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

### **BH2012/03479**

#### **10 Lustrells Close Saltdean Brighton**

Erection of timber landing area and steps to lower ground floor terrace area and garden beyond (Retrospective).

**Applicant:** Mrs S Hinds

**Officer:** Pete Campbell 292359

**Approved on 29/04/13 DELEGATED**

#### **1) UNI**

The existing timber privacy screen along the extent of the entire north western boundary of the raised, upper landing area adjoining 12 Lustrells Close shall hereafter be retained in situ.

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

#### **2) UNI**

The balustrades currently in place restricting the useable area of the raised, upper landing area hereby permitted (as shown on drawing no.

H/SC.2012.38.01/A) shall hereafter be retained in situ.

*Reason: To limit the area of the landing that can be used as an amenity space to safeguard the amenities of the occupiers of the neighbouring properties from unacceptable levels of activity and disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**BH2012/04037**

**2 Cliff Road Brighton**

Conversion of existing house to form 3no flats with associated division of rear garden and erection of cycle storage sheds.

**Applicant:** Mr Danny James

**Officer:** Jonathan Puplett 292525

**Approved on 29/04/13 DELEGATED**

**1) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>     | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|----------------------|------------------|----------------|----------------------|
| Location plan        | 01               |                | 20/12/2012           |
| Site plan            | 02               |                | 20/12/2012           |
| Existing floor plans | 04               |                | 20/12/2012           |
| Proposed floor plans | 05               |                | 20/12/2012           |

**2) UNI**

All hard surfaces formed as part of the development hereby approved shall be made of porous materials and retained thereafter or else provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

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

**3) UNI**

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

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

**4) UNI**

None of the residential units hereby approved shall be occupied until revised details of refuse and recycling storage provision has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

**5) UNI**

None of the residential units hereby approved shall be occupied until a revised proposal for landscaping of the rear garden area of the site 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, has been submitted to and approved in writing by the local planning authority. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the

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

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

#### **6) UNI**

None of the residential units hereby approved shall be occupied until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

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

#### **7) UNI**

None of the residential units hereby approved shall be occupied until revised details of cycle storage provision have been submitted to and approved in writing by the Local Planning Authority. The approved features shall be fully implemented and made available for use prior to the occupation of the development hereby approved, and shall be retained as such thereafter.

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

#### **8) UNI**

Unless otherwise agreed in writing, none of the residential units hereby approved shall be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each residential unit built has achieved a rating of 'pass' as a minimum has been submitted to, and approved in writing by the Local Planning Authority.

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

### **BH2013/00049**

#### **Flat 4 10 Sussex Square Brighton**

Installation of mechanical ventilation with cast iron grilles to rear elevation.

**Applicant:** Ms Taline Halpern

**Officer:** Chris Swain 292178

**Approved on 08/05/13 DELEGATED**

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

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

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

#### **2) UNI**

The hereby permitted vents shall be cast iron, fitted flush with the external elevations, painted to match the existing render and retained as such thereafter.

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

#### **3) UNI**

All electrical cabling shall not be surface mounted but concealed within the floors,

ceilings and walls, except where otherwise approved, and the walls, floors and ceilings made good to the satisfaction of the Local Planning Authority.

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

**BH2013/00186**

**3 Lewes Crescent Brighton**

Application for approval of details reserved by condition 4 of application BH2010/01881.

**Applicant:** 3 Lewes Crescent Brighton Residents Co Ltd

**Officer:** Chris Swain 292178

**Approved on 03/05/13 DELEGATED**

**BH2013/00220**

**45 Arundel Road Brighton**

Erection of single storey front extension and installation of aluminium cladding to fascias and gables.

**Applicant:** Lidl UK GmbH

**Officer:** Andrew Huntley 292321

**Approved on 29/04/13 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby approved and shall thereafter be retained for use at all times.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>    | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|---------------------|------------------|----------------|----------------------|
| Site Plan           | 3253SL100        |                | 24.01.2013           |
| Existing Site Plan  | 4931-0075-PL 01  |                | 24.01.2013           |
| Existing Store Plan | 4931-0075-PL 02  |                | 24.01.2013           |
| Proposed Site Plan  | 4931-0075-PL 03  | Rev A          | 10.04.2013           |
| Proposed Store Plan | 4931-0075-PL 04  | Rev A          | 10.04.2013           |
| Existing Elevations | 4931-0075-PL 05  |                | 24.01.2013           |
| Proposed Elevations | 4931-075-PL 06   |                | 24.01.2013           |

**BH2013/00226**

**5 Chailey Avenue Brighton**

Non material amendment to BH2010/03947 to allow for amendments to windows arrangement at rear elevation (Retrospective).

**Applicant:** Ms Lynda Hyde

**Officer:** Liz Arnold 291709

**Approved on 13/05/13 DELEGATED**

**BH2013/00261**

**Flats 7 & 9 20 - 22 Lewes Crescent Brighton**

Internal alterations incorporating installation of lift for disabled access between Flat 7 and Flat 9 and creation of shower room in Flat 9.

**Applicant:** Christopher Goss

**Officer:** Anthony Foster 294495

**Refused on 08/05/13 DELEGATED**

**1) UNI**

The proposed provision of a platform lift between the two flats would result in physical and structural alterations to the flats which would harm the historic integrity of the flats, the proportions of the original room and introduce an alien feature within the flats to the detriment of the architectural and historic character and appearance of the Listed Building contrary to policies HE1, HE4 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 11: Listed Building Interiors.

**BH2013/00427**

**23 Roedean Crescent Brighton**

Formation of lower ground floor incorporating integral parking, guest annex and external front swimming pool, enlargement of front entrance with first floor side extension above, formation of first floor roof terrace to rear, front balconies, revised fenestration and associated alterations and landscaping.

**Applicant:** Mrs Joanna Barrett

**Officer:** Liz Arnold 291709

**Refused on 02/05/13 DELEGATED**

**1) UNI**

The proposal, by reason of its poor design, scale, bulk and massing especially at upper levels, would result in the building appearing as an incongruous, out of character and overly dominant dwelling within the Roedean Crescent street scene. In addition the proposed basement level accommodation, in conjunction with the rest of the proposal, results in the property reading as a four storey building which would be substantially out of scale with its surroundings. Overall the various elements of the proposal would relate poorly to one another resulting in a dwelling which lacks cohesion. As such the proposal is considered to be of detriment to the visual amenities of the parent property, the Roedean Crescent street scene and the wider area contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

**2) UNI2**

The inclusion of a west facing glazing panel at second floor level would result in an incongruous and unacceptable feature, which would be of detriment to the visual amenities of the parent property, the Roedean Crescent street scene and the wider area. As such the proposal is considered to be of detriment to the visual amenities of the parent property, the Roedean Crescent street scene and the wider area contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.



**BH2013/00524**

**West View Steyning Road Rottingdean Brighton**

Erection of single storey extension to replace existing conservatory, new entrance porch and installation of a pitched roof to existing flat roof to west elevation.

**Applicant:** Mr & Mrs Laurillard

**Officer:** Robert McNicol 292322

**Refused on 30/04/13 DELEGATED**

**1) UNI**

By virtue of its height, size and proximity to 6 Vicarage Terrace, the proposed extension would partially block the visual gap to the south of that property as viewed from Vicarage Terrace, would conflict with the diminutive scale of 6 Vicarage Terrace and would be significantly overbearing in relation to the front garden. The proposed development would therefore have a detrimental impact on the setting of this grade II listed building, the character of the Rottingdean conservation area and the amenity of the residents of this property, contrary to policies QD14, QD27, HE3 and HE6 of the Brighton & Hove Local Plan.

**2) UNI2**

By virtue of having a part pitched and part flat roof and having a step down in the ridge height, the proposed extension would have a disjointed and awkward appearance, resulting in a detrimental impact on the appearance of the recipient property. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposed porch extension would add a further layer of extension to this already significantly extended property; this would be prominent when seen from Steyning Road and would further confuse and detract from the original form of the building. The proposal would therefore have a detrimental impact on the appearance of the recipient property and the wider Rottingdean conservation area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

**BH2013/00536**

**Land at Rear of 50 Roedean Crescent Brighton**

Application for approval of details reserved by conditions 3, 6, 12, 13, 15, 16, 17 and 18 of application BH2012/03054.

**Applicant:** Natterjack Construction

**Officer:** Anthony Foster 294495

**Split Decision on 25/04/13 DELEGATED**

**1) UNI**

Insufficient information in relation to the proposed planting scheme has been submitted in order for the details pursuant to condition 12 of the consent to be approved.

**2) UNI2**

Insufficient information in relation to the proposed protection of existing trees has been submitted in order for the details pursuant to condition 13 of the consent to be approved.

**BH2013/00585**

**41 Rock Grove Brighton**

Internal stud wall with sliding doors to form partitioned area.

**Applicant:** Mr A Ashford

**Officer:** Chris Swain 292178

**Approved on 14/05/13 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

All of the timber joinery work shall be carried out in accordance with the submitted plan D.001B received on 7 May 2013 and retained as such thereafter.

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

**BH2013/00601**

**24 Longhill Road Brighton**

Demolition of existing garage and erection of new single storey side extension to form ancillary accommodation and two storey front extension incorporating associated roof extensions, alterations to fenestration and external finishes.

**Applicant:** Ian Watson

**Officer:** Liz Arnold 291709

**Approved on 13/05/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The annexe extension hereby approved shall only be used as ancillary accommodation in connection with the use of the main property as a single dwelling house and shall at no time be converted to 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.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>            | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|-----------------------------|------------------|----------------|----------------------|
| Site Location Plan          | SC1003/01        |                | 22/02/2013           |
| Block Plan                  | SC1003/02        |                | 22/02/2013           |
| Existing Plans              | SC1003/03        | Rev. C         | 22/02/2013           |
| Existing Elevations         | SC1003/04        | Rev. C         | 22/02/2013           |
| Ground and First Floor Plan | SC1003/05        | Rev. C         | 1/05/2013            |
| Front and Rear Elevation    | SC1003/06        | Rev. C         | 1/05/2013            |
| Side Elevation              | SC1003/07        | Rev. C         | 1/05/2013            |
| Sections                    | SC1003/08        | Rev. C         | 1/05/2013            |

**BH2013/00605**

**Flat 2 9 Lewes Crescent Brighton**

Internal alterations to layout of flat.

