

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED

PATCHAM

BH2008/01036

Tudor Cottage 263 London Road Brighton

Conservation Area Consent for proposed demolition of existing dwelling and garage and erection of four-storey apartment building. Containing 7 flats

Applicant: Lowrie Property Developments

Officer: Chris Elphick 293990

Approved on 08/12/08 PLANNING APPLICATIONS SUB-COMMITTEE

1) 01.04AA

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

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

2) 13.07A

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

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

BH2008/01423

Patcham Community Centre Ladies Mile Road Patcham Brighton

5 non-illuminated aluminium signs (wall, pole and fence mounted) to the southern end of the site.

Applicant: Ms Alison Webb

Officer: Helen Hobbs 293335

Approved on 02/01/09 DELEGATED

1) 10.01

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

Reason: To accord with regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

No advertisement shall be sited or displayed so as to-

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

BH2008/02050

7 Grangeways Brighton

Construction of additional storey with pitched roof

Applicant: Mr David Stepney

Officer: Chris Swain 292178

Approved on 11/12/08 DELEGATED

1) 01.01AA

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

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

2) 02.02A

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

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

3) 02.03A

The windows on the eastern elevation of the building hereby approved shall not be glazed otherwise than with obscure glass and thereafter permanently retained as such.

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

4) 03.02A

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

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

5) 04.02A

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

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

6) 05.01A

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

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

BH2008/02755

(Former Snipe PH) 189 Carden Avenue Brighton

Demolition of existing vacant public house and construction of 7 flats, basement and ground floor A1 retail with associated car parking, cycle storage and amenity space.

Applicant: Mr Manoj Shah

Officer: David Alabi 290486

Approved on 11/12/08 PLANNING APPLICATIONS SUB-COMMITTEE

1) 01.01AA

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

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

2) 02.05A

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

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

3) 03.01A

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

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

4) 04.02A

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

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

5) 05.01A

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

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

6) 05.02A

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

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

7) 06.01A

The vehicle parking area 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.

8) 06.03A

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

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

9) 15.02A

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.

10) UNI

No window shall be provided/inserted in the northern elevation of the building hereby permitted without the prior written approval of the Local Planning Authority.

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

11) UNI

A scheme for rain water harvesting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details prior to the first occupation of the development hereby approved.

Reason: In the interests of the efficient use of water and in order to comply with policy SU2 of the Brighton & Hove Local Plan.

12) UNI

The solar panels shown on the drawings hereby approved shall be installed and made available for use prior to the first occupation of the flats.

Reason: In the interests of sustainability, to ensure that the development incorporates the solar panels as proposed and to comply with Policy SU2 of the Brighton & Hove Local Plan.

13) UNI

Prior to the commencement of development, detailed drawings, including levels, sections and constructional details of the proposed road works, surface water drainage, outfall disposal and street lighting, shall be submitted to, and approved in writing by, the Local Planning Authority. The works shall be completed prior to the first occupation of the development hereby approved.

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

14) UNI

Prior to the commencement of development, detailed drawings, including levels, sections and constructional details of the proposed road works, surface water drainage, outfall disposal and street lighting, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be completed prior to the first occupation of the development hereby approved.

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

BH2008/02853

2 Midhurst Rise Brighton

Extension to provide attached garage and study.

Applicant: Mr B Jordan

Officer: Helen Hobbs 293335

Refused on 11/12/08 DELEGATED

1) UNI

The proposed extension, by reason of its size, height and siting, would result in the extension appearing overdominant to the detriment of the character and appearance of existing property, the street scene and surrounding area. This is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2008/02975

16 Overhill Drive Brighton

First floor side extension over existing, incorporating hip to half hipped roof conversion and two rear dormers.

Applicant: Mr Barry Sinclair

Officer: Sonia Kanwar 292359

Refused on 11/12/08 DELEGATED

1) UNI

The proposed dormers, by virtue of their design, siting and size, would form incongruous and unsightly bulky features, detrimental to the appearance of the building and the surrounding area. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

2) UNI2

The proposed first floor side extension and half hipped roof will further disturb the visual balance of this pair of semi-detached properties and adversely affect the character and appearance of Overhill Drive. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

BH2008/03066

45 Larkfield Way Brighton

Proposed swimming pool in rear garden (Retrospective) and raising of boundary fence to east elevation.

Applicant: Mr B Phillips

Officer: Aidan Thatcher 292265

Approved on 11/12/08 DELEGATED

1) UNI

The timber screening fence, as indicated on the approved plans, shall be implemented within two months of the date of this permission.

Reason: In order to protect residential amenity and to comply with policy QD27 of the Brighton & Hove Local Plan.

BH2008/03300

13 Old Farm Road Brighton

Single storey rear extension, car port to side and resurfacing of existing driveway.

Applicant: Mr Richard Hillebron

Officer: Sonia Kanwar 292359

Approved on 31/12/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

BH2008/03356

29 Graham Avenue Brighton

Demolition of existing conservatory and erection of a new single storey rear extension.

Applicant: Mr A Turner

Officer: Helen Hobbs 293335

Refused on 12/12/08 DELEGATED

1) UNI

The length, siting, height and design of the proposal would, by reason of loss of light and outlook, overshadowing and its overbearing impact, adversely impact on the residential amenity currently enjoyed by the adjoining property No.31 Graham Avenue, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/03376

12 Westfield Close Brighton

Demolition of garage and erection of a single storey side and rear extension.

Applicant: Mr Steven Gomm

Officer: Helen Hobbs 293335

Approved on 22/12/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

3) UNI

The extension hereby approved shall only be used for purposes ancillary to the use of the existing dwellinghouse. The extension shall not be used as a self contained dwellinghouse.

Reason: To protect the residential amenity enjoyed by existing and future residents and in accordance with policy QD27 of the Brighton & Hove Local Plan.

BH2008/03460

84 Wilmington Way Brighton

Construction of detached garage to front of property. (Resubmission of BH2008/02345).

Applicant: Mr Mark Wakelin

Officer: Sonia Kanwar 292359

Refused on 15/12/08 DELEGATED

1) UNI

The proposed garage, by virtue of its siting, would form an incongruous and unsympathetic feature, detrimental to the appearance of the building and the visual amenity of the street scene and the surrounding area. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2008/03498

1 Old London Road Brighton

Creation of new roof including hip to gable to rear and 2 no. side dormer windows

Applicant: Mr Paul Newman

Officer: Anthony Foster 294495

Approved on 07/01/09 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

3) UNI

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

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

BH2008/03519

14 Petworth Road Brighton

Certificate of lawfulness for proposed detached games room/study.

Applicant: Mr Chinchin

Officer: Sonia Kanwar 292359

Refused on 06/01/09 DELEGATED

BH2008/03521

14 Petworth Road Brighton

Two storey side extension with roof over.

Applicant: Mr Chinchin

Officer: Steve Lewis 292321

Approved on 30/12/08 DELEGATED

1) 01.01AA

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

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

2) 02.02A

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

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

3) 03.02A

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

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of

the Brighton & Hove Local Plan.

4) 05.03

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

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

5) 15.02A

No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

6) UNI

Notwithstanding the approved drawings, the fenestration for the proposed extension shall match that of the existing dwelling, in materials, design and detailing. Unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory competition to the development and the drawings are insufficiently detailed to make a complete assessment of the impact of the proposed fenestration. To accord with Policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

PRESTON PARK

BH2008/02109

Land to Rear of 36 Preston Park Avenue Brighton

Construction of 2 new linked houses to rear of existing building.

Applicant: Mr Leo Horsfield

Officer: Steve Lewis 292321

Approved on 15/12/08 DELEGATED

1) 01.01AA

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

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

2) 02.01A

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

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

3) 02.02A

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

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

4) 02.05A

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

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

5) 04.02A

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

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

6) 06.03A

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

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

7) UNI

The development shall not be occupied until confirmation has been submitted to and confirmed in writing by the Local Planning Authority that the development achieves an EcoHomes rating of 'Excellent' or a Code for Sustainable Homes rating of 'Level 4' or higher or an equivalent level of performance if an alternative independently assessed means of sustainability assessment is used.

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

8) UNI

Notwithstanding the details submitted and approved plans all boundary screening on this site shall comprise brick walling and not timber fencing unless otherwise in agreed in writing by the Local Planning Authority.

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

9) UNI

Within three months of the date of this permission, samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

10) UNI

Prior to occupation of the development all measures contained with the sustainability checklist submitted with this application shall be implemented. This shall include the installation of a CHP system, under floor heating, ground source heat pumps, sun pipes, low energy water and light fittings and underground rainwater capture tanks for each of the dwellings. The aforementioned features shall be thereafter retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that development is sustainable and makes efficient use of energy, water and materials and in accordance with policies SU2 and SU16 of the Brighton & Hove Local Plan.

11) UNI

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

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

12) UNI

Notwithstanding the details submitted, within three months of the date of this permission a further 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 accord with policy QD15 of the Brighton & Hove Local Plan.

13) UNI

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

Reason: To enhance the appearance and ecology of the site and to accord with policies QD15, QD16 and QD17 of the Brighton & Hove Local Plan.

BH2008/02449

110 Osborne Road Brighton

Certificate of lawfulness for an existing single storey extension and boundary wall - Retrospective.

Applicant: Mr Andrew McKelvie

Officer: Liz Holt 291709

Refused on 16/12/08 DELEGATED

1) UNI

The constructed boundary wall does not constitute permitted development under Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 as it exceeds 2 metres in height.

BH2008/02766

Flats 6 26 York Villas Brighton

Installation of velux rooflight to inner roof slope (retrospective).

Applicant: Ms Nyree Stephens

Officer: Helen Hobbs 293335

Approved on 15/12/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

BH2008/02831

Preston Park Wine 101A & B Preston Drove Brighton

New shop front including metal shutters to windows and alterations to garage.

Applicant: Mr Antony Benedict

Officer: Sonia Kanwar 292359

Refused on 22/12/08 DELEGATED

1) UNI

The proposed roller shutters and housing boxes, would by reason of their size, design, prominence and finish appear as unsightly and incongruous features and would be of detriment to the character and appearance of the Preston Park Conservation Area, contrary to policies QD10 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document Note 2 'Shop Front Design'.

BH2008/02869

1 Lovers Walk Brighton

Single storey rear extension incorporating glazed frontage, together with minor landscaping alterations.

Applicant: Mrs Lisa Hudd

Officer: Aidan Thatcher 292265

Approved on 12/12/08 DELEGATED

1) 01.01AA

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

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

2) 13.02A

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

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

3) UNI

The development shall not be commenced until full details showing the protection of the 2 no. Sycamores to the south of the proposed development being protected to BS 5837 (2005) "Trees on Development Sites" has been submitted to and approved in writing the Local Planning Authority. The works shall be carried out in strict accordance with the approved protection scheme.

Reason: To ensure the trees are protected during construction works and to comply with Policy QD16 of the Brighton & Hove Local Plan.

BH2008/02918

98 Beaconsfield Villas Brighton

Removal of aluminum door to first floor balcony on front elevation and replacement with floor-to-ceiling timber sliding box sash window.

Applicant: Professor Charles Goldie

Officer: Helen Hobbs 293335

Approved on 04/12/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

3) 13.03A

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

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

BH2008/03058

Ground Floor Flat 55 Argyle Road Brighton

Replacement of front sash window with UPVC window.

Applicant: Miss Carole Poitout

Officer: Helen Hobbs 293335

Refused on 17/12/08 DELEGATED

1) UNI

The introduction of uPVC replacement windows of an unsympathetic design, material and opening arrangement, would cause harm to the character and appearance of the existing property and the street scene, contrary to policies QD1, QD2, QD14 of the Brighton & Hove Local Plan.

BH2008/03156

106 Preston Drove Brighton

Replacement fascia sign to shopfront.

Applicant: Mr Andrew Ash

Officer: Aidan Thatcher 292265

Refused on 18/12/08 DELEGATED

1) UNI

The proposed advertisement by reason of the inappropriate materials would cause harm to the Preston Park Conservation Area and as such would be contrary to policy HE9 of the Brighton & Hove Local Plan and SPD07 'Advertisements'.

BH2008/03185

56 Cleveland Road Brighton

Insertion of porthole window on front elevation.

Applicant: Mr Carter

Officer: Helen Hobbs 293335

Approved on 12/01/09 DELEGATED

1) 01.01AA

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

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

2) 13.02A

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

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

3) UNI

Notwithstanding the information submitted as part of the application, the porthole window hereby approved shall not have a diameter larger than 0.3 meters and shall be constructed of timber frame.

Reason: As inaccurate scaled drawings have been submitted and to ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2008/03194

Land Rear of 140 - 146 Springfield Road Brighton

Erection of a terrace of 4 no. two bedroom dwellings.

Applicant: Kingsbury Estate Ltd

Officer: Aidan Thatcher 292265

Refused on 05/12/08 DELEGATED

1) UNI

The proposed development would have a detrimental impact on the Preston Park Conservation Area, by virtue of the loss of an important piece of open space which contributes to its character and appearance and as such fails to comply with policy HE6 of the Brighton & Hove Local Plan.

2) UNI

The proposed development, by reason of its siting, height and massing, would cause loss of light and outlook to and would have an over-bearing impact on the occupiers of no. 144 Springfield Road causing a detrimental impact to the levels of residential amenity currently enjoyed by occupiers of this building. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI

The application fails to demonstrate how the proposal meets wider biodiversity aims and as such is contrary to policies QD17 and QD19 of the Brighton & Hove Local Plan.

4) UNI

The site is separated from the public highway and the applicant has failed to demonstrate how construction material would be moved onto the site and how ongoing servicing of the site would be undertaken. There is therefore potential for conflict with pedestrian users and the proposal is considered unsafe, contrary to Brighton & Hove Local Plan policies TR7 and TR8.

5) UNI

The proposed development fails to demonstrate that it will meet the travel demands from the site or contribute to improving sustainable transport methods. As such the proposal is contrary to policy TR1 of the Brighton & Hove Local Plan.

6) UNI

The application fails to demonstrate how the proposal would incorporate efficiency measures in terms of the use of energy, water or materials and as such is contrary to policy SU2 of the Brighton & Hove Local Plan.

7) UNI

The application fails to demonstrate how the proposal would minimise its impact on the 'heat island effect' and as such would be contrary to policy SU2 of the Brighton & Hove Local Plan and the Sustainable Building Design SPD08.

8) UNI

The application fails to demonstrate how the proposal would generate zero net annual CO2 from energy use and as such would be contrary to policy SU2 of the Brighton & Hove Local Plan and the Sustainable Building Design SPD08.

9) UNI

The Planning Policy Guidance Note 17: Sport and Recreation, states that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements. In the absence of an independent assessment carried out by the applicant it is considered that it has not been adequately demonstrated that the land is surplus to requirement and should not be retained as open space. Planning policy S1(L) of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and QD20 of the Brighton & Hove Local Plan seek to retain public and private open space except in exceptional circumstances, none of which have been identified. For these reasons the proposal is contrary to PPG17, policy S1(L) of the East Sussex and Brighton & Hove Structure Plan 1991-2011, and policies QD20 and QD21 of the Brighton & Hove Local Plan.

BH2008/03266

227 Ditchling Road Brighton

Creation of new living accommodation within the roof space with front and rear rooflights.

Applicant: Mr Shaun Marchant

Officer: Helen Hobbs 293335

Approved on 04/12/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

3) 13.05A

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

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

BH2008/03284

2 Preston Road Brighton

Internally and externally illuminated and non illuminated advertisement signs.

Applicant: The Breakspear Brewing Company

Officer: Chris Swain 292178

Approved on 29/12/08 DELEGATED

1) 10.01

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

Reason: To accord with regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military). No advertisement shall be sited or displayed so as to-

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

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

7) 10.07A

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) 10.09A

The advertisements hereby granted consent shall not be installed or erected until the existing signage located on the front and side elevations have been removed and any damage incurred by removal repaired.

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

BH2008/03339

11A Preston Park Avenue Brighton

Demolition of existing house. Erection of 3 no. detached houses with car parking (Re-submission of application BH2008/00910).

Applicant: Mr Peter Brynin

Officer: Liz Holt 291709

Approved on 23/12/08 DELEGATED

1) 01.01AA

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

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

2) 02.02A

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

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

3) 02.05A

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

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

4) 04.02A

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

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

5) 05.01A

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

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

6) 06.03A

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

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

7) 13.01A

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

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

8) 13.06A

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

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

9) B04.01

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

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to accord with policies QD15 and QD16 of the

Brighton & Hove Local Plan

10) B04.02

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

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

11) B04.03

The development shall not be commenced until fences for the protection of trees to be retained have been erected to a specification and in positions to be agreed by the Local Planning Authority. These fences shall be maintained in good repair until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences. The plan shall include the protection of trees which are located off site but have roots in the vicinity of the development. The trees shall be protected in accordance with BS5837.

Reason: To protect the trees which are to be retained on the site and to accord with policies QD15 and QD16 of the Brighton & Hove Local Plan.

12) UNI

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

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

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 within the curtilage of the application site.

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

14) UNI

The development hereby approved shall not be commenced until details of a scheme for the capture and translocation of reptiles and amphibians on the site have been submitted to and approved in writing by the Local Planning Authority and then carried out in full as approved.

Reason: To protect the reptiles and amphibians currently on the site and to comply with policy QD17 of the Brighton & Hove Local Plan.

15) UNI

Notwithstanding the Ecological information submitted as part of the application, prior to the commencement of the development full details of ecological mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved

details and retained as such thereafter.

Reason: In the interests of maintaining the biodiversity and ecological interest of the site and to comply with policy QD17 of the Brighton & Hove Local Plan.

16) UNI

All existing trees on site which are to be retained as indicated on the drawing no. 2166/05revA and any new trees which are to be planted as part of the landscaping scheme, which within a period of 5 years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenities of the surrounding area and the residential amenities of nearby properties and to comply with policies QD15, QD16 and QD27 of the Brighton & Hove Local Plan.

17) UNI

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

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

18) UNI

Notwithstanding the Waste Minimisation Statement submitted on the 15th October 2008, no development shall take place until a written statement, consisting of a revised Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

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

BH2008/03438

11A Preston Park Avenue Brighton

Demolition of existing house.

Applicant: Mr Peter Brynin

Officer: Liz Holt 291709

Approved on 23/12/08 DELEGATED

1) 01.04AA

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

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

2) UNI

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

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

BH2008/03478

195 Preston Drove Brighton

Installation of conservation style 2 no. roof lights to front roofslope.

Applicant: Mr Bishop

Officer: Chris Swain 292178

Approved on 24/12/08 DELEGATED

1) 01.01AA

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

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

2) 13.05A

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

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

BH2008/03489

5 Florence Road Brighton

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

Applicant: Mr Andrew Briggs and Ms Louise Frith

Officer: Sonia Kanwar 292359

Refused on 22/12/08 DELEGATED

BH2008/03531

Land adjoining 353 Ditchling Road Brighton

Erection of a two-storey detached dwelling and construction of a new vehicular access onto Ditchling Road.

Applicant: Borderstock Limited

Officer: Kate Brocklebank 292175

Refused on 07/01/09 DELEGATED

1) UNI

The proposed development, by reason of site layout and inadequate separation to the rear boundary and neighbouring development, is considered to be an overdevelopment of the site, that would provide inadequate external amenity space for future occupiers and would result in an overbearing impact on, and overlooking of, the rear garden of the neighbouring property No. 3 Beacon Close. The proposal is therefore considered to be contrary to Brighton & Hove Local Plan policies QD1, QD2, QD3, QD27, HO4 and HO5.