**Applicant:** Mr Ian Clegg

**Officer:** Sue Dubberley 293817

**Approved on 13/05/13 DELEGATED**

**1) BH01.05**

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

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

**BH2013/00606****Flat 2 9 Lewes Crescent Brighton**

Internal alterations to layout of flat and erection of timber pergola to rear garden to replace existing shed.

**Applicant:** Mr Ian Clegg

**Officer:** Sue Dubberley 293817

**Approved on 14/05/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                    | Reference | Version | Date Received |
|------------------------------|-----------|---------|---------------|
| Existing plans and site plan | 1301-01   | B       | 25/02/13      |
| Propose plans                | 1301-02   | C       | 24/04/13      |

**BH2013/00671****15 Lenham Avenue Saltdean Brighton**

Application for variation of condition 3 of application BH2012/00752 (Demolition of existing dwelling and erection of 2no detached dwellings.) to state that no extension, enlargement or other alteration of the dwelling houses excluding works covered by Class B of the Town and Country Planning (General Permitted development) Order 1995, shall be carried out without planning permission obtained from the Local Planning Authority.

**Applicant:** Ms Kathryn O Connell

**Officer:** Sue Dubberley 293817

**Refused on 03/05/13 DELEGATED**

**1) UNI**

The Local Planning Authority would wish to control any future development to the roof of the property on the basis that roof extensions could cause material harm to neighbouring amenity by way of overlooking contrary to QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2013/00680****3 Lewes Crescent Brighton**

Application for approval of details reserved by condition 5 of application BH2010/01881.

**Applicant:** 3 Lewes Crescent Brighton Residents Co Ltd

**Officer:** Chris Swain 292178

**Approved on 09/05/13 DELEGATED**

**BH2013/00686****7 Westmeston Avenue Saltdean Brighton**

Erection of single storey outbuilding.

**Applicant:** Mr David Reed

**Officer:** Sonia Gillam 292265

**Approved on 10/05/13 DELEGATED**

**1) BH01.01**

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

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

## **2) BH03.03**

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

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

## **3) UNI**

2. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>                          | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|---|------------------|----------------|----------------------|
| Site location plan                        |                  |                | 01/03/2013           |
| Existing block plan, plans and elevations |                  |                | 25/03/2013           |
| Proposed block plan, plans and elevations |                  |                | 01/03/2013           |

### **BH2013/00707**

#### **Pineglade Bazehill Road Brighton**

Demolition of existing garage and carport.

**Applicant:** Mr Richard Byrne

**Officer:** Pete Campbell 292359

**Approved on 10/05/13 DELEGATED**

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

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

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

### **BH2013/00708**

#### **Pineglade Bazehill Road Rottingdean Brighton**

Demolition of existing garage and carport and erection of two storey building incorporating garage, carport, store and workspace.

**Applicant:** Mr Richard Byrne

**Officer:** Pete Campbell 292359

**Refused on 10/05/13 DELEGATED**

#### **1) UNI**

The proposed development by virtue of its excessive scale, overall height and uncomplimentary design, incorporating design elements which are foreign to the setting, is considered visually unacceptable within the locality. The large rear dormer and Juliet balcony are not traditional features on outbuildings and are out of keeping with the character of the area. The proposal would thereby be detrimental to the character and setting of the Rottingdean Conservation Area, detracting from the harmony of the established historic area and contrary to policies QD2 and HE6 of the Brighton & Hove Local Plan 2005.

#### **2) UNI2**

An Arboricultural Impact Assessment has not been provided with the application. There is insufficient information to establish that the proposal would not adversely affect the well being of protected trees in the direct vicinity of the development site. The application is therefore contrary to policy QD16 of the Brighton & Hove Local Plan and the guidance set out in Supplementary Planning Document 06 - Trees and development sites.

**BH2013/00714****Flat 4 10 Sussex Square Brighton**

Installation of mechanical ventilation with cast iron grilles to rear elevation.

**Applicant:** Mrs Taline Halpern

**Officer:** Chris Swain 292178

**Approved on 08/05/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type  | Reference   | Version | Date Received |
|--|-------------|---------|---------------|
| Site location plan   | 362 (PL)001 |         | 7 March 2013  |
| Existing floor plan  | 362 (PL)002 |         | 7 March 2013  |
| Proposed floor plan  | 362 (PL)003 |         | 7 March 2013  |
| Existing rear elevations   | 362 (PL)004 |         | 7 March 2013  |
| Proposed rear elevations   | 362 (PL)005 |         | 7 March 2013  |
| Existing site photographs  | 362 (PL)006 |         | 7 March 2013  |
| Manufacturer's brochure outlining details of proposed heritage grilles |             |         | 7 March 2013  |

**3) UNI**

The hereby permitted vents shall be cast iron, fitted flush with the external elevations, painted to match the existing render and retained as such thereafter.

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

**BH2013/00766****19 Roedean Way Brighton**

Remodelling of house including creation of second floor of house, extension of patio area, revised fenestration and associated internal and external alterations.

**Applicant:** Dr David Ross

**Officer:** Jonathan Puplett 292525

**Approved on 03/05/13 DELEGATED**

**1) UNI**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                             | Reference | Version | Date Received |
|---------------------------------------|-----------|---------|---------------|
| Location plan and existing elevations | GA01      |         | 11/03/2013    |
| Existing ground floor plan            | GA02      |         | 11/03/2013    |
| Existing first floor plan             | GA03      |         | 11/03/2013    |
| Existing elevations                   | GA04      |         | 11/03/2013    |
| Proposed ground floor plan            | GA05      | A       | 11/03/2013    |

|                           |      |   |            |
|---------------------------|------|---|------------|
| Proposed first floor plan | GA06 | A | 11/03/2013 |
| Proposed second plan      | GA07 | A | 11/03/2013 |
| Proposed elevation        | GA08 | A | 11/03/2013 |
| Proposed side elevation   | GA09 | A | 11/03/2013 |
| Proposed elevations       | GA10 | A | 11/03/2013 |
| Proposed elevations       | GA11 | A | 11/03/2013 |

### 3) UNI

Access to the flat roofs hereby approved, other than the two areas annotated as terrace areas at first floor level on approved drawing no. GA06 rev. A received 11/03/13, and the area hatched and annotated as a terrace area at second floor level on drawing approved no. GA07 rev. A received 11/03/13, shall be for maintenance or emergency purposes only and shall not be used as a roof garden, terrace, patio or similar amenity area.

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

### 4) UNI

The privacy screen to the western side of the South facing second floor balcony hereby approved shall be installed prior to first use of the terrace and shall be retained as such thereafter.

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

### 5) UNI

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

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

## **BH2013/00856**

### **37 Ainsworth Avenue Brighton**

Erection of part single, part two storey rear extension.

**Applicant:** Ms Linda Eklind

**Officer:** Andrew Huntley 292321

### **Refused on 15/05/13 DELEGATED**

#### 1) UNI

The scale of the proposal would result in overly large and bulky additions, which do not relate well to the existing dwelling by reason of their flat roof design, width, depth and height and the scheme would result in an overextended appearance to the property. The two-storey element would also create an awkward arrangement at the junction where the proposed flat roof would meet the existing pitched roof over the main dwelling. Therefore, the proposal is unacceptable in terms of design and would be harmful to the character and appearance of the host dwelling and the wider area. As such, the proposal is contrary to policies QD2 & QD14 of the Brighton & Hove Local Plan.

**BH2013/00871**

**Gate Cottage Rest Home 6 Bazehill Road Rottingdean**

Application for Approval of Details Reserved by Conditions 4 and 5 of application BH2012/00468.

**Applicant:** Mr Mark Sodean

**Officer:** Liz Arnold 291709

**Approved on 29/04/13 DELEGATED**

**BH2013/00874**

**12 Court Ord Road Rottingdean Brighton**

Erection of extension to front and rear elevations to facilitate conversion of roof space, incorporating new front porch, new rear roof terrace and new dormers to South West and North East elevations.

**Applicant:** Mr P Daniels

**Officer:** Andrew Huntley 292321

**Refused on 10/05/13 DELEGATED**

**1) UNI**

The proposed development, by virtue of its design, size, form and massing would result in visually intrusive and bulky additions to the property, which is unsympathetic to the design of the existing modest chalet bungalow and as a result would be of detriment to the visual amenities of the parent property and the wider area. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The roof terrace at first floor level would cause significant harm to neighbouring amenity by reason of overlooking and loss of privacy to neighbouring properties. Therefore, the proposal would be contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2013/00883**

**12 Chorley Avenue Saltdean Brighton**

Removal of existing single storey rear conservatory and erection of a single storey rear extension incorporating mono-pitch roof and bi-folding patio doors. Replacement of flat roof with pitch roof over existing rear kitchen to match extension. Extension of existing rear timber decking.

**Applicant:** Mr Lawrence Andrew

**Officer:** Andrew Huntley 292321

**Refused on 09/05/13 DELEGATED**

**1) UNI**

The proposed extension and replacement roof, by virtue of their design in protruding beyond the north western flank wall of the existing dwelling and intersecting the first floor window cills to the rear of the property, would result in visually poor additions to the property, which are unsympathetic to the design of the existing dwelling and as a result would be of detriment to the visual amenities of the parent property and the wider area. The proposals are thereby contrary to policy QD14 of the Brighton & Hove Local Plan.

**BH2013/00899**

**37 Coombe Vale Brighton**

Erection of single storey rear extension with revised fenestration and alterations to side elevations.

**Applicant:** Mr E Reid

**Officer:** Andrew Huntley 292321

**Refused on 10/05/13 DELEGATED**

### 1) UNI

The proposed flat roofed rear extension, by virtue of its size, height, design and siting, would result in visually awkward and bulky addition to the property, which is poorly related to the existing bungalow. The result would be of detriment to the visual amenities of the parent property and the wider area. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

## **WOODINGDEAN**

### **BH2013/00429**

#### **45 Selhurst Road Brighton**

Extension of time limit for implementation of previous approval BH2009/02569 for the erection of new two storey side extension incorporating a velux roof terrace at first floor contained within a new pitched roof area and gable wall.