2) UNI2

The proposed development, by reason of design and inadequate separation to the southern site boundary would result in an incongruent appearance with the neighbouring development to the south, No. 351 Ditchling Road, causing detriment to the existing attractive street scene contrary to Brighton & Hove Local Plan policies QD1, QD2, QD3 and HO4.

3) UNI3

The proposed development fails to demonstrate that it will meet the travel demands from the site or contribute to improving sustainable transport methods. As such the proposal is contrary to policy TR1 of the Brighton & Hove Local Plan.

REGENCY

BH2008/00489

46 Market Street Brighton

Replacement signage and external alterations.

Applicant: Mitchells & Butlers

Officer: Ray Hill 293990

Refused on 29/12/08 DELEGATED

1) UNI

The proposed awning and planting trough on the northern side elevation would, by virtue of their size, prominent siting and unsympathetic design, obscure historic details, result in a proliferation of extraneous visual clutter and detract from the character and appearance of the listed building, contrary to policies HE1 and HE3 of the Brighton & Hove Local Plan.

2) UNI2

Insufficient information has been provided with regard to the floodlights and lantern and their respective fixing methods, the new externally illuminated fascia sign, the new applied lettering and externally illuminated swing sign to satisfactorily demonstrate that the proposal would ensure the preservation of the listed building in accordance with policy HE1 and HE9 of the Brighton & Hove Local Plan.

BH2008/02123

23 Dukes Lane Brighton

Installation of air conditioning unit on roof, and installation of 1 no. roof light.

Applicant: Mimco (UK) Ltd

Officer: Wayne Nee 292132

Approved on 09/12/08 DELEGATED

1) 01.01AA

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

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

2) UNI

The air conditioning unit hereby granted shall not operate except between the hours of 08.00 and 18.00 Monday to Saturday and 09.30 and 16.00 on Sunday and Bank holidays.

Reason: To protect the amenity of neighbouring residents and occupiers in compliance with Policies QD27 and SU10 of the Brighton and Hove Local Plan.

3) UNI

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

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

BH2008/02332

Flat 4 15 Powis Square Brighton

The replacement of existing front and rear windows with sash windows with sash style and replacement of rear door.

Applicant: Mr Graham Dallison

Officer: Mark Thomas 292336

Refused on 11/12/08 DELEGATED

1) UNI

Policy HE1 of the Brighton & Hove Local Plan states that proposals involving the alteration of a Listed Building will only be permitted where the proposal respects the scale, design, materials and finishes of the existing building, and preserves its historic fabric. The proposal to install a casement window to the front elevation is unacceptable; this window should be a Regency style vertical sliding timber sash unit. The north-west office window has previously been enlarged, and should be reinstated to its original size. As such the proposed replacement of this unit is unacceptable. The proposed rear timber vertical sliding sash window should be Victorian style, i.e. two panes over two with a single vertical glazing bar. The proposed Regency style sash window is out of character with the existing fenestration to the rear elevation and is therefore unacceptable. As such the proposed development is contrary to the aforementioned policy.

BH2008/02407

Flat 4 15 Powis Square Brighton

The replacement of existing front and rear windows with sash style and replacement of rear door.

Applicant: Mr Graham Dallison

Officer: Mark Thomas 292336

Refused on 11/12/08 DELEGATED

1) UNI

Policy HE1 of the Brighton & Hove Local Plan states that proposals involving the alteration of a Listed Building will only be permitted where the proposal respects the scale, design, materials and finishes of the existing building, and preserves its historic fabric. The proposal to install a casement window to the front elevation is unacceptable; this window should be a Regency style vertical sliding timber sash unit. The north-west office window has previously been enlarged, and should be reinstated to its original size. As such the proposed replacement of this unit is unacceptable. The proposed rear timber vertical sliding sash window should be Victorian style, i.e. two panes over two with a single vertical glazing bar. The proposed Regency style sash window is out of character with the existing fenestration to the rear elevation and is therefore unacceptable. As such the proposed development is contrary to the aforementioned policy.

BH2008/02473

Clarendon Mansions 80 East St Brighton

3 x externally illuminated lettered signs.

Applicant: Barracuda Group Ltd

Officer: Jonathan Puplett 292525

Split Decision on 09/01/09 DELEGATED

1) 10.01

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

Reason: To accord with regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

No advertisement shall be sited or displayed so as to-

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

1) UNI

Policy HE9 of the Brighton & Hove Local Plan states that advertisements located on listed building and within conservation areas will only be permitted where they do not have an adverse effect on the architectural and historic character or appearance of the building, on a conservation area or on their settings. SPD07 'Advertisements' provides further design guidance. The illuminated blackboard signs which have been installed to the building are excessive and represent visual clutter which has harmed the historic character and appearance of the listed building. The proposal is therefore contrary to the above policy and guidance.

BH2008/02605

8 Vernon Terrace Brighton

Installation of fire alarms and emergency lighting.

Applicant: Mr Steven Pike

Officer: Jonathan Puplett 292525

Approved on 30/12/08 DELEGATED

1) 01.05AA

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

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

2) UNI

Associated electrical cabling systems shall not be surface mounted but concealed within the floors, ceilings and walls, except where otherwise approved, and the walls, floors and ceilings made good to the satisfaction of the Local Planning Authority.

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

3) UNI

No development shall take place until details have been submitted regarding the location and specification of the proposed emergency lighting and call points have been submitted to and agreed in writing by the Local Planning Authority. Works shall be carried out in strict accordance with the approved details.

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

BH2008/02808

Royal Alexandra Hospital 57 Dyke Road Brighton

Conservation Area Consent for demolition of all existing hospital buildings.

Applicant: Taylor Wimpey UK Limited

Officer: Guy Everest 293334

Refused on 22/12/08 PLANNING APPLICATIONS SUB-COMMITTEE

1) UNI

Policy HE8 of the Brighton & Hove Local Plan states that demolition in conservation areas will not be considered without acceptable detailed plans for the site's development. In the absence of an approved planning application for the redevelopment of the site, the demolition of the existing buildings would be premature and result in the creation of a gap site that would fail to preserve or enhance the character or appearance of the Montpelier & Clifton Hill Conservation Area, and adjoining West Hill Conservation Area.

BH2008/02993

17-19 Duke Street Brighton

Replacement of existing roof with Mansard roof extension to create additional storey.

Applicant: Mr David Dayan

Officer: Lawrence Simmons 290478

Refused on 11/12/08 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Policy HE6 states that proposals within a conservation area should preserve or enhance the character and appearance of the area and should exhibit a consistently high standard of design. Further advice contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposed roof form is considered to be of an inappropriate design and the details of the design are unsympathetic to the parent building. Furthermore, insufficient information has been shown in the submitted drawings regarding design elements and materials. The alterations proposed would harm the appearance of the property which is considered of aesthetic merit and is located within a conservation area. The proposal is therefore contrary to the above policy and guidance.

BH2008/03052

32 Hampton Place Brighton

Listed building consent for replacement windows to front elevation of ground, first and second floors.

Applicant: Conicol Limited

Officer: Mark Thomas 292336

Refused on 05/12/08 DELEGATED

1) UNI

Policy HE1 of the Brighton & Hove Local Plan states that alterations to a listed building will only be permitted where the proposal would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building. Insufficient information has been provided to demonstrate that the development would not have a harmful effect on the Grade II listed property. The application is therefore contrary to the aforementioned policy.

BH2008/03134

24 Windlesham Road Brighton

Replacement of existing timber external windows, doors, roof fascia, soffit boarding in UPVC and removal of rear fire escape with the adaption of 2 no. access doors into windows, together with creation of an extra vehicle hard standing, boundary fence and wall alterations.

Applicant: Hove YMCA

Officer: Weahren Thompson 290480

Approved on 19/12/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

BH2008/03205

19-20 Dukes Lane Brighton

Replacement air conditioning units to rear (Retrospective).

Applicant: Melissa Cook

Officer: Jason Hawkes 292153

Approved on 02/01/09 DELEGATED

1) 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 of 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined in accordance with the guidance provided in BS4142:1997.

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

BH2008/03215

11 Duke Street Brighton

Display of externally illuminated fascia and projecting sign.

Applicant: Hotel Chocolat Stores Ltd

Officer: Weahren Thompson 290480

Split Decision on 22/12/08 DELEGATED

1) 10.01

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

Reason: To accord with regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

No advertisement shall be sited or displayed so as to-

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

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

7) 10.07A

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.

1) UNI

The installation and display of a high level externally illuminated projecting banner sign on Duke Street by reason of its size, design, siting, position, height and illumination, would be incongruous and would harm the appearance of the front exterior of the building due to its prominence and positioning at the centre of the window on the first floor. The proposal would harm the architectural and historic character of the building and adjoining Grade II Listed Buildings and would be detrimental to the character and appearance of the Old Town Conservation Area that would neither be preserved or enhanced. The proposal is therefore contrary to Policy QD12 and HE9 of the Brighton & Hove Local Plan and to the provisions of Supplementary Planning Document (SPD) 07 - Advertisements.

BH2008/03327

14 East Street Brighton

Display of externally illuminated fascia and hanging sign.

Applicant: Ms Daisy Booth

Officer: Jason Hawkes 292153

Approved on 23/12/08 DELEGATED

1) 10.01

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

Reason: To accord with regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

No advertisement shall be sited or displayed so as to-

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

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

BH2008/03364

51-52 North Street Brighton

Replacement of existing shopfront signage with 1 no. internally illuminated fascia sign (halo illumination only) and 1 no. non-illuminated projecting sign.

Applicant: Ms Yvonne McQueen

Officer: Jason Hawkes 292153

Approved on 05/01/09 DELEGATED

1) 10.01

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

Reason: To accord with regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

BH2008/03425

33A Victoria Street Brighton

Single storey lower ground floor extension and replacement of second floor window with bay window.

Applicant: Mr Kevin Fenlon

Officer: Mark Thomas 292336

Approved on 16/12/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

BH2008/03448

81 Dyke Road Brighton

Change of use from Estate Agents (A2) to Osteopathic Clinic with ancillary retail (D1 with ancillary A1).

Applicant: Mr Rick Webbe

Officer: Jason Hawkes 292153

Approved on 23/12/08 DELEGATED

1) 01.01AA

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

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

2) UNI

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

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

BH2008/03457

125 Western Road Brighton

Construction of second floor rear extension.

Applicant: Mrs Anorkau Khan

Officer: Chris Wright 292097

Refused on 07/01/09 DELEGATED

1) UNI

The proposed development would, by reason of its siting, height, depth and massing, give rise to overshadowing and an increased sense of enclosure and a tunnelling effect onto the northerly facing window of the neighbouring building and

an existing window on the host building, to the detriment of amenity and contrary to the objectives of policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

Policies QD2 and HE6 of the Brighton & Hove Local Plan require new development to enhance the positive qualities of the local neighbourhood and to employ design which reflects the character and appearance of conservation areas and the building lines within them. The proposed extension does not accord with these policies by reason of its siting, height, depth, massing and form, whereby the extension would project beyond the established building line of the upper levels of these mid-terraced buildings and display a flat roof that is not historically analogous with the original building styles of the locality and which would worsen the outlook of many neighbours, at variance with the requirement to preserve or enhance the historic character and appearance of the Montpelier and Clifton Hill Conservation Area and to the detriment of visual amenity.

BH2008/03508

56 Market Street Brighton

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

Applicant: Mr Nick Hill

Officer: Weahren Thompson 290480

Approved on 14/01/09 DELEGATED

1) 10.01

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

Reason: To accord with regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by

water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

No advertisement shall be sited or displayed so as to-

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

BH2008/03510

First Floor Flat 89 Montpelier Road Brighton

Reinstatement of balcony balustrades to first floor south and west elevations.

Applicant: Mr Sarri

Officer: Lawrence Simmons 290478

Approved on 12/01/09 DELEGATED

1) 01.05AA

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

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

2) UNI

The cast iron railings and brackets shall be painted gloss black, shall match exactly those of the adjoining premises at 1 Montpelier Terrace in all respects, including their height and moulding details and in the event that any of the cast iron supporting brackets need to be replaced, the replacement brackets shall match exactly the existing ones.

Reason: To reinstate the character of the Listed Building and to comply with policy HE4 of the Brighton & Hove Local Plan.

3) UNI

In the event that additional structural supporting works to the balcony are required, full details, including large scale drawings, shall be submitted to and approved by the local planning authority in writing before these works are commenced.

Reason: To preserve the character of the Listed Building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2008/03547

42 Sillwood Road Brighton

Replacement of slate roof with Spanish slate / concrete ridge tiles. (Retrospective).

Applicant: Mr Guy Nickalls

Officer: Mark Thomas 292336

Refused on 05/01/09 DELEGATED

1) UNI

The concrete ridge tiles represent an unsympathetic and inappropriate addition to the roof of the Grade II listed building, which is visible from Western Terrace to the west. The development would therefore fail to preserve the special architectural or historical character of the listed building, contrary to policy HE1 of the Brighton & Hove Local Plan.

ST. PETER'S & NORTH LAINE

BH2008/01279

Block K Brighton Station Redevelopment Brighton

Variation of condition 4 of planning permission BH2005/05142 to allow a phased approach of the public open space, landscaping, lighting and the local area of play.

Applicant: McAleer & Rushie Group Ltd

Officer: Katherine Rawlins 292232

Refused on 23/12/08 DELEGATED

1) UNI

The proposal to vary condition 4 of planning permission BH2005/05142 to allow a phased approach of public open space, landscaping and the local area of play on Block K, would result in a further breakdown in the timescale, delivery and implementation of an important element of community infrastructure within the New England Quarter. This is considered contrary to the objective of securing open space recreational provision in a major, mixed-use development for residents and occupiers of the New England Quarter. The south of Block K is vacant land that has a poor aesthetic appearance which is harmful to the visual amenity and character of the area in the immediate vicinity of the application site. The proposal is therefore contrary to policies EM13, QD1, QD2, QD3, QD15, QD20 and HO6 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Guidance BH3: Brighton Station Site.

BH2008/01563

St Peters House 20-26 York Place Brighton

Remedial works to the facade to replace missing architectural details. New frontages to shop units on the ground floor.

Applicant: Park Avenue Estates Ltd

Officer: Kate Brocklebank 292175

Approved on 22/12/08 DELEGATED

1) 01.01AA

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

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

2) 02.04A

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

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

3) 05.03

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

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

4) UNI

No development shall commence until a ground floor plan of the shop unit of No. 26 showing the depth of the recess of the shop entrance door have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 and QD5 of the Brighton & Hove Local Plan and SPD02 Shop Front Design.

5) UNI

No development shall commence until details and samples of the materials for the paving of the shop entrance recesses and thresholds have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 and QD5 of the Brighton & Hove Local Plan SPD02 Shop Front Design.

6) UNI

The new render work shall be smooth rendered and painted to match the original render work of the building and the missing upper façade pilasters and their capitals, the missing shop front pilaster corbel mouldings and the missing window cills shall be reinstated to match exactly their surviving counterparts.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 and QD5 of the Brighton & Hove Local Plan and SPD02 Shop Front Design.

7) UNI

The ground floor shop windows shall not be obscured, blanked out or covered over with plastic films, paint or other materials without the prior written permission of the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 and QD5 of the Brighton & Hove Local Plan and SPD02 Shop Front Design.

8) UNI

The ground floor shop premises shall not be occupied until the development hereby approved has been fully completed in all respects in accordance with the approved drawings, the conditions of this consent and with details submitted to and approved by the local planning authority in accordance with the above conditions.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 and QD5 of the Brighton & Hove Local Plan and SPD02 Shop Front Design.

9) UNI

No blinds or awnings shall be attached to the exterior of the building without the prior written permission of the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 and QD5 of the Brighton & Hove Local Plan and SPD02 Shop Front Design.

10) UNI

The new and replacement windows shall be single glazed painted timber vertical sliding sashes with no trickle vents and with concealed sash boxes recessed within the reveals and masonry cills to match exactly the original sash windows, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, cill and reveal details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 and QD1 of the Brighton & Hove Local Plan.

11) UNI

The missing timber capital details at the tops of the sash boxes of the first and second floor bay windows of Nos. 20, 21 and 22 shall be reinstated in accordance with the approved detailed drawing.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 and QD1 of the Brighton & Hove Local Plan.

12) UNI

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

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 and QD1 of the Brighton & Hove Local Plan.

BH2008/02193

10 - 12 Frederick Street Brighton

Erection of 3-storey building at 10-11 Frederick Street for offices at first and second level and alterations to existing office building at no.12 Frederick Street.

Applicant: Hearthstone Homes

Officer: Ray Hill 293990

Approved on 22/12/08 DELEGATED

1) 01.01AA

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

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

2) 02.04A

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

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

3) 02.05A

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

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

4) 05.01AA

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

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

5) 06.03A

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

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

6) UNI

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

Authority:-

- (i) the treatment of the entrance threshold and steps, including any tiling;
- (ii) samples and details of all external facing and surfacing materials including render and paving materials;
- (iii) 1:20 sample elevations and sections and 1:1 scale sectional profiles of the new windows and doors, their cills, reveals, thresholds and steps;
- (iv) 1:20 scale sample elevations and sections of elements of the building including the bays, windows, doors, balustrades, balconies, stairs, steps, eaves, parapets, copings, meter cupboards, new front garden wall and railings and gate and all other features;
- (v) 1:1 scale sectional profiles of the stucco mouldings;
- (vi) 1:1 scale sections and elevations of the new railings' spear points and toprail profile and method of fixing;

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.

7) UNI

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

Reason: To ensure that the proposed development provides for the proposed travel demands that it creates and to comply with policies TR1, SU15 and QD28 of the Brighton & Hove Local Plan

8) UNI

The measures for the recovery and re-use of demolition and construction waste shall be implemented in strict accordance with the site waste management plan hereby approved.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, WLPP11 of the East Sussex and Brighton & Hove Waste Local Plan, Policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction & Demolition Waste.

9) UNI

The windows at first and second floor levels in the north facing side elevation of the office building hereby approved 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.

10) 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.

11) UNI

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

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

BH2008/02250

16 Rose Hill Terrace Brighton

Refurbishment and two storey extension to artists print studio ancillary to dwelling house.

Applicant: Mr Ian Brown

Officer: Ray Hill 293990

Approved on 10/12/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

3) 08.01

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

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

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

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

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

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

4) UNI

The first floor windows in the north-west facing side elevation of the building shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

Reason: To safeguard the amenities 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 approved shall be used only as an artist's print studio or for purposes ancillary and incidental to the use of the dwelling house and for no business or industrial use whatsoever.

Reason: To safeguard the amenities of the occupiers of adjoining residential properties, and to comply with policies QD14, QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

6) UNI

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

Reason: To safeguard the amenities of the occupiers of adjoining residential properties.

7) UNI

No machinery shall be used at the premises between the hours of 18:00 hours and 08:00 hours on Monday to Friday and between 13:00 hours and 09:00 hours on Sundays, bank and public holidays.

Reason: To safeguard the amenities of the occupiers of adjoining residential properties.

BH2008/02360

130 Upper Lewes Road Brighton

Provision of terraced area above existing flat-roof extension.

Applicant: Miss Sabiha Khan

Officer: Chris Swain 292178

Refused on 31/12/08 DELEGATED

1) UNI

The creation of a roof terrace would result in significant overlooking and loss of privacy towards neighbouring properties and is contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI

The proposed screening in conjunction with the proposed railings would have an adverse affect on the appearance and character of the property and the rear Upper Lewes Road street scene and is contrary to policies QD2 and QD14 of the Brighton and Hove Local Plan.