**Applicant:** Gary Hunter

**Officer:** Sue Dubberley 293817

**Approved on 29/04/13 DELEGATED**

#### 1) BH01.01

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

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

#### 2) BH03.03

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

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

#### 3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                               | Reference | Version | Date Received |
|---|-----------|---------|---------------|
| Existing plans                          | 0001a     |         | 21/10/2009    |
| Existing elevations and sections        | 0002a     |         | 21/10/2009    |
| Proposed plans                          | 101       |         | 21/10/2009    |
| Proposed elevations and sections        | 102       |         | 21/10/2009    |
| Existing and proposed street elevations | 103       |         | 21/10/2009    |
| Site Plan, Block Plan                   |           |         | 12/11/2009    |

### **BH2013/00640**

#### **73 Balsdean Road Brighton**

Erection of extension to the front of the property.

**Applicant:** Mr Richard Smith

**Officer:** Wayne Nee 292132

**Refused on 29/04/13 DELEGATED**

#### 1) UNI

The proposed front extension by virtue of its form would disrupt the visual pattern of the immediate properties on the street. The creation of a single full width gable end would appear as an overly dominant and inappropriate addition. The proposal would harm the appearance of the street scene, and would therefore be contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.



**BH2013/00789**

**Elmhurst Warren Road Woodingdean**

Non Material Amendment to BH2008/02303 for correction of external levels, alternative design to external balcony balustrade, and corrected floorplans.

**Applicant:** Bupa Care Services

**Officer:** Anthony Foster 294495

**Approved on 14/05/13 DELEGATED**

**BH2013/00867**

**68 Crescent Drive South Brighton**

Erection of front and rear extensions. Loft conversion incorporating raising of roof ridge height, hip to gable roof extension, installation of rear balcony and 7no rooflights.

**Applicant:** Miss Lucy Clifton-Sprigg

**Officer:** Andrew Huntley 292321

**Refused on 07/05/13 DELEGATED**

**1) UNI**

The development, by reason of bulk, depth, height and massing would appear as excessively dominant and incongruous additions that would relate poorly with the existing modest bungalow, harming the appearance and character of the building and the surrounding area. The six rooflights on the south western roof slope, which would be visible within the street scene, would appear visually excessive and cluttered. Therefore, the development is contrary to policy QD14 of the Brighton & Hove Local Plan.

**BRUNSWICK AND ADELAIDE**

**BH2013/00365**

**Flat 3 34 Lansdowne Place Hove**

Internal alterations to layout of flat.

**Applicant:** Claire Winchester

**Officer:** Helen Hobbs 293335

**Approved on 13/05/13 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

The existing entrance door in the communal hallway directly opposite the entrance to flat 4, should be retained in accordance with the 'Large scale section of door' drawing submitted on 2nd May 2013.

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

**3) UNI**

Any new skirting and cornicing should match any surviving originals in the flat.

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

**BH2013/00383**

**The Meeting Place Cafe Kings Esplanade Hove**

Erection of timber decking to south to form outside seating area.

**Applicant:** Rodney Posner

**Officer:** Guy Everest 293334

**Approved on 29/04/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                 | Reference  | Version | Date Received |
|---------------------------|------------|---------|---------------|
| Site Location Plan        | 9818/11    |         | 08/02/2013    |
| Proposed External Decking | 9818/G3/01 |         | 08/02/2013    |

**BH2013/00432**

**9 Lansdowne Square Hove**

Replacement of roof tiles with slate and new lead valleys.

**Applicant:** Mrs Katherine Ikoner

**Officer:** Mark Thomas 292336

**Approved on 01/05/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type         | Reference | Version | Date Received |
|-------------------|-----------|---------|---------------|
| Existing plans    | 566/13/02 |         | 6 March 2013  |
| Proposed plans    | 566/13/03 |         | 6 March 2013  |
| Slate tile sample |           |         | 6 March 2013  |

**BH2013/00433**

**9 Lansdowne Square Hove**

Replacement of roof tiles with slate and new lead valleys.

**Applicant:** Mrs Katherine Ikoner

**Officer:** Mark Thomas 292336

**Approved on 01/05/13 DELEGATED**

**1) BH01.05**

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

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

**BH2013/00566**

**146 Church Road Hove**

Reinstatement of light well and external opening and erection of railings. Installation of doors and windows at lower ground floor level.

**Applicant:** Mr F Qassar

**Officer:** Helen Hobbs 293335

**Approved on 29/04/13 DELEGATED**

### 1) BH01.01

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

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

### 2) UNI

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

*Reason: As insufficient information has been submitted, to ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.*

### 3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                                  | Reference    | Version | Date Received |
|--|--------------|---------|---------------|
| Existing Lower Ground & Ground Floor Plans | RFA12/236/01 |         | 18/02/2013    |
| Existing and proposed west elevation       | RFA12/236/13 |         | 18/02/2013    |
| OS Location Plan and Block Plan            | RFA12/236/OS |         | 18/02/2013    |
| Proposed Lower Ground & Ground Floor Plans | RFA12/236/11 |         | 18/02/2013    |
| Internal Photographs                       |              |         | 18/02/2013    |

### **BH2013/00622**

#### **100 Western Road Hove**

Installation of new shop front incorporating new access to first and second floors.

**Applicant:** Ackers Chemists

**Officer:** Mark Thomas 292336

**Refused on 09/05/13 DELEGATED**

### 1) UNI

Notwithstanding the apparent discrepancies in the submitted plans, the removal of the existing historic shopfront and its replacement with a new shopfront of differing proportions and unacceptable detailing would result in significant harm to the character and appearance of the recipient property and the wider Brunswick Town Conservation Area. The proposals would be contrary to advice in SPD02, which states that original or historic shopfronts should be retained, and to Policy QD10 of the Brighton & Hove Local Plan which says that permission will not be given to replace good period shopfronts or remove surviving features of interest. The scheme also conflicts with Policy HE6 of the Brighton & Hove Local Plan which states that development within Conservation Areas should preserve or enhance the area.

### **BH2013/00650**

#### **Rear Lower Ground Floor Flat 66 Brunswick Place Hove**

Installation of rooflight to replace existing.

**Applicant:** Ms Wendy Carter

**Officer:** Mark Thomas 292336

**Approved on 09/05/13 DELEGATED**

### 1) BH01.05

The works hereby permitted shall be commenced before the expiration of three

years from the date of this consent.

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

**BH2013/00717**

**Flat 7 46 Waterloo Street Hove**

New boundary wall incorporating alterations to existing wall.

**Applicant:** Mrs Lynda Thorne

**Officer:** Robert McNicol 292322

**Approved on 07/05/13 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

The wall hereby permitted shall have a finish to the top of the wall that matches in material, colour, style, bonding and texture that of the existing wall which projects from the rear of the building along the north boundary into which it would adjoin.

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

**BH2013/00917**

**31A Adelaide Crescent Hove**

Internal alterations to layout of flat.

**Applicant:** Ms Beverely Garth

**Officer:** Robert McNicol 292322

**Approved on 10/05/13 DELEGATED**

**1) BH01.05**

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

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

**BH2013/01247**

**66 Lansdowne Street, Hove**

Sycamore - reduce down to 8ft to lessen nuisance.

**Applicant:** Mr John Thevan

**Officer:** Di Morgan 292929

**Approved on 03/05/13 DELEGATED**

**CENTRAL HOVE**

**BH2012/04057**

**4 Albany Villas Hove**

Internal and external alterations including demolition of low garden walls and new ballustrading in front garden, new kitchen and bathrooms, new heating system, part demolition/alteration of internal walls, new windows, new fireplaces, removal of redundant fire escape stairs and soil/waste pipes, removal of internal stair partitions and installation of new ballustrading.

**Applicant:** Dr Dinshaw Masters

**Officer:** Maria Seale 292232

**Approved on 09/05/13 DELEGATED**

**1) BH01.05**

The works hereby permitted shall be commenced before the expiration of three

years from the date of this consent.

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

**2) UNI**

The wall tiling in the walk-in showers shall be laid on a waterproof back-boarding.

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

**3) UNI**

All non-original doors, architraves, skirtings, dados, cornices and other features that are proposed to be removed, and all missing architectural features that are to be reinstated, shall be replaced with features that exactly match the originals (details of which are required by condition 2), unless otherwise agreed in writing by the Local Planning Authority before work commences.

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

**4) UNI**

The new kitchen and utility room units shall be scribed around the existing skirting boards which shall be retained and not cut into.

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

**5) UNI**

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

- i) 1:20 scaled elevations and sections of the new doors, windows and stairs and their new balustrading and handrails and 1:10 scaled elevations of the spindle and newel post design;
- ii) 1:1 scaled sections of new stair handrails, reinstated bull nosing and decorative mouldings on the stairs' string, new and replacement skirting boards and new and replacement window, door and archway openings' architraves and linings and door panels;
- iii) 1:5 scaled sample plans/elevations and 1:1 sectional profiles of the new cornices;
- iv) details of the new fireplaces, including 1:10 scaled drawings and/or other details including photographs and if available, photographs and details and samples of their hearth tiles;
- v) the method of any fire protection of the walls, floors, ceilings and doors, including 1:5 section drawings through walls and ceilings, and smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes that may be required to meet fire regulations;
- vi) the method of any sound and thermal insulation of the floors and walls of the original building that may be required, including 1:5 sections through walls and ceilings;
- vii) the heating system including a sectional detail at 1:1 scale of any under floor heating;
- viii) the method of restoration work to the ground floors and details of new floor tiling, which shall be laid on a waterproof underlay or boarding;
- ix) the new or replacement rooflights;
- x) the new railings, including a 1:1 scale section of the handrail and spindles and a 1:10 scale elevation of the spindles and method of fixing and the works shall be carried out and completed in their entirety fully in accordance with the approved details and maintained as such thereafter.

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

## 6) UNI

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

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

### **BH2013/00153**

#### **Land to rear of 33 Sackville Road Hove (64 Stirling Place Hove)**

Non Material Amendment to BH2011/00897 to form a firewall between no 62 and no 64 Stirling Place Hove and external alterations.

**Applicant:** Mr & Mrs Colasurdo

**Officer:** Jason Hawkes 292153

**Approved on 07/05/13 DELEGATED**

#### **1) UNI**

The proposed revisions to the scheme approved under application ref: BH2011/00897 are considered minor as they do not significantly affect the appearance of the building or the surrounding conservation area, the amenity of adjacent properties and do not warrant the submission of a further application for planning permission.