3) UNI

The proposed screening would result in a loss of outlook from the adjacent ground floor window to the rear of No.131 Upper Lewes Road and is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2008/02662

35-38 Lewes Road Brighton

Variation of Condition 2 of application 95/1064/FP for an extension of the existing hours of use.

Applicant: HSS Hire Service Group Ltd

Officer: Anthony Foster 294495

Approved on 08/12/08 PLANNING APPLICATIONS SUB-COMMITTEE

1) UNI

The premises shall not be open or in use except between the hours of 0730 to 1730 hours Monday to Friday, and between 0800 and 1700 hours on Saturdays.

Reason: To safeguard the amenity of the adjoining neighbours and in accordance with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2008/02961

10A Bath Street Brighton

Removal and bricking up of rear window.

Applicant: Declan Hilley

Officer: Helen Hobbs 293335

Approved on 12/12/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

BH2008/03012

Natwest Bank 55 Lewes Road Brighton

Installation of additional automatic teller machine.

Applicant: The Royal Bank of Scotland Group Plc

Officer: Sonia Kanwar 292359

Approved on 08/12/08 DELEGATED

1) 01.01AA

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

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

2) 04.01A

Notwithstanding the approved plans, the ATM's controls shall be raised and separated from each other, have a positive action and have raised numbers, letters or Braille characters on each control and be no higher than 1060 mm. from ground level.

Reason: To ensure satisfactory facilities for people with disabilities and to accord with policy QD10 of the Brighton & Hove Local Plan.

BH2008/03079

2 Pelham Square Brighton

Listed building consent for four bi-fold internal doors.

Applicant: Mr Anthony McCully

Officer: Sonia Kanwar 292359

Approved on 02/01/09 DELEGATED

1) 01.05AA

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

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

2) UNI

The door panel mouldings, architraves, and skirting boards shall match exactly the material, colour, style, bonding and texture to those of the originals.

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

3) UNI

The new doors shall be painted softwood and shall be retained as such.

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

BH2008/03093

45-47 Cheapside Brighton

Creation of additional third floor and part fourth floor to provide 5 additional self-contained flats. Other external alterations to existing block.

Applicant: Mr Colin Brace

Officer: David Alabi 290486

Approved on 09/01/09 DELEGATED

1) 01.01AA

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

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

2) 02.05A

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

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

3) 03.01A

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

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

4) 05.01A

No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority which details measures to ensure that the development hereby approved will achieve an EcoHomes rating of 'Very Good' or higher or a Code for Sustainable Homes rating of 'Level 3' or

higher or an equivalent level of performance if an alternative independently assessed means of sustainability assessment is used. The agreed scheme shall be implemented in strict accordance with the approved details prior to the occupation of the development.

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

5) 05.03

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

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

6) 06.02A

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

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

7) UNI

The alterations to the existing facades and the installation of the opaque glass privacy screens shall be implemented in full prior to the initial occupation of any of the new residential units hereby approved.

Reason: To ensure a satisfactory appearance to the development, to protect residential amenity and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

8) UNI

Prior to the commencement of development, a scheme to offset the travel demand arising from the development and to ensure that the residential units remain genuinely car free through removing the resident on-street car parking permit eligibility of future occupiers shall be submitted to, and approved in writing by, the Local Planning Authority. The detail of this scheme shall be implemented as approved prior to the first occupation of the development hereby approved.

Reason: To ensure that the proposed development addresses the travel demand arising from the intensification of use on the site in accordance with Brighton & Hove Local Plan policies TR1, TR19, QD28 and HO7.

9) UNI

Access to the flat roof over the building 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.

10) UNI

Prior to the commencement of development on site, a detailed construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details.

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

BH2008/03114

21 Guildford Road Brighton

Removal and repair of bay window frontage over two floors and replacement of 5 no. existing front windows with sash style windows.

Applicant: Mr Luke Tennant

Officer: Anthony Foster 294495

Approved on 05/01/09 DELEGATED

1) 01.01AA

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

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

2) 13.03A

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

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

BH2008/03202

Victory House Trafalgar Place Brighton

Installation of 6 no. external heat recovery units to roof and screening to roof.

Applicant: Invista Foundation (Victory) Ltd

Officer: Liz Holt 291709

Approved on 13/01/09 DELEGATED

1) 01.01AA

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

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

2) UNI

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

Reason: In order to protect the amenities of surrounding units and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the information submitted as part of the application, the screening hereby approved shall be constructed on either close boarded timber, metal cladding or brick, unless otherwise agreed in writing by the Local Planning Authority and shall have a minimum mass of 10kg per square metre.

Reason: In order to ensure that the screen is imperforate and to protect the amenities of surrounding units and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The measures set out in the Waste Minimisation Statement submitted on the 14th October 2008 shall be implemented in strict accordance with the approved details.

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

BH2008/03417

88A Dyke Road Brighton

Replacement windows to rear.

Applicant: Mr Stephen Groves

Officer: Sonia Kanwar 292359

Approved on 31/12/08 DELEGATED

1) 01.01AA

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

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

BH2008/03430

42 Gloucester Road Brighton

Reinstatement of original yard & erection of first floor balcony.

Applicant: Mr Richard Wakeham

Officer: Aidan Thatcher 292265

Approved on 06/01/09 DELEGATED

1) 01.01AA

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

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

BH2008/03431

42 Gloucester Road Brighton

Demolition of single storey extension to rear of property.

Applicant: Mr Richard Wakeham

Officer: Aidan Thatcher 292265

Approved on 06/01/09 DELEGATED

1) 01.04AA

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

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

BH2008/03488

34 Marlborough Place Brighton

Internal alterations, proposed rear dormer, reinstatement of front railings and original front basement sash window.

Applicant: Mrs Zerrin Hodgkins

Officer: Sonia Kanwar 292359

Approved on 14/01/09 DELEGATED

1) 01.05AA

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

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

2) 14.01A

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

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

3) 14.09A

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.

4) 14.12A

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

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

5) UNI

Before works commence a 1:20 scale section must be submitted showing the proposed floor construction.

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

6) UNI

For the avoidance of doubt, the external width of the proposed rear dormer shall not exceed 1 metre and there shall be no other projections beyond the plane of the roof.

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

7) UNI

For the avoidance of doubt, the proposed dormer shall be set back at least 500mm from the eaves, measured along the slope of the roof.

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

8) UNI

Before works commence, 1:20 scale elevations and 1:1 scale joinery sections must be submitted to and approved by the Local Planning Authority showing the proposed front basement window and the proposed rear dormer window. Both windows must be in painted softwood.

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

9) UNI

Before works commence, 1:20 scale elevations and 1:1 scale section details or samples must be submitted showing the proposed new railings to the front elevation. The railings must be in cast iron.

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

BH2008/03492

Aspect House 84-87 Queens Road Brighton

New front entrance to ground floor office suite.

Applicant: Mr Rod Haylor

Officer: Chris Swain 292178

Approved on 05/01/09 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

BH2008/03534

144 Upper Lewes Road Brighton

Replacement windows to rear elevation and side elevation.

Applicant: Mr James Graham

Officer: Louise Kent 292198

Approved on 06/01/09 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

BH2008/03598

12 Portland Street Brighton

Rear dormer extension to roof.

Applicant: Mr Rodney Shields

Officer: Sonia Kanwar 292359

Refused on 12/01/09 DELEGATED

1) UNI

The proposed rear dormer, by virtue of its size and inappropriate design, would form an incongruous feature, detrimental to the appearance of the building and the surrounding North Laine Conservation Area. The proposal is therefore contrary to policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

WITHDEAN

BH2008/01669

3 Grosvenor Court Varndean Road Brighton

Replacement of single glazed windows with double glazed UPVC windows.

Applicant: Mr Philip Brittain

Officer: Ray Hill 293990

Approved on 29/12/08 DELEGATED

1) 01.01AA

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

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

BH2008/01880

387 Ditchling Road Brighton

First floor extension to convert bungalow to two storey house including ground floor decking at rear and first floor terrace at front and rear.

Applicant: Mr Barbaros Tanc

Officer: Wayne Nee 292132

Refused on 22/12/08 DELEGATED

1) UNI

Policies QD1 and QD2 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy QD14 requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposal, by virtue of its bulk and inappropriate modern design with a large flat roof, would form an incongruous and unsympathetic feature that would appear out of place in context with the street scene which is largely comprised of houses of traditional design with pitched roofs. The use of extensive timber cladding and the formation of a front elevation terrace also fail to respect the character and appearance of surrounding area. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed first floor rear balcony, by virtue of its height, positioning, and proximity to neighbouring boundaries, represents a development which would result in a significant loss of privacy to the residents of the immediately adjoining neighbouring properties at no. 1 Friar Road and no. 389 Ditchling Road. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan.

BH2008/02048

38A North Road Preston Park Brighton

Replacement windows and doors to front of property and installation of air conditioning unit with condensing unit to rear.

Applicant: Remus

Officer: Wayne Nee 292132

Refused on 09/01/09 DELEGATED

1) UNI

Policies QD2 and QD14 require new development to take into account local characteristics and be well related visually to the property to be altered and the surrounding area and to use materials sympathetic to the parent building. Policy HE6 of the Brighton & Hove Local Plan requires development in conservation areas to be of a high standard of design and incorporate detailing reflecting the character of the area, use materials and finishes which are sympathetic and ensure no harmful impact on the townscape is allowed to occur. The design of the proposed front elevation ground floor door and the materials used would detract from the historic appearance of the building and would introduce an incongruous form of development to the detriment of visual amenity and the character and appearance of the Preston Village Conservation Area. As such the proposal is contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2008/02440

Tudor Cottage 263 London Road Brighton

Demolition of existing dwelling and garage and erection of four-storey apartment building containing 7 flats.

Applicant: Mr David Lowrie

Officer: Chris Wright 292097

Approved on 08/12/08 PLANNING APPLICATIONS SUB-COMMITTEE

1) 01.01AA

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

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

2) 02.03A

The south flank elevation windows shall not be glazed otherwise than with obscured glass and shall be partially fixed shut in a manner to be submitted to and agreed in writing by the local planning authority and thereafter permanently retained as such.

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

3) 04.02A

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

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

4) 05.01A

No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority which details measures to ensure that the development hereby approved will achieve an EcoHomes rating of 'Very Good' or higher or a Code for Sustainable Homes rating of 'Level 3' or higher or an equivalent level of performance if an alternative independently

assessed means of sustainability assessment is used. The agreed scheme shall be implemented in strict accordance with the approved details prior to the occupation of the development.

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

5) 05.02A

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

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

6) 05.04

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

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

7) 13.01A

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

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

8) 13.03A

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

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

9) UNI

The development shall not be occupied until cycle parking areas have been provided in accordance with the approved plans and details to be submitted to and approved in writing by the local planning authority and the areas shall be retained for that use thereafter and shall not be used other than for the parking of cycles.

Reason: In order that the development site is accessible by non-car modes, to ensure satisfactory facilities for the parking of cycles, to meet the objectives of sustainable development and policy TR14 of the Brighton & Hove Local Plan.

10) UNI

The vehicular crossover shall be re-constructed in accordance with the Council approved Manual for Estate Roads and under licence from the Highway Operations Manager prior to the commencement of any other development on the site. Reason: In the interests of highway safety, to ensure the safety of

persons and vehicles entering and leaving the access and proceeding along the highway and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

11) UNI

Prior to the commencement of the development hereby approved Method Statements for the below shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with agreed details:-

(i). The existing single storey garage to the north side of the dwellinghouse shall be demolished inward of its own footprint and the base shall be left in situ to protect the roots of the adjacent Sycamore tree during the course of the development and in accordance with APN1 and BS5837 (2005), and only lifted as one of the final operations.

(ii). Building operations within the vicinity of the two Elms within the curtilage of No. 261 London Road shall not commence until suitably qualified personnel (such as an Arboricultural Consultant) have checked for tree roots and protected them as appropriate and in accordance with BS5837 (2005).

(iii). Exploration of the sub surface beneath the existing gravel/pebble driveway shall be carried out in order to inform the necessity of constructing a ramp or temporary roadway over the area during construction works.

(iv). All hard surfacing, including the parking, driveway and turning areas shall be no dig and semi-permeable to allow irrigation to tree roots and constructed in accordance with BS5837 (2005).

(v). All trees that are to be retained on site shall be protected to BS5837 (2005): Trees of Development Sites.

Reason: In order to safeguard the roots of existing trees which are important to the environment of the development, visual amenity and the character of the Preston Park Conservation Area and to comply with policies QD15 and QD16 of the Brighton & Hove Local Plan

12) UNI

The development shall not be occupied until parking areas have been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the local planning authority and the areas shall be retained for that use thereafter and shall not be used other than for the parking of motor vehicles belonging to the occupants of the development hereby approved and their visitors.

Reason: To ensure adequate provision for the parking of private vehicles belonging to the occupants of the development hereby approved and their visitors and to comply with policy TR19 of the Brighton & Hove Local Plan.

13) UNI

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

Reason: To ensure that the proposed development does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1, TR2 and SU15 of the Brighton & Hove Local Plan.

BH2008/02623

Park View PH 71 Preston Drove Brighton

Retention of jumbrella within front garden area.

Applicant: Mitchells & Butlers

Officer: Jason Hawkes 292153

Approved on 31/12/08 DELEGATED

BH2008/02856

47 Surrenden Crescent Brighton

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

Applicant: Mr Huw McCarthy

Officer: Wayne Nee 292132

Approved on 09/12/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

BH2008/02920

16 Cedars Gardens Brighton

Side and rear ground and first floor extensions.

Applicant: Mr K Shorten

Officer: Lawrence Simmons 290478

Refused on 14/01/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires extensions to existing buildings to be well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The applicant has failed to demonstrate that the additional storey will be in keeping with the scale and height of adjoining properties and in the context of the wider street scene. The information accompanying the application inhibits a full assessment in respect to the appropriateness of an additional storey in respect of scale and design in relation to adjoining properties and fails to enable an adequate assessment of the effects of the proposal on neighbouring amenities. This would be contrary to the requirements of policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

Notwithstanding reason for refusal 1 above, the proposed extension, by reason of its size, height, bulk and scale and the rear first floor balcony, would be unduly dominant upon and would cause an increased sense of enclosure, risk of disturbance and significant loss of privacy to neighbouring properties and would thereby fail to comply with policies QD1, QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/03078

7 Station Road Brighton

Demolition of existing dwelling and erection of 7 new houses.

Applicant: Eaton Homes

Officer: Lawrence Simmons 290478

Refused on 07/01/09 DELEGATED

1) UNI

The proposed development, by reason of its siting, size, bulk, scale, prominence, excessive footprint would represent an overdevelopment of the site, which would appear unduly obtrusive that is out of keeping with the surrounding pattern of development. Furthermore, the flat roofed design in an area characterised by pitched roof development represents an incongruous feature that is out of keeping with the surrounding area. The proposed development would be harmful to the setting of the adjoining Conservation Area. The proposed development would therefore be contrary to policies QD1, QD2, QD4 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by reason of the proximity, elevated siting, scale, bulk and height would cause significant detriment to the amenity of the neighbouring occupier by reason of increased sense of enclosure and building bulk, overlooking, dominance and loss of light and outlook. The proposed development would therefore conflict with policies QD1 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development would result in undue disturbance to the living conditions of the occupiers of existing neighbouring property by reason of noise from traffic movements and would therefore conflict with policies SU10, QD1 and QD27 of the Brighton & Hove Local Plan.

BH2008/03165

82 Green Ridge Brighton

Single storey rear extension and loft conversion, including addition of dormer to side elevation.

Applicant: Mr David Nunan

Officer: Mark Thomas 292336

Refused on 09/12/08 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposed dormer window is inappropriately sized and represents an overly bulky addition to the side roofslope. The side roofslope of the property is prominent on Green Ridge and the proposed development would harm the appearance of the property and the wider street scene. The proposed gable end to the rear of the property should be tile hung with tiles to match the existing roofslope. The proposal to construct the gable end in faced brick is not acceptable and would detract from the character and appearance of the recipient building. The proposal is therefore contrary to the above policy and guidance.

2) UNI2

Policy QD14 of the Brighton & Hove Local Plan states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. Insufficient information has been submitted to demonstrate that access from the proposed French doors on

the gable end, to the rear flat roof over the proposed extension, for the use as private amenity space would not result in significant overlooking and loss of privacy to nos. 80 and 84 Green Ridge. The proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/03175

28 North Road Preston Brighton

Installation of flue to the rear elevation. (Retrospective).

Applicant: Mr Martyn C James

Officer: Jonathan Puplett 292525

Refused on 08/01/09 DELEGATED

1) UNI

Policy SU9 of the Brighton & Hove Local Plan states that permission will not be granted for development that may be liable to cause air pollution and nuisance, which would put human health / amenity at risk. Furthermore policies QD14 and QD27 state also that permission will not be granted for development where it would cause material nuisance and loss of amenity to neighbouring residents. The flue which has been installed, due to its limited height, and inappropriate flue cap, provides insufficient dispersal for the smoke which the wood burner produces. It is therefore considered that the development causes nuisance, and harm to the amenity of neighbouring residents, contrary to the above policies.

2) UNI

Policy HE1 of the Brighton & Hove Local Plan states that permission will not be granted for alterations to listed buildings which would have an adverse effect on the architectural and historical character and appearance of the building. The flue which has been installed is considered an inappropriate addition due to its size, prominence, and the reflective nature of the finish of the flue, and is therefore contrary to the above policy.

BH2008/03228

4 Valley Drive Brighton

Single storey rear extension.

Applicant: Mr A Horsley

Officer: Mark Thomas 292336

Approved on 22/12/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

BH2008/03229

219b Preston Road Brighton

Conversion and extension of existing B1 space into two live-work units, and ground floor extension to office at rear. Extension to provide third live-work unit. (Resubmission of BH2008/00900) Amended window details and shadow diagrams.

Applicant: Mr James Oliver

Officer: Lawrence Simmons 290478

Approved on 12/01/09 DELEGATED

1) 01.01AA

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

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

2) 02.01A

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

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

3) 02.02A

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

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

4) 02.05A

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

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

5) 04.02A

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

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

6) 05.01A

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

occupation of the development.

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

7) 06.01A

The vehicle parking area 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.

8) 13.01A

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

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & 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 and means of enclosure.

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

10) UNI

The measures set out in the submitted Site Waste Management Plan shall be implemented in the development hereby approved.

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

11) UNI

No outside working or storage shall be permitted at any time.

Reason: To protect neighbour amenity and to comply with policy QD27 of the Brighton & Hove Local Plan.

12) UNI

The use hereby permitted shall be for live / work units only, comprising a mixed Use Class B1 and Use Class C3 use in accordance with the approved floor plans, and shall exclude the use of the whole premises for an individual Class B1 or Class C3 use.

Reason: For the avoidance of doubt and in order to secure a mixed live / work use in compliance with policy EM8 of the Brighton & Hove Local Plan.

13) UNI

A scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration shall be submitted to and approved by the local planning authority and the use of the premises shall not commence until all specified works have been carried out to the satisfaction of the local planning authority. Machinery shall not be operated outside of business hours.

Reason: To protect neighbour amenity and to comply with policy QD27 of the Brighton & Hove Local Plan.

14) UNI

Before works commence sample elevations and sections at 1:20 scale shall be submitted showing: (i) the new/replacement windows and doors to the front (west) elevation of Unit 2; (ii) the proposed blind windows to the south elevation of Unit 3; and (iii) the proposed double-height aluminium glazing to the north elevation of Unit 3.

Reason: to preserve the character of the Conservation Area and to comply with policies QD1 and HE6 of the Brighton & Hove Local Plan.