### **BH2013/00162**

#### **Plinth Kings Esplanade Hove**

Erection of stone clad plinth with surrounding paving at base, incorporating lighting scheme set flush in ground & on plinth for use to display sculptures & art.

**Applicant:** Hove Civic Society

**Officer:** Steven Lewis 290480

**Approved on 01/05/13 PLANNING COMMITTEE**

#### **1) UNI**

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

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

#### **2) UNI**

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

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

#### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>           | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|----------------------------|------------------|----------------|----------------------|
| Site Plan                  | HP_100_01        | A              | 17/01/2013           |
| Block Plan                 | HP_100_02        | A              | 17/01/2013           |
| Plinth Elevations and Plan | HP_100_03        | B              | 17/01/2013           |
| Plinth Paving Proposal     | HP_100_04        | B              | 17/01/2013           |

#### **4) UNI**

Within three months of the commencement of the development the hard landscaping and lighting outlined in the application shall be incorporated into the development in strict accordance with the submitted details and thereafter retained.

*Reason: To ensure a satisfactory appearance and completion to the development, to preserve the character and appearance of the East Cliff conservation area, in accordance with policies QD1, QD15, QD25 and HE6 of the Brighton & Hove Local Plan.*

#### **5) UNI**

Within three months of the commencement of development the crime prevention measures outlined in the application shall be incorporated into the development in strict accordance with the submitted details and thereafter retained.

*Reason: To ensure that measures to make the development less susceptible to vandalism and the area to antisocial behaviour are included in the development, in accordance with policies QD1, QD15, QD27 and HE6 of the Brighton & Hove Local Plan*

### **BH2013/00242**

#### **Flat 2 1 Kings Gardens Hove**

Internal alterations incorporating relocation of kitchen, bathroom and toilet facilities, partial removal of wall to bedroom 2 and construction of new partition, removal of existing master en-suite and formation of two openings in existing walls, formation of doorway between new kitchen and living room and formation between bedroom 1 and new en-suite.

**Applicant:** Mr A Ariyan

**Officer:** Jason Hawkes 292153

**Approved on 14/05/13 DELEGATED**

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

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

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

#### **2) BH13.05**

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

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

### **BH2013/00428**

#### **119 Church Road Hove**

Application for variation of conditions 1 & 2 of BH2010/01342 (Change of Use from Restaurant and Cafe (A3) to a Drinking Establishment (A4) and associated external alterations (Part Retrospective)) that the use will be open to customers and garden be open to customers and staff between the hours of 12.00 - 02.00 (the following day) Monday to Saturday and 12.00 - 01.00 (the following day) on Sunday.

**Applicant:** Paris Wine Bar

**Officer:** Adrian Smith 290478

**Refused on 29/04/13 DELEGATED**

### 1) UNI

The proposed extension to the permitted hours of use of the premises and garden area as secured via conditions 1 & 2 of the planning permission granted under application reference BH2010/01342 would result in significant detriment to the amenities of nearby residents and the surrounding environment by way of increased late night noise disturbance contrary to policies SU9, SU10 & QD27 of the Brighton & Hove Local Plan.

### **BH2013/00468**

#### **Flat 40 The Priory St Catherines Terrace Hove**

Replacement of existing UPVC French doors, walls and side windows to balcony with 3no. full length sliding patio doors, Replacement of existing UPVC kitchen window with UPVC tilt and turn window.

**Applicant:** Mr Thomas Fourniss

**Officer:** Mark Thomas 292336

**Approved on 13/05/13 DELEGATED**

#### 1) BH01.01

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

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

#### 2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                                 | Reference | Version | Date Received |
|---|-----------|---------|---------------|
| Site location plan                        |           |         | 13/02/2013    |
| Photographs                               |           |         | 13/02/2013    |
| "Eclipse" windows technical specification |           |         | 13/02/2013    |
| Window schedule                           |           |         | 13/02/2013    |

### **BH2013/00520**

#### **6 George Street Hove**

Resiting of 2no.satellite dishes and 2no.external air handling plants to rear parapet wall.

**Applicant:** Ladbrookes Betting Ltd

**Officer:** Helen Hobbs 293335

**Refused on 29/04/13 DELEGATED**

#### 1) UNI

The air conditioning units and satellite dishes, by reason of their number, size, positioning and close proximity to the adjoining residential properties to the rear in Ventnor Villas, would be highly visible from the surrounding area and would have an incongruous and discordant appearance that would be detrimental to visual amenity. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance note SPGBH1: Roof alterations and extensions.

#### 2) UNI2

The applicant has not submitted an acoustic report providing details of noise levels generated by the air conditioning units relative to pre-existing background noise levels prior to their installation. As such, it cannot be concluded the noise levels generated by the development would not cause unacceptable disturbance and consequent loss of amenity for occupiers of neighbouring residential units. The development is thereby contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.



**BH2013/00603****First Floor Flat 34 Stirling Place Hove**

Loft conversion incorporating 2no rooflights to the front and 2no rooflights to the rear.

**Applicant:** Martin Poole

**Officer:** Robert McNicol 292322

**Approved on 01/05/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type   | Reference | Version | Date Received |
|---|-----------|---------|---------------|
| Site plan, existing and proposed plans and elevations | PO/02     | B       | 24 April 2013 |

**BH2013/00613****Flat 4 12 Kings Gardens Hove**

External alteration incorporating replacement of single glazed sliding sash windows to the rear with double glazed sliding sash windows.

**Applicant:** Mrs Tatiana Miller

**Officer:** Mark Thomas 292336

**Refused on 29/04/13 DELEGATED**

**1) UNI**

The proposed windows would be inappropriately detailed, featuring an overly thick meeting rail, and ovolo rather than lambs tongue moulding profiles. Furthermore, joinery profiles and large scale drawings of the proposed glazing bars and horns have not been provided for consideration. As such, all available information would indicate that the proposed windows would result in significant harm to the special historical and architectural character and significance of the listed building, contrary to policy HE1 of the Brighton & Hove Local Plan and SPD 09: Architectural Features.

**BH2013/00614****Flat 4 12 Kings Gardens Hove**

Replacement of single glazed sliding sash windows to the rear with double glazed sliding sash windows.

**Applicant:** Mrs Tatiana Miller

**Officer:** Mark Thomas 292336

**Refused on 29/04/13 DELEGATED**

**1) UNI**

The proposed windows would be inappropriately detailed, featuring an overly thick meeting rail, and ovolo rather than lambs tongue moulding profiles. Furthermore, joinery profiles and large scale drawings of the proposed glazing bars and horns have not been provided for consideration. As such, all available information would indicate that the proposed windows would result in significant harm to the special historical and architectural character and significance of the listed building and the wider The Avenues Conservation area, contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan and SPD 09: Architectural Features.

**BH2013/00692**

**Flat 5 Royal Court 8 Kings Gardens Hove**

Internal alterations to layout of flat.

**Applicant:** Ms K Auguste

**Officer:** Robert McNicol 292322

**Refused on 30/04/13 DELEGATED**

**1) UNI**

By virtue of making the missing original upper flight of stairs less obvious, the proposed shower unit within the upper hall would confuse the original layout of the building. The bulk and form of this shower room would also detract from the appearance of this part of the property. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

**2) UNI2**

By virtue of the loss of original walls, doors and plan form of the front two rooms, the proposal would significantly compromise the historic integrity of the property and would have a detrimental impact on the character of the grade II listed building. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

**BH2013/00767**

**13 Haddington Street Hove**

Certificate of Lawfulness for a proposed loft conversion incorporating rear dormer extension and front rooflight.

**Applicant:** Mr Rich Brown

**Officer:** Robert McNicol 292322

**Approved on 03/05/13 DELEGATED**

**BH2013/00776**

**Flat 1 29 The Drive Hove**

Replacement of 2no metal windows with timber double glazed sash windows on north elevation at ground floor level.

**Applicant:** Mr Francesco Bottone

**Officer:** Christopher Wright 292097

**Approved on 07/05/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>                      | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|---------------------------------------|------------------|----------------|----------------------|
| Location Map                          |                  |                | 12 Mar 2013          |
| Photographs                           |                  |                | 12 Mar 2013          |
| Plan 1                                |                  |                | 12 Mar 2013          |
| Proposed Drawings and Sections        |                  |                | 12 Mar 2013          |
| Proposed Elevations with Measurements |                  |                | 3 May 2013           |

**BH2013/00823**

**62-63 George Street Hove**

Display of internally illuminated fascia and projecting signs.

**Applicant:** British Heart Foundation

**Officer:** Helen Hobbs 293335

**Approved on 15/05/13 DELEGATED**

**1) BH10.01**

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

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

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

**7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

## **GOLDSMID**

### **BH2012/03680**

#### **203 Dyke Road Hove**

Change of use from residential care home (C2) to house of multiple occupancy (SG08).

**Applicant:** Miss Katie Wynn

**Officer:** Christopher Wright 292097

**Approved on 01/05/13 DELEGATED**

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

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

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

#### **2) UNI**

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

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

#### **3) UNI**

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

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>              | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|-------------------------------|------------------|----------------|----------------------|
| Site Location Plan            |                  |                | 8 March 2013         |
| Existing Floor and Roof Plans | 1133/U1B         |                | 21 Nov 2012          |
| Proposed Ground Floor         |                  |                | 21 Nov 2012          |
| Proposed First Floor          |                  |                | 21 Nov 2012          |
| Proposed Second Floor         |                  |                | 21 Nov 2012          |

#### **5) UNI**

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

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

**BH2012/03903**

**43 Palmeira Avenue Hove**

Demolition of existing detached dwelling and erection of 9no apartments.

**Applicant:** Cedarmill Developments Ltd

**Officer:** Adrian Smith 290478

**Approved on 29/04/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

The south facing windows to the south side elevation shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

*Reason: To safeguard the privacy of the occupiers of the adjoining property, to avoid prejudicing the future development of the adjacent site, and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**4) UNI**

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

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

**5) UNI**

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

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

**6) UNI**

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

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

**7) UNI**

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 as a minimum for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 as a minimum for all residential units has been submitted to, and approved in writing by,

the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

#### **8) UNI**

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

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

#### **9) UNI**

No development shall take place until 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 to be retained and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

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

#### **10) UNI**

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

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

#### **11) UNI**

No development shall take until full details of how the car lift will operate has been submitted and agreed in writing by the Local Planning Authority. The submission should include full manufacturer details including details on how the car lift will operate when vehicles are both wishing to leave the site and enter the site. The car lift shall be installed in full accordance with the approved details prior to the first occupation of the development and thereafter retained as such.

*Reason: To ensure the safe access arrangements to the basement car park and to comply with policy TR7 of the Brighton & Hove Local Plan.*

#### **12) UNI**

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

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton &*

*Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.*

**13) UNI**

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

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

**14) UNI**

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

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

**15) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>                                | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|---|------------------|----------------|----------------------|
| Site plan and block plan                        | TA692/01         |                | 07/12/2012           |
| Existing site survey, street scene and sections | TA692/02         |                | 07/12/2012           |
|   | TA692/03         |                | 07/12/2012           |
|   | TA692/04         |                | 07/12/2012           |
|   | TA692/05         |                | 07/12/2012           |
|   | TA692/06         |                | 07/12/2012           |
| Proposed site plan, floor plans and elevations  | TA692/10         |                | 07/12/2012           |
|   | TA692/11         |                | 07/12/2012           |
|   | TA692/12         |                | 07/12/2012           |
|   | TA692/13         |                | 07/12/2012           |
|   | TA692/14         |                | 07/12/2012           |
|   | TA692/15         |                | 07/12/2012           |
|   | TA692/16         |                | 07/12/2012           |
|   | TA692/17         |                | 07/12/2012           |
|   | TA692/18         |                | 07/12/2012           |
|   | TA692/19         |                | 07/12/2012           |
|   | TA692/20         |                | 07/12/2012           |
|   | TA692/21         |                | 07/12/2012           |
|   | TA692/22         |                | 07/12/2012           |
|   | TA692/23         |                | 07/12/2012           |
|   | TA692/24         |                | 07/12/2012           |
| TA692/25  |                  | 07/12/2012     |                      |

**BH2012/04042**

**121-123 Davigdor Road Hove**

Change of Use of part of car park to hand car wash. (Retrospective)

**Applicant:** Mr Florenc Gjona

**Officer:** Christopher Wright 292097

**Approved on 01/05/13 PLANNING COMMITTEE**

**1) UNI**

The use hereby permitted shall be discontinued and the land restored to its condition immediately prior to the use commencing on or before a period of 12

months from the date of this decision, in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

*Reason: In order to allow the Local Planning Authority to monitor and review the impact of the use on transport and amenity and to comply with policies TR1, TR7, TR19 and QD27 of the Brighton & Hove Local Plan.*

## **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b> | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|------------------|------------------|----------------|----------------------|
| Location Plan    |                  |                | 3 Jan 2013           |
| Block Plan       |                  |                | 3 Jan 2013           |

## **3) UNI**

The use hereby permitted shall not be open to customers except between the hours of 08.00 and 18.30 each day.

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

## **4) UNI**

Within 1 calendar month from the date of this decision, an Operational Management Plan providing details of how the car wash use functions, shall be submitted to the Local Planning Authority. The submitted plan must clearly demonstrate how the car wash will function including how at peak times queues will be managed to prevent vehicles queuing back onto the public highway and how and where vehicles will be parking before and after washing. The car wash use shall operate in accordance with the details approved in writing by the Local Planning Authority.

*Reason: To ensure safe development that can provide for the demand for travel the use generates, to address congestion and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan 2005.*

## **5) UNI**

Within 1 calendar month from the date of this decision, full details of the waste water drainage systems and measures to prevent contaminated water from being discharged onto the highway or into the foul sewage system shall be submitted to the Local Planning Authority. The measures approved in writing by the Local Planning Authority shall be retained for as long as the use operates on the land.

*Reason: To ensure waste water resulting from the car wash use is drained within the site and ensure pollutants are not discharged into the foul sewage system and to comply with policies SU4 and TR7 of the Brighton & Hove Local Plan 2005.*

### **BH2013/00358**

#### **11 Cromwell Road Hove**

External alteration incorporating installation of gas pipe from basement to ground floor level under front door step into common area.

**Applicant:** Mr D Martin

**Officer:** Robert McNicol 292322

**Refused on 29/04/13 DELEGATED**

## **1) UNI**

By virtue of contributing to the clutter of modern additions to the front of the building, running across the moulding on the western side wall of the bridge and running through the panel beside the front door, the proposed gas pipe would detract from the appearance and character of the grade II listed building. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.



## **2) UNI2**

By virtue of insufficient information having been supplied with the application, it has not been able to fully assess the impact of the proposal on the historic character and appearance of the grade II listed building. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

### **BH2013/00407**

#### **99 Sackville Road Hove**

Change of use from A1 Retail to A1 Retail and 2no residential units incorporating erection of single storey extension.

**Applicant:** Mr G Barnard

**Officer:** Adrian Smith 290478

**Approved on 13/05/13 DELEGATED**

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

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

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

#### **2) UNI**

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

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

#### **3) UNI**

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

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

#### **4) UNI**

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

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

#### **5) UNI**

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

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

#### **6) UNI**

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

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

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

#### **7) UNI**

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

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

#### **8) UNI**

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

(a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority,

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

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

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

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

#### **9) UNI**

Prior to the commencement of the development, details of a scheme of works to raise the existing kerb and footway in front of the proposed dwelling are to be submitted to and approved in writing by the Local Planning Authority. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

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

## 10) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                              | Reference | Version | Date Received |
|--|-----------|---------|---------------|
| Site plans and block plan              | SVR1      |         | 11/02/2013    |
|  | SVR2      |         | 11/02/2013    |
|  | SVR3      |         | 11/02/2013    |
| Existing plans, elevations and section | SVR5      | A       | 18/03/2013    |
|  | SVR6      | A       | 20/03/2013    |
|  | SVR7      |         | 11/02/2013    |
|  | SVR8      | A       | 11/02/2013    |
|  | SVR9      |         | 18/03/2013    |
|  | SVR10     |         | 11/02/2013    |
|  | SVR17     |         | 18/03/2013    |
| Proposed plans, elevations and section | SVR11     | A       | 11/02/2013    |
|  | SVR12     | C       | 12/04/2013    |
|  | SVR13     |         | 12/04/2013    |
|  | SVR14     | A       | 11/02/2013    |
|  | SVR15     | A       | 22/02/2013    |
|  | SVR16     | A       | 22/02/2013    |
|  | SVR18     |         | 12/04/2013    |

## 12) UNI

The ground and first floor windows hereby approved to the rear/east elevation shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents to match the existing to the building, and shall be retained as such.

*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.*

### **BH2013/00417**

#### **Wavertree House Somerhill Road Hove**

Conversion of first and second floors from residential care home (C2) to 6no flats.

**Applicant:** RNIB

**Officer:** Robert McNicol 292322

**Approved on 07/05/13 DELEGATED**

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

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

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

#### **2) BH02.08**

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

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

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

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by

the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

**4) BH06.05**

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

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

**5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                  | Reference    | Version | Date Received |
|----------------------------|--------------|---------|---------------|
| Site location plan         |              |         | 11/02/2013    |
| Existing ground floor plan | BS287/01Plan |         | 11/02/2013    |
| Existing first floor plan  | BS287/02Plan |         | 11/02/2013    |
| Existing second floor plan | BS287/03Plan |         | 11/02/2013    |
| Proposed ground floor plan | BS287/01Plan |         | 11/02/2013    |
| Proposed first floor plan  | BS287/02Plan |         | 11/02/2013    |
| Proposed second floor plan | BS287/03Plan |         | 11/02/2013    |

**BH2013/00556**

**Flat 16 Eaton Hall Eaton Gardens Hove**

Replacement UPVC window and three panel sliding patio door.

**Applicant:** Mr Roger Thomas

**Officer:** Helen Hobbs 293335

**Approved on 09/05/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type       | Reference | Version | Date Received |
|-----------------|-----------|---------|---------------|
| Site plan       |           |         | 14/03/2013    |
| Window details  |           |         | 19/03/2013    |
| Window sections |           |         | 14/03/2013    |

**BH2013/00616**

**The Vicarage Wilbury Road Hove**

Installation of access ramp to side elevation.

**Applicant:** PCC of All Saints Church Hove

**Officer:** Adrian Smith 290478

**Approved on 15/05/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

Notwithstanding the details on drawing no. 4300/6/03 received on 25 February 2013 and drawing no. 4300/6/04 received on 20 March 2013, no works shall take place until details of a proposed replacement gate fronting Wilbury Road have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details prior to the walkway hereby approved being brought into use and maintained as such thereafter.

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

**3) UNI**

Notwithstanding the details on drawing no. 4300/6/03 received on 25 February 2013 and drawing no. 4300/6/04 received on 20 March 2013, the stone steps directly adjacent to the entrance gateway fronting Wilbury Road shall be retained in their entirety.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                     | Reference | Version | Date Received |
|-------------------------------|-----------|---------|---------------|
| Site plan and block plan      | 4300/6/00 |         | 25/02/2013    |
|                               | 4300/6/01 |         | 25/02/2013    |
| Existing plans                | 4300/6/02 |         | 25/02/2013    |
| Proposed plans and elevations | 4300/6/03 |         | 25/02/2013    |
|                               | 4300/6/04 |         | 20/03/2013    |

**5) UNI**

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

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

**BH2013/00617**

**The Vicarage Wilbury Road Hove**

Installation of access ramp to side elevation.

**Applicant:** PCC of All Saints Church Hove

**Officer:** Adrian Smith 290478

**Approved on 15/05/13 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

Notwithstanding the details on drawing no. 4300/6/03 received on 25 February 2013 and drawing no. 4300/6/04 received on 20 March 2013, no works shall take place until details of a proposed replacement gate fronting Wilbury Road have

been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details prior to the walkway hereby approved being brought into use and maintained as such thereafter.

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

**3) UNI**

Notwithstanding the details on drawing no. 4300/6/03 received on 25 February 2013 and drawing no. 4300/6/04 received on 20 March 2013, the stone steps directly adjacent to the entrance gateway fronting Wilbury Road shall be retained in their entirety.