15) UNI

Before works commence a Method Statement should be submitted for the proposed removal of rendering and restoration of brickwork to the front (west) elevation of Unit 2.

Reason: to preserve the character of the Conservation Area and to comply with policies QD1 and HE6 of the Brighton & Hove Local Plan.

BH2008/03323

28 North Road Preston Brighton

Installation of flue to the rear elevation. (Retrospective)

Applicant: Mr Martyn C James

Officer: Jonathan Puplett 292525

Refused on 08/01/09 DELEGATED

1) UNI

Policy HE1 of the Brighton & Hove Local Plan states that permission will not be granted for alterations to listed buildings which would have an adverse effect on the architectural and historical character and appearance of the building. The flue which has been installed is considered an inappropriate addition due to its size, prominence, and the reflective nature of the finish of the flue, and is therefore contrary to the above policy.

BH2008/03365

Land rear of 14 Bankside Brighton

Construction of a new three-storey dwelling with solar panels.

Applicant: Mr Michael Letton

Officer: Clare Simpson 292454

Refused on 13/01/09 DELEGATED

1) UNI

The principle of this development, encroaching further along the south side of Highbank is unacceptable and considered an overdevelopment of the site. The further reduction in plots size results in insufficient separation distances between the new property and those in Bankside, which is out of character with the area. The separation distances means the resulting building would be imposing, un-neighbourly and detrimental to the residential amenity of occupiers of 14 and 16 Bankside. The proposal is therefore contrary to policies QD1, QD2, QD3, and QD27.

2) UNI2

The design and detailing of the proposed house, including the scale of property and design of the roof, the proposed materials, and lack of design features on the front elevation, would result in a development which would appear at odds with the surrounding area. The house would appear incongruous in relation to neighbouring properties, harmful to the overall character of the area and the Highbank street scene. The proposal is therefore contrary to policies QD1, QD2, QD3 of the Brighton & Hove Local Plan.

3) UNI3

3) The frontage of this site and the adjacent properties does not have a footway, therefore causing pedestrians to walk on the carriageway. This will introduce a significant risk to users of the public highway that means that this proposal is contrary to policy TR7 and the development fails to cater for the traffic and transport issues created. The application is therefore contrary to policy TR1 and TR7 of the Brighton & Hove Local Plan.

BH2008/03372

42 Harrington Road Brighton

Front and side conservation rooflights for loft conversion (retrospective).

Applicant: Ms L. Scott-Moncrieff

Officer: Wayne Nee 292132

Approved - no conditions on 11/12/08 DELEGATED

BH2008/03373

11 Surrenden Crescent Brighton

Demolition of existing conservatory, garage and standalone workshop to rear and construction of two storey extension.

Applicant: Mr James Oliver

Officer: Mark Thomas 292336

Refused on 10/12/08 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove local plan states that proposed development will only be granted if it; is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area; takes account of the existing space around buildings and the character of the area and; uses materials sympathetic to the parent building. The proposed two-storey rear extension represents a bulky, incongruous addition which would detriment the visual amenity of the recipient building and the wider street scene. The proposed materials do not relate well to the materials of the existing building which contributes towards the addition having a tacked on appearance, and the property have the appearance of two semi-detached properties rather than one cohesive dwelling. As such, the proposed scheme is considered an over-extension of the existing property, and is contrary to local authority planning policy.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan states that planning permission will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing, and / or adjacent users, residents or occupiers. Further, QD14 states that proposed development will only be granted if it would not result in significant noise disturbance or loss of privacy, outlook, daylight/sunlight or amenity to neighbouring properties. The proposed two storey rear extension, due to its bulk, positioning, protrusion and proximity, would result in significant loss of outlook and overshadowing to no. 9 Surrenden Crescent. As such the proposal is contrary to the aforementioned Local Authority planning policies.

BH2008/03379

68 Tongdean Lane Withdean Brighton

Proposed first floor rear extension, partially extending over existing double garage. (Resubmission of BH2008/06033)

Applicant: Mr C Blight

Officer: Jason Hawkes 292153

Refused on 08/12/08 DELEGATED

1) UNI

Policies QD1 and QD2 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy QD14 also states that extensions to buildings should be well designed and detailed in relation to the property to be extended and surrounding area. The proposed extension, by virtue of its excessive size and bulky design, would form an incongruous and unsympathetic feature, which would result in an overextended and unsympathetic appearance to the recipient bungalow and would be detrimental to the visual amenity of the surrounding area. The proposal is therefore contrary to the objectives of the above policies.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan seeks to protect the residential amenity of neighbouring properties. Due to the position and bulk of the first floor addition in close proximity to adjacent property to the west, the proposal results in an increased sense of enclosure and an unneighbourly form of development. The proposal therefore leads to a loss of amenity and is contrary to the above policy.

BH2008/03404

22 Inwood Crescent Brighton

Conversion of the upper floor garage to a bedroom including removal of garage door to front elevation and installation of window. Construction of single storey extension at lower ground level.

Applicant: Miss Julia Webb

Officer: Weahren Thompson 290480

Approved on 12/01/09 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

BH2008/03462

12 Matlock Road Brighton

Construction of disabled access ramp.

Applicant: Mr Jamie Fogg

Officer: Guy Everest 293334

Approved on 02/01/09 DELEGATED

1) 01.01AA

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

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

BH2008/03596

25 Station Road Brighton

First floor side extension over existing garage, including front and rear rooflights.

Applicant: John Van Ryssen

Officer: Jonathan Puplett 292525

Approved on 12/01/09 DELEGATED

1) 01.01AA

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

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

2) 13.02A

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

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

BH2008/03645

62 Surrenden Park Brighton

Erection of single storey rear extension.

Applicant: Mr Nicholas Petche

Officer: Mark Thomas 292336

Approved on 12/01/09 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

BH2008/03714

323 Dyke Road Hove

Demolition of existing single storey extension and construction of a new two-storey extension.

Applicant: Mr Mike Thomas

Officer: Guy Everest 293334

Approved on 12/01/09 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

3) UNI

No development shall take place until details of boundary screening to protect the amenity of no. 321 Dyke Road Avenue has 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, unless otherwise agreed in writing by the Local Planning Authority, be maintained as such thereafter.

Reason: In order to protect the amenity of adjoining properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

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

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

EAST BRIGHTON

BH2008/02210

32 Princes Terrace Brighton

Certificate of Lawfulness for proposed removal of existing rear balcony and proposed basement conversion including single storey extension with balcony and external and internal alterations.

Applicant: Ms A Morley

Officer: Ray Hill 293990

Refused on 09/01/09 DELEGATED

BH2008/02782

Flat 4 12 Chesham Place Brighton

Internal alterations to layout of flat.

Applicant: Mr Matthew Cumes

Officer: Sonia Kanwar 292359

Approved on 22/12/08 DELEGATED

1) 01.05AA

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

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

2) 14.12A

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

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

3) 14.13A

All existing doors are to be retained, except where indicated on the drawings hereby approved. Any new doors shall be of timber construction with recessed panels, and be of a specified size and design as agreed in writing by the Local Planning Authority prior to commencement of work. Any fireproofing to doors

should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

4) UNI

Replacement/ reinstatement features must match exactly the originals in materials and detail.

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

5) UNI

The external finishes of the staircase including the tread, risers, balustrades, handrails and newel posts shall match in material, colour, style, bonding and texture those of the existing staircase.

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

BH2008/02797

22-23 St Georges Road, Brighton

Installation of 3 x fascia signs (externally illuminated) and 1 x projecting sign (internally illuminated) to shop front (retrospective).

Applicant: CO-OP

Officer: Helen Hobbs 293335

Approved on 02/01/09 DELEGATED

1) 10.01

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

Reason: To accord with regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

No advertisement shall be sited or displayed so as to-

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

7) 10.07A

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.

BH2008/02867

Royal Sussex County Hospital Eastern Road

Installation of air conditioning plant on the flat roof sections of the Oncology Department.

Applicant: Brighton and Sussex University Hospitals NHS Trust

Officer: Sonia Kanwar 292359

Approved on 11/12/08 DELEGATED

1) 01.01AA

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

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

BH2008/03189

Harry Ramsden's 1-4 Marine Parade Brighton

Replacement of existing signage.

Applicant: Mr Michael Stickland

Officer: Aidan Thatcher 292265

Approved on 15/12/08 DELEGATED

1) 10.01

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

Reason: To accord with regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

No advertisement shall be sited or displayed so as to-

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

BH2008/03213

12A Marine Square Brighton

Removal of 3 storey steel fire escape to the rear elevation.

Applicant: Kempex Ltd

Officer: Anthony Foster 294495

Approved on 07/01/09 DELEGATED

1) 01.05AA

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

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

2) UNI

After the fire escape has been removed in its entirety the external finishes of the rear elevation shall be made good to match exactly the existing rear elevation and retained as such thereafter.

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

BH2008/03309

Ground Floor Flat 23 Bloomsbury Place Brighton

Installation of secondary glazing to front bay and rear window.

Applicant: Mr Peter Green

Officer: Chris Swain 292178

Approved on 14/01/09 DELEGATED

1) 01.05AA

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

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

BH2008/03322

Ground Floor Flat 3 159 Marine Parade Brighton

Internal alterations including removal of partition wall.

Applicant: Mr Peter Alderton

Officer: Aidan Thatcher 292265

Approved on 07/01/09 DELEGATED

1) 01.05AA

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

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

BH2008/03465

26 Bloomsbury Place Brighton

Removal of external fire escape.

Applicant: Mr R.A Smith

Officer: Chris Swain 292178

Approved on 02/01/09 DELEGATED

1) 01.05AA

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

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

2) UNI

After the fire escape has been removed in its entirety the external finishes of the rear elevation shall be made good to match exactly the existing rear elevation and retained as such thereafter.

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

BH2008/03542

6 Maresfield Road Brighton

Proposed pitched roof two-storey side extension and pitched-roof entrance porch.