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

**4) UNI**

This decision is based on the drawings listed below:

| <b>Plan Type</b>              | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|-------------------------------|------------------|----------------|----------------------|
| Site plan and block plan      | 4300/6/00        |                | 25/02/2013           |
|                               | 4300/6/01        |                | 25/02/2013           |
| Existing plans                | 4300/6/02        |                | 25/02/2013           |
| Proposed plans and elevations | 4300/6/03        |                | 25/02/2013           |
|                               | 4300/6/04        |                | 20/03/2013           |

**5) UNI**

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

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

**BH2013/00682**

**48 Denmark Villas Hove**

Replacement of rear first floor UPVC double glazed bay window with timber framed double glazed window. Installation of iron railings to replace front and side boundary wall.

**Applicant:** Mr P Harle

**Officer:** Helen Hobbs 293335

**Refused on 08/05/13 DELEGATED**

**1) UNI**

Insufficient information has been submitted regarding the proposed replacement windows and railings. Accordingly, the proposal cannot be properly assessed in respect of its impact on character and appearance of the existing property and the surrounding Denmark Villas conservation area. Furthermore, notwithstanding the lack of information, the details that have been submitted with the application indicate an inappropriate appearance to the replacement windows and railings. The proposal is thereby contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan

**BH2013/00691**

**All Saints Church Eaton Road Hove**

Display of freestanding display boards & non-illuminated fascia boards. (retrospective).

**Applicant:** PCC of All Saints Church Hove

**Officer:** Jason Hawkes 292153

**Refused on 03/05/13 DELEGATED**

### **1) UNI**

The post mounted signs are in close proximity to each other and result in a cluttered appearance on this prominent frontage. Additionally, the size, prominent positioning, colour and materials used for the signs is deemed inappropriate and makes them stand out as unsympathetic and unsightly additions that are harmful to the character and appearance of the Grade I listed church and surrounding conservation area. The advertisements thereby result in material harm to amenity, and the scheme is also contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and to advice in Supplementary Planning Document 7: Advertisements, which are material considerations.

### **BH2013/00696**

#### **23 Ferndale Road Hove**

Erection of a single storey rear extension.

**Applicant:** Brian Jackson

**Officer:** Helen Hobbs 293335

**Refused on 30/04/13 DELEGATED**

### **1) UNI**

The proposed extension by virtue of its form, detailed design, projection and siting would result in an overly bulky and incongruous addition which would relate poorly to, and significantly detract from, the character and appearance of the recipient property and the wider area. The proposal is therefore contrary to the policy QD14 of the Brighton & Hove Local Plan.

### **2) UNI2**

The proposed extension, by virtue of its overall level of projection and height close to the shared boundary with 21 Ferndale Road would have an overbearing impact and lead to a loss of outlook to the occupiers of that residential property. Furthermore, the provision of a large window to the southern boundary, notwithstanding that this would be situated at a high-level, would result in the perception of being overlooked for the occupiers of 21 Ferndale Road, to the detriment of their residential amenities. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2013/00775**

#### **23 Ferndale Road Hove**

Certificate of lawfulness for proposed single storey rear extension.

**Applicant:** Mr Brian Jackson

**Officer:** Helen Hobbs 293335

**Refused on 09/05/13 DELEGATED**

### **1) UNI**

Due to the proposed extension being within 2 metres of a boundary and having a maximum eaves height of more than 3 metres and as the extension would project further than 3 metres from the original rear elevation, the development is not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

### **BH2013/00779**

#### **Ridgeland House 167 Dyke Road Hove**

Replacement of existing front entrance with automatic sliding doors and replacement of existing shopfront with display windows.

**Applicant:** The Cooperative Group Food

**Officer:** Helen Hobbs 293335

**Approved on 07/05/13 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>   | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|--|------------------|----------------|----------------------|
| Block & location plan  | 1722/SL-28       |                | 13/03/2013           |
| Existing ground floor plan & elevation, block plan and location plan | 1722/SL-29       | A              | 13/03/2013           |
| Proposed ground floor & elevation                                    | 1722/SL-30       | A              | 13/03/2013           |

**BH2013/00879**

**40 Hovedene 95 Cromwell Road Hove**

Replacement of existing windows and doors to front and rear with UPVC double glazed windows and doors and replacement of existing wired glazing in rear balcony with clear toughened glass.

**Applicant:** Mr Brian John Mills

**Officer:** Robert McNicol 292322

**Approved on 07/05/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>             | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|------------------------------|------------------|----------------|----------------------|
| Site location plan           |                  |                | 18 March 2013        |
| Block plan                   |                  |                | 18 March 2013        |
| Quotation                    |                  |                | 18 March 2013        |
| Balcony balustrade elevation |                  |                | 18 March 2013        |
| Window schedule              | 14062            |                | 18 March 2013        |
| Photographs                  |                  |                | 18 March 2013        |
| Manufacturer's brochure      |                  |                | 18 March 2013        |

**HANGLETON & KNOLL**

**BH2013/00619**

**42 Fallowfield Crescent Hove**

Erection of single storey pitched roof rear extension.

**Applicant:** Ms A Dathan

**Officer:** Robert McNicol 292322

**Approved on 29/04/13 DELEGATED**

**1) BH01.01**

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

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



## 2) BH03.03

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

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

## 3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                                  | Reference    | Version | Date Received |
|--|--------------|---------|---------------|
| Site plan                                  |              |         | 26/02/2013    |
| Block plan                                 |              |         | 25/04/2013    |
| Existing and proposed plans and elevations | Mm/01/Fall42 |         | 26/02/2013    |

## **BH2013/00755**

### **169 Hangleton Way Hove**

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

**Applicant:** IInsure365

**Officer:** Adrian Smith 290478

**Refused on 02/05/13 DELEGATED**

## 1) UNI

The proposed change of use would result in the proportion of A1 retail units and frontages within this local parade falling below 50 percent, whilst insufficient information has been submitted to demonstrate that the existing A1 retail unit is economically unviable in this local parade, contrary to policy SR7 of the Brighton & Hove Local Plan.

## **NORTH PORTSLADE**

## **BH2013/00637**

### **27 Heathfield Crescent Portslade**

Erection of single storey rear extension and formation of raised patio.

**Applicant:** Miss Georgina Towner

**Officer:** Helen Hobbs 293335

**Approved on 29/04/13 DELEGATED**

## 1) BH01.01

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

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

## 2) BH03.03

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

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

## 3) UNI

No development shall take place until details of a scheme to provide a 1.8m high privacy screen along the southern extent of the raised patio hereby permitted, to protect the occupiers of 25 Heathfield Crescent from potential overlooking, has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and the raised patio shall not be brought into use until the approved screening is

in place. The privacy screen shall thereafter be retained in situ.

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

**4) UNI**

The high level window positioned on the south-facing elevation of the extension hereby permitted shall be obscure glazed and fixed shut/non-opening and thereafter permanently retained as such.

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

**5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                | Reference | Version | Date Received |
|--------------------------|-----------|---------|---------------|
| Block plan               |           |         | 04/03/2013    |
| Site plan                |           |         | 27/02/2013    |
| Existing floor plan      | PA-001-01 |         | 04/03/2013    |
| Proposed floor plan      | PA-001-02 |         | 04/03/2013    |
| Existing east elevation  | PA-001-03 |         | 04/03/2013    |
| Proposed rear elevation  | PA-001-04 |         | 04/03/2013    |
| Existing south elevation | PA-001-05 |         | 04/03/2013    |
| Proposed south elevation | PA-001-06 |         | 04/03/2013    |
| Existing north elevation | PA-001-07 |         | 04/03/2013    |
| Proposed north elevation | PA-001-08 |         | 04/03/2013    |
| Existing roof plan       | PA-001-09 |         | 04/03/2013    |
| Proposed roof plan       | PA-001-10 |         | 04/03/2013    |

**BH2013/00688**

**89 Mile Oak Road Portslade**

Erection of single storey front extension, alterations and enlargement of existing garage and associated alterations.

**Applicant:** Mr R Evans

**Officer:** Adrian Smith 290478

**Approved on 01/05/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The external finishes of the garage and front extension hereby permitted shall match in material, colour, style, bonding and texture those of the existing bungalow.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type   | Reference | Version | Date Received |
|---|-----------|---------|---------------|
| Site plan and block plan                          | 13/02a-01 |         | 04/03/2013    |
|   | 13/02a-02 |         | 04/03/2013    |
| Proposed block plan                               | 13/02a-03 | A       | 22/04/2013    |
| Existing plans and elevations                     | 13/02a-05 |         | 04/03/2013    |
| Proposed plans and elevations                     | 13/02a-06 |         | 04/03/2013    |
| Existing and proposed garage plans and elevations | 13/02a-04 | A       | 22/04/2013    |
|   |           |         | 04/03/2013    |

**BH2013/00689**

**58 Langridge Drive Portslade**

Certificate of lawfulness for a proposed single storey rear extension.

**Applicant:** Stuart Rivers

**Officer:** Robert McNicol 292322

**Approved on 07/05/13 DELEGATED**

**SOUTH PORTSLADE**

**BH2013/00812**

**15-19 rear of 15-19 and 15A Norway Street Portslade**

Application for approval of details reserved by conditions 3, 4, 10, 11, 12, 13, 14, 15, 16 and 19 of application BH2012/03940.

**Applicant:** Spear Development Ltd

**Officer:** Jason Hawkes 292153

**Split Decision on 08/05/13 DELEGATED**

**1) UNI**

APPROVE the details pursuant to conditions 13 & 15 and subject to full compliance with the submitted details.

**1) UNI**

Does Not Approve the details pursuant to conditions 3, 4, 10, 11, 12, 14, 16 & 19 for the following reasons:

**2) UNI2**

Condition 3: Details and samples have not been submitted of the proposed roof lights or doors. Additionally, the rough render sample submitted is not deemed appropriate for this development. The requirements of the condition have therefore not been satisfied and the scheme is contrary to policy QD1 of the Brighton & Hove Local Plan.

**3) UNI3**

Condition 4: Amended plans have been submitted indicating additional flues to the proposed houses. Condition 4 is for information purposes only and does not require the submission of details. Any additional flues not shown on the approved drawings must be considered in a separate application which would involve varying condition 4 of permission BH2012/03940. It is therefore unacceptable to apply for additional flues under the scope of this application.

**4) UNI4**

Condition 10: No details of the appearance of the proposed cycle stores have been submitted. The requirements of the condition have therefore not been satisfied and the scheme is contrary to policies TR14 and QD1 of the Brighton & Hove Local Plan.

**5) UNI5**

Condition 11: A suitable Construction Environment Management Plan in line with the requirements of the condition has not been submitted. The requirements of the condition have therefore not been satisfied and the scheme is contrary to policy QD27 of the Brighton & Hove Local Plan.

## **6) UNI6**

Condition 12: A Design Stage / Interim Report and Design Stage certificate showing that the scheme would meet Level 3 of the Code for Sustainable Homes have not been submitted. The requirements of the condition have therefore not been satisfied and the scheme is contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 8: Sustainable Building Design.

## **7) UNI7**

Condition 14: Suitable land contamination reports have not been submitted to comply with the requirements of the condition. The requirements of the condition have therefore not been satisfied and the scheme is contrary to policy SU12 of the Brighton & Hove Local Plan.

## **8) UNI8**

Condition 16: The management plan proposed for the parking areas is deemed inappropriate and the plan submitted could result in overspill car parking adding further parking stress to on-street parking availability. The requirements of the condition have therefore not been satisfied and the scheme is contrary to policy TR1 and TR7 of the Brighton & Hove Local Plan.

## **9) UNI9**

Condition 19: To comply with the requirements of the condition, a Final / Post Construction certificate indicating Level 3 of the Code for Sustainable Homes must be submitted. This has not been submitted and can only be submitted after the scheme is completed. The requirements of the condition have therefore not been satisfied and the scheme is contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 8: Sustainable Building Design.

## **HOVE PARK**

### **BH2013/00262**

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

Application for variation of condition 3 of BH2012/00114 (Demolition of former residential language school and erection of 5 storey block of 71 flats) which states that no cables, wires, aerials, pipework, meter boxes or flues shall be fixed to any elevation facing a highway be amended to allow boiler flues and rain water pipes to be fixed to the elevations facing a highway.

**Applicant:** Denne Construction

**Officer:** Christopher Wright 292097

**Refused on 07/05/13 DELEGATED**

#### **1) UNI**

Due to their positions and overall number, the proposed boiler flues would be visually noticeable and would detrimentally affect the external appearance of the development to a material extent. They would not contribute positively to the character and appearance of the development, which is intended to be a modern and high quality design. As such, the proposal to vary the condition would conflict with policy QD1 of the Brighton & Hove Local Plan 2005.

### **BH2013/00615**

#### **48 Hill Brow Hove**

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

**Applicant:** Mr A Nelson

**Officer:** Helen Hobbs 293335

**Approved on 26/04/13 DELEGATED**

### **1) UNI**

The development is permitted under Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

### **BH2013/00633**

#### **59 Benett Drive Hove**

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2012/02393.

**Applicant:** Ms B & Mr R Kennington

**Officer:** Jason Hawkes 292153

**Approved on 29/04/13 DELEGATED**

### **BH2013/00703**

#### **Goldstone Valley Gospel Hall Edward Avenue Hove**

Erection of a single storey front extension with associated external alterations including the creation of an access ramp.

**Applicant:** Trustees of Rutland Road Gospel Hall

**Officer:** Christopher Wright 292097

**Approved on 09/05/13 DELEGATED**

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

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

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

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

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

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

#### **3) UNI**

The secondary office window on the south-west facing flank elevation of the extension hereby permitted shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall thereafter be permanently retained as such.

*Reason: To safeguard the privacy of the occupiers of the adjoining residential property at 225 Goldstone Crescent and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

#### **4) UNI**

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

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

#### **5) UNI**

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

*Reason: To ensure that adequate parking provision is retained and to comply*

with policy TR19 of the Brighton & Hove Local Plan.

### 6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                            | Reference | Version | Date Received |
|--------------------------------------|-----------|---------|---------------|
| As Existing (includes Location Plan) | AC/GH/01  |         | 6 Mar 2013    |
| Block Plan                           | AC/GH/07  | A       | 14 Mar 2013   |
| As Proposed                          | AC/GH/10  |         | 9 May 2013    |

### **BH2013/00773**

#### **64 Goldstone Crescent Hove**

Conversion and extension of garage to form habitable living space with new pitched roof with rooflights.

**Applicant:** Mr J Mason

**Officer:** Mark Thomas 292336

**Approved on 09/05/13 DELEGATED**

#### 1) BH01.01

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

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

#### 2) BH03.03

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

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

#### 3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                   | Reference | Version | Date Received |
|-----------------------------|-----------|---------|---------------|
| Existing and proposed plans | 3343-01   | Rev A   | 12 March 2013 |

### **BH2013/00803**

#### **Land at 4 Elrington Road Hove**

Erection of 3no bedroom detached house.

**Applicant:** Mr David Dayan

**Officer:** Guy Everest 293334

**Refused on 13/05/13 DELEGATED**

#### 1) UNI

The development by reason of its design, form and resulting scale would appear visibly cramped and create a contrast and sense of bulk, in relation to adjoining properties and the wider surrounding area, which would be out of context with and harm the existing character and appearance of the area. The development is therefore contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

### **BH2013/00817**

#### **Bishop Hannington Church Nevill Avenue Hove**

Application for approval of details reserved by conditions 2, 3, 4, 5 and 6 of application BH2012/02428.

**Applicant:** Bishop Hannington Church

**Officer:** Steven Lewis 290480

**Approved on 07/05/13 DELEGATED**

Report from: 25/04/2013 to: 15/05/2013

**BH2013/00834**

**198 Old Shoreham Road Hove**

Application to extend time limit for implementation of previous approval BH2010/00439 for first floor extension above existing rear extension.

**Applicant:** Jan Purdie

**Officer:** Steven Lewis 290480

**Approved on 30/04/13 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.02**

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

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

**3) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door, other than those expressly authorised by this permission, shall be constructed in the walls or roof of the extensions hereby permitted without first obtaining planning permission from the local planning authority.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                  | Reference | Version | Date Received |
|----------------------------|-----------|---------|---------------|
| Site Plan                  |           |         | 19/02/2010    |
| Block Plan                 |           |         | 19/02/2010    |
| Floor Plans and Elevations |           |         | 18/02/2010    |

**BH2013/00836**

**10 Park View Road Hove**

Erection of a part two storey, part single storey rear extension incorporating a pitch roof behind parapet wall. Installation of bay window with pitch roof over existing ground floor bay to front elevation.

**Applicant:** Mr & Mrs C McNicholl

**Officer:** Helen Hobbs 293335

**Approved on 09/05/13 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

### **3) BH14.02**

No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>    | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|---------------------|------------------|----------------|----------------------|
| Location/block plan | 4134/LBP         |                | 15/03/2013           |
| Existing plans      | 4134/EX          |                | 15/03/2013           |
| Proposed plans      | 4134/13/101      |                | 15/03/2013           |

### **BH2013/00865**

#### **4 Dyke Close Hove**

Demolition of existing conservatory and erection of rear extension.

**Applicant:** Mr Steve Spink

**Officer:** Mark Thomas 292336

**Refused on 13/05/13 DELEGATED**

#### **1) UNI**

The proposed extension, by virtue of its excessive height, scale and massing would represent a bulky and incongruous addition to the recipient property and would result in the building having an overextended appearance. The proposals would thereby cause significant harm to the character and appearance of the recipient property and wider area contrary to policy QD14 of the Brighton & Hove Local Plan.

### **BH2013/00876**

#### **7 Lullington Avenue Hove**

Certificate of lawfulness for a proposed single storey extension incorporating rooflights and bi-folding double glazed doors.

**Applicant:** Mr & Mrs L Ashton

**Officer:** Adrian Smith 290478

**Approved on 29/04/13 DELEGATED**

### **BH2013/01078**

#### **170A Old Shoreham Road Hove**

Replacement of existing wooden framed sash windows with new UPVC windows.

**Applicant:** Mr Colin Hughes

**Officer:** Adrian Smith 290478

**Refused on 15/05/13 DELEGATED**



### 1) UNI

The proposed replacement windows, by virtue of the absence of horizontal divisions to reflect the existing windows and those to the attached building and elsewhere in the street, would unbalance the appearance of the building to the detriment of the appearance of the building and wider street scene, contrary to policy QD14 of the Brighton & Hove Local Plan.

## **WESTBOURNE**

### **BH2013/00347**

#### **29 Westbourne Street Hove**

Conversion of garage into habitable room including formation of new link to main building.

**Applicant:** Mr Rupert Maitland

**Officer:** Steven Lewis 290480

**Approved on 07/05/13 DELEGATED**

#### 1) BH01.01

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

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

#### 2) BH03.03

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

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

#### 3) UNI

Prior to the occupation and use of the garage as living accommodation in conjunction with the ground floor flat at 29 Westbourne Street, the rear facing window shall be removed and rear elevation of made blank./ No new openings shall be inserted into the garage without the express permission of the Local Planning Authority.

*Reason: in the interests of the amenity of neighbouring occupiers and to accord with policy QD14 and QD27 of the Brighton & Hove Local Plan.*

#### 4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>                              | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|---|------------------|----------------|----------------------|
| Site Plan, Block Plan and Existing Floor Plan | 156.01.a         |                | 05/02/2013           |
| Existing elevations and Sections              | 156.02           | A              | 16/04/2013           |
| Proposed Plans                                | 156.09.a         | A              | 16/04/2013           |
| Proposed Elevations                           | 156.10           |                | 05/12/2013           |

### **BH2013/00500**

#### **119 Portland Road Hove**

Erection of 1no. three bedroom dwelling house.

**Applicant:** Mr D & Mrs R Lumba

**Officer:** Jason Hawkes 292153

**Refused on 01/05/13 PLANNING COMMITTEE**

#### 1) UNI

The proposed dwelling, by virtue of its design, scale and siting, relates poorly to

the adjacent properties and to the host property and would stand out in the street scene as an incongruous and unsympathetic addition. The proposed dwelling is therefore considered overdevelopment of the site and would look out of character with the existing residential development in the area. For this reason the development is contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan which seek to ensure that new developments emphasise and enhance the positive qualities of the local neighbourhood.

## **2) UNI2**

The scheme proposes relocating existing plant to the side elevation of the property fronting Rutland Road and the removal of one of the rear first floor windows. These alterations would significantly detract from the appearance of the host property and would stand out in the street scene as unsympathetic alterations. The scheme is therefore considered contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

## **3) UNI3**

Due to the position and bulk of the proposed dwelling, the proposal would result in a significant loss of outlook, light and a heightened sense of enclosure to the residents of 117A Portland Road. The proposal would therefore lead to an unacceptable material loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

## **4) UNI4**

The scheme does not include suitably sized outside private amenity areas which would be appropriate for a family sized dwelling. The scheme is therefore considered contrary to policy HO5 of the Brighton & Hove Local Plan.

## **5) UNI5**

The ground floor bedroom would suffer severe lack of privacy or have limited light and outlook if blinds or curtains were constantly drawn to the window serving the bedroom in order to maintain privacy. The lounge area also has limited outlook and light with one window facing south. Having regard to above, the scheme is deemed to result in an inappropriate standard of accommodation and is contrary to policies SU2, QD2 and QD27 of the Brighton & Hove Local Plan.

## **BH2013/00551**

### **67 New Church Road Hove**

Extension of rear roof slope incorporating rooflights and alterations to fenestration including installation of two sets of folding doors to rear elevation.

**Applicant:** Mr Len Lewis

**Officer:** Helen Hobbs 293335

**Approved on 25/04/13 DELEGATED**

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

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

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

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

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

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

### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                               | Reference  | Version | Date Received |
|---|------------|---------|---------------|
| Location Plan and Existing              | 6250-PL001 | A       | 20/02/2013    |
| Proposed plans, elevations and sections | 6250-PL002 | A       | 20/02/2013    |
| Proposed kitchen arrangement            | 6250-SK1   | A       | 20/02/2013    |

**BH2013/00579**

**Flat 2 13 Lawrence Road Hove**

Replacement of rear window from timber to UPVC.

**Applicant:** Richard Gibson

**Officer:** Helen Hobbs 293335

**Approved on 25/04/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type           | Reference | Version | Date Received |
|---------------------|-----------|---------|---------------|
| Existing photograph |           |         | 19/02/2013    |
| Site plan           |           |         | 19/02/2013    |
| Window drawing      |           |         | 24/04/2013    |

**BH2013/00652**

**Flat 2 8 Pembroke Crescent Hove**

Replacement of existing rear windows with double glazed metal folding doors.

**Applicant:** Mr Shaun Everet

**Officer:** Helen Hobbs 293335

**Approved on 15/05/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| Plan Type                   | Reference | Version | Date Received |
|-----------------------------|-----------|---------|---------------|
| Site location plan          |           |         | 26/02/2013    |
| Block plan                  |           |         | 26/02/2013    |
| Existing and proposed plans | 1254 01   |         | 26/02/2013    |

**BH2013/00681**

**34 Pembroke Crescent Hove**

Installation of new roof covering on rear flat roof to allow for the insertion of additional insulation.

**Applicant:** Mr & Mrs R Robbins

**Officer:** Helen Hobbs 293335

**Approved on 02/05/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>        | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|-------------------------|------------------|----------------|----------------------|
| Site plan               | 1                |                | 7th March 2013       |
| Block plan              | 2                |                | 7th March 2013       |
| Ground floor plan       | 3                |                | 7th March 2013       |
| First floor plan        | 4                |                | 7th March 2013       |
| Existing roof plan      | 5                |                | 7th March 2013       |
| Proposed roof plan      | 6                |                | 7th March 2013       |
| Existing side elevation | 7                |                | 7th March 2013       |
| Proposed side elevation | 8                |                | 7th March 2013       |
| Proposed rear elevation | 9                |                | 7th March 2013       |
| Existing rear elevation | 10               |                | 7th March 2013       |
| Front elevation         | 11               |                | 7th March 2013       |

**BH2013/00704**

**45 Braemore Road Hove**

Loft conversion incorporating hip to gable roof extension, rear dormer with Juliet balcony, front rooflights and side windows.

**Applicant:** Mrs Helen Holt

**Officer:** Andrew Huntley 292321

**Refused on 08/05/13 DELEGATED**

**1) UNI**

The proposed rear dormer window, by virtue of its design, size and bulk would result in visually intrusive addition to the property, which is unsympathetic to the design of the existing dwelling and as a result would be of detriment to the visual amenities of the parent property and the wider area. In addition, the front rooflights are poorly arranged and do not reflect the fenestration below. This results in a messy and contrived appearance, which is visually to the host dwelling. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

**BH2013/00730**

**39 Walsingham Road Hove**

Certificate of Lawfulness for a proposed loft conversion incorporating rooflights to rear.

**Applicant:** Ms Heather Gratton

**Officer:** Andrew Huntley 292321

**Approved on 29/04/13 DELEGATED**

**BH2013/00810**

**Princes Court Princes Avenue Hove**

Application for Approval of Details Reserved by Condition 3 of application BH2012/03448.

**Applicant:** Princes Court

**Officer:** Robert McNicol 292322

**Approved on 07/05/13 DELEGATED**

Report from: 25/04/2013 to: 15/05/2013

**BH2013/00841**

**112 Wordsworth Street Hove**

Erection of rear extension.

**Applicant:** Mr Terry Long

**Officer:** Christopher Wright 292097

**Refused on 15/05/13 DELEGATED**

**1) UNI**

The proposal would, by reason of the design, detailing, form and scale, have a discordant and unsympathetic relationship with the recipient building to the detriment of visual amenity and the character of the dwellinghouse. The proposal is thereby contrary to the requirements of policy QD14 of the Brighton & Hove Local Plan 2005.

**2) UNI2**

The siting and scale of the extension would have an overbearing impact leading to an increased sense of enclosure for neighbouring residents, to the detriment of residential amenity and contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

**BH2013/00842**

**43 Lawrence Road Hove**

Erection of side extension.

**Applicant:** Mr Tony Franco

**Officer:** Robert McNicol 292322

**Refused on 14/05/13 DELEGATED**

**1) UNI**

The street scene in this part of Lawrence Road and Reynolds Road is characterised by dwellings that are set back from the edge of the highway. The proposed extension would be sited in a visually prominent location at the junction of these two roads and would extend along the entire extent of the flank elevation of the property, infilling an important visual gap. By virtue of its height, depth and proximity to the pavement, the proposed extension would therefore visually dominate this street corner. Furthermore, by virtue of its form and bulk, the proposed extension would have a boxy appearance that would detract from the traditional pitched roof structure of the recipient property. The proposal is therefore considered unsympathetic to the character and appearance of the recipient property and the wider area, contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2013/00852**

**Post Office 104 Portland Road Hove**

Display of internally illuminated ATM surround.

**Applicant:** Cennox

**Officer:** Steven Lewis 290480

**Approved on 03/05/13 DELEGATED**

**1) BH10.01**

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

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

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

**7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

**BH2013/00884**

**56 New Church Road Hove**

Erection of a single storey rear extension incorporating a mono-pitched roof.

**Applicant:** Mrs Nicola Law

**Officer:** Christopher Wright 292097

**Refused on 13/05/13 DELEGATED**

**1) UNI**

The proposed development would, by reason of the scale, length, design and form, relate poorly with the design and character of the recipient building and have an over-extended appearance, to the detriment of visual amenity and the positive characteristics of the Sackville Gardens Conservation Area. As such the proposal is contrary to the requirements of policies QD14 and HE6 of the Brighton & Hove Local Plan 2005.

## WISH

### **BH2013/00873**

#### **4 Glendor Road Hove**

Erection of single storey rear extension replacing existing conservatory.

**Applicant:** Mr S McGregor

**Officer:** Adrian Smith 290478

**Approved on 13/05/13 DELEGATED**

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

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

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

#### **2) UNI**

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

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

#### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>                              | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|---|------------------|----------------|----------------------|
| Site plan, block plan and existing elevations | GR4PRO/02        |                | 02/04/2013           |
| Existing floor plans                          | GR4PRO/01        |                | 19/03/2013           |
| Proposed floor plans and elevations           | GR4PRO/02        |                | 19/03/2013           |
|   | GR4PRO/03        |                | 19/03/2013           |
|   | GR4PRO/05        |                | 02/05/2013           |

### **BH2013/00898**

#### **12 Brittany Road Hove**

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

**Applicant:** Mr James Dean

**Officer:** Steven Lewis 290480

**Approved on 30/04/13 DELEGATED**

### **BH2013/00994**

#### **Ground Floor Flat 6 Amesbury Crescent Hove**

Erection of rear extension. Demolition of existing outbuilding and erection of new outbuilding.

**Applicant:** Della Duffy

**Officer:** Robert McNicol 292322

**Approved on 14/05/13 DELEGATED**

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

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

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

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

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>  | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|---|------------------|----------------|----------------------|
| Existing plans and elevations                           | 1339/1691        |                | 27 March 2013        |
| Proposed plans and elevations, site plan and block plan | 1339/1692        | A              | 27 March 2013        |

**BH2013/01013**

**24A Saxon Road Hove**

Erection of timber and metal staircase to rear garden.

**Applicant:** Miss Louise Alexander

**Officer:** Robert McNicol 292322

**Approved on 14/05/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

| <b>Plan Type</b>                                      | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|---|------------------|----------------|----------------------|
| Proposed garden layout, site location plan            | 0442/P2/100      | A              | 27 March 2013        |
| Proposed plan and elevations                          | 0442/PD/101      | D              | 27 March 2013        |
| Pre-existing plans and elevations                     | 0442/P2/102      |                | 27 March 2013        |
| Photographs of rear staircases at 48 & 30a Saxon Road |                  |                | 27 March 2013        |

**BH2013/01085**

**9 Portland Avenue Hove**

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

**Applicant:** Mr & Mrs R Kennedy

**Officer:** Adrian Smith 290478

**Approved on 14/05/13 DELEGATED**

**BH2013/01234**

**Hove Deep Sea Anglers Club Western Esplanade Hove**

Non material amendment to BH2011/01149 to substitute approved timber doors with galvanised metal doors and substitute approved timber roof with concrete roof (Retrospective)

**Applicant:** Hove Deep Sea Anglers Club

**Officer:** Adrian Smith 290478

**Approved on 07/05/13 DELEGATED**



## **WITHDRAWN APPLICATIONS**

**BH2013/00653**

**33 Woodhouse Road Hove**

Demolition of existing conservatory, garage and outhouse and erection of single storey rear extension and two storey side extension. Loft conversion with hip to gable roof extension, dormers to front and rear and rooflight to front.

**Applicant:** Mrs D Tallon

**Officer:** Steven Lewis 290480

**WITHDRAWN ON 01/05/13**