Applicant: Mr & Mrs Talmey

Officer: Liz Holt 291709

Approved on 06/01/09 DELEGATED

1) 01.01AA

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

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

2) 02.02A

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

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

3) UNI

Notwithstanding drawing no. 1322008/01, the external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building and the extension hereby approved shall consist of a soldier brick band which matches in colour and materials of the existing soldier brick band.

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 measures set out in the Waste Minimisation Statement submitted on the 7th November 2008 shall be implemented in strict accordance with the approved details.

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

HANOVER & ELM GROVE

BH2008/01964

114 Islingword Road Brighton

Demolition of existing rear store and erection of a new two-bedroom house. New access to existing first floor flat and ground floor/basement office.

Applicant: Mr Greg Crossfield

Officer: David Alabi 290486

Refused on 09/01/09 DELEGATED

1) UNI

The applicant has failed to provide the required evidence to demonstrate that specially built or converted starter business units are available elsewhere in the neighbourhood at a comparable rent, has failed to demonstrate that the premises are genuinely redundant, has failed to demonstrate that continued use of the premises for business purposes would cause undue disturbance to neighbouring occupiers and has failed to demonstrate that the premises do not meet an acceptable safety standard, contrary to policies EM6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by virtue of its excessive site coverage, front façade and the infilling of the gap between 1 Grant Street and 114 Islingword Road, would fail to emphasise or enhance the positive qualities of the local neighbourhood and would compromise the existing character of the area and the local environment, contrary to policies QD1, QD2, QD3, QD27, HO4 and HO5 of the Brighton & Hove Local Plan.

3) UNI3

The proposal would fail to provide outside amenity space appropriate to the scale and character of the development contrary to policy HO5 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development, by virtue of the width of the front entrance and internal door widths and bathroom layouts, would fail to provide adaptable accommodation suitable for use as Lifetime Homes, contrary to policy HO13 of the Brighton & Hove Local Plan.

5) UNI5

The applicant has failed to provide the required information to demonstrate that the proposed house could achieve Level 3 of the Code for Sustainable Homes contrary to policy SU2 of the Brighton & Hove Local Plan.

BH2008/02280

148 Lewes Road Brighton

Application for demolition of existing warehouse and erection of 2 new dwellings with garden areas to rear of 148 Lewes Road.

Applicant: Mr Patrick Spiers

Officer: Ray Hill 293990

Refused on 09/01/09 DELEGATED

1) UNI

The proposal would involve the loss of employment floorspace, the applicant has failed to provide sufficient information to justify this loss and the proposal is therefore contrary to policy EM6 of the Brighton & Hove Local Plan.

2) UNI2

The external appearance of the proposed development represents poor quality design, would be out of keeping with that of the terrace of which it would form part and would fail to make a positive contribution to the visual amenities of the area contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

3) UNI3

The proposal fails to demonstrate that the lifetime homes standards will be met whereby new dwellings can be adapted to meet the needs of people with disabilities without major structural alterations, contrary to policy HO13 of the Brighton & Hove Local Plan.

4) UNI4

The proposal fails to meet the travel demands arising from the development contrary to policies TR1 and QD28 of the Brighton & Hove Local Plan.

5) UNI5

The proposed development fails to provide details of secure cycle parking facilities contrary to policy TR14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 4 Parking Standards.

6) UNI6

The proposal fails to make satisfactory provision for the storage of waste and recyclable materials and is therefore considered to be contrary to policy SU2 of the Brighton & Hove Local Plan.

7) UNI7

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

BH2008/02758

Reception Phoenix Brewery Halls Southover Street Brighton

Alterations to provide new porch canopy entrance and front entrance door and associated paving works and other minor alterations.

Applicant: University of Brighton

Officer: Chris Swain 292178

Approved on 09/12/08 DELEGATED

1) 01.01AA

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

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

2) UNI

The external walls of both the façade of the building and the screen wall hereby approved shall match in material, colour, style, bonding and texture of 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, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2008/02958

2 Waterloo Place Brighton

Listed Building Consent for installation of fire doors, alarm system and emergency lighting on all floors, together with associated minor internal alterations.

Applicant: Mrs Sarah Maidment

Officer: Sonia Kanwar 292359

Approved on 10/12/08 DELEGATED

1) 01.05AA

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

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

2) 14.14A

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

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

3) UNI

Notwithstanding the submitted plans, the basement, second and third floors should have four panel doors, in order to reflect the traditional hierarchy of the floors. No works shall take place until details of the proposed designs have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2008/03010

Flat 12 12-14 Wellington Road Brighton

Replacement of rear windows with double glazed UPVC.

Applicant: Ms Claire Turner

Officer: Chris Swain 292178

Refused on 04/12/08 DELEGATED

1) UNI

The proposed windows, by reason of their design, subdivision, glazing bars, proportions, method of opening and material, would form a visually inappropriate alteration to the property and adversely affect the character and appearance of the building and the adjacent buildings within the No.12-14 Wellington Road site and as such are contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2008/03092

50 Elm Grove Brighton

Certificate of lawfulness for existing development of rear porch, conservatory and garden room.

Applicant: Mr Stephen Hubbard

Officer: Sonia Kanwar 292359

Approved on 04/12/08 DELEGATED

BH2008/03116

10 Bear Road Brighton

Certificate of lawfulness for existing use of roof terrace to rear of property.

Applicant: Mr Steve Lillywhite

Officer: Sonia Kanwar 292359

Approved on 12/12/08 DELEGATED

BH2008/03139

64 Albion Hill Brighton

Single storey rear extension to existing shop and associated internal alterations

Applicant: Roseview Homes Limited

Officer: Liz Holt 291709

Refused on 17/12/08 DELEGATED

1) UNI

The proposed extension, by virtue of its size, would result in significant loss of amenity space for the occupiers of the residential unit located at first floor level contrary to policy QD5 and QD27 of the Brighton & Hove Local Plan.

2) UNI

The proposed extension, by reason of its height, design and size, would form an incongruous and visually intrusive addition to the building and would adversely affect the traditional character and appearance of the street scene contrary to policy QD15 of the Brighton & Hove Local Plan.

3) UNI

The applicant has failed to demonstrate that the proposed development would not have a significant adverse impact upon the residential amenity of the neighbouring property, no.72 Toronto Terrace, with regard to loss of light/sunlight and outlook contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The extension, by virtue of its design and lack of windows, will result in a reliance on artificial lighting, which results in an excessive draw on energy, contrary to policy SU2 of the Brighton & Hove Local Plan.

BH2008/03159

238 Freshfield Road Brighton

Single storey rear extension.

Applicant: Mr Mohamed Matin

Officer: Chris Swain 292178

Refused on 31/12/08 DELEGATED

1) UNI

The length, siting and height of the proposal would, by reason of loss of light and outlook, overshadowing and its overbearing impact, adversely impact on the residential amenity currently enjoyed by the adjoining property No.240 Freshfield Road, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/03181

Ecclesden Grove Hill Brighton

Highleigh Grove Hill Brighton

Norman Hurst Grove Hill Brighton

Richmond Heights John Street Brighton

Replacement of existing main entrance doors with multi-steel doorsets.

Applicant: Mr Jim Lord

Officer: Louise Kent 292198

Approved on 09/12/08 DELEGATED

1) 01.01AA

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

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

BH2008/03258

55 Ryde Road Brighton

Certificate of lawfulness for proposed single storey rear extension with rooflights.

Applicant: Mrs Alison Cattle

Officer: Helen Hobbs 293335

Refused on 19/12/08 DELEGATED

BH2008/03299

111 Hartington Road Brighton

Excavation to form lightwell with erection of balustrade and installation of window at basement level to front of property.

Applicant: Mr & Mrs Elvey

Officer: Chris Swain 292178

Approved on 05/12/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

3) 03.04A

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.

4) UNI

The balustrade shall be painted/powdercoated in accordance with a colour scheme to be submitted to and approved in writing by the Local Planning Authority and retained as such thereafter.

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

BH2008/03308

Flat 3 60 Bonchurch Road Brighton

Replacement white UPVC window to rear.

Applicant: Ms Bickers

Officer: Sonia Kanwar 292359

Approved on 29/12/08 DELEGATED

1) 01.01AA

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

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

BH2008/03354

74 Pankhurst Avenue Brighton

Two storey side extension and side and rear roof extension including hip to gable. Incorporating rooflights, solar panels and wind generator.

Applicant: Mr Jacob Chadwick

Officer: Aidan Thatcher 292265

Refused on 23/12/08 DELEGATED

1) UNI

The proposed development would be of unacceptable design and cause harm to the established character of the street scene by virtue of its overly dominant impact on the host dwelling, particularly the extension of the main ridge of the roof, the excessively large rear dormer and the unduly prominent wind turbine. Therefore the application would be contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and SPD01 'Roof Alterations and Extensions'.

BH2008/03577

16 De Montfort Road Brighton

Loft Conversion with 1 no. roof lights to front roof slope and 2 no. rooflights to rear.

Applicant: Mr Dave Perrin

Officer: Louise Kent 292198

Approved on 07/01/09 DELEGATED

1) 01.01AA

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

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

HOLLINGBURY & STANMER

BH2005/01592/LB

Pevensey 1 Building University of Sussex Falmer

Refurbishment of existing WC facilities to provide separate unisex WC, disabled access WC, shower room and cleaners cupboard
(Retrospective).

Applicant: University of Sussex

Officer: Louise Kent 292198

Approved on 09/01/09 DELEGATED

1) 14.12A

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

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

BH2008/00615

7 Hollingbury Place Brighton

Replacement shopfront with new wider opening and ramp to provide disabled access.

Applicant: Mr Maher Hanna

Officer: Helen Hobbs 293335

Refused on 19/12/08 DELEGATED

1) UNI

The proposed disabled ramp, by reason of its design, siting and appearance, would form an unsympathetic alteration to the front of the building and would form a visually intrusive element in the surrounding street scene and as such is contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The applicant has failed to demonstrate that the overall design and construction of the ramp will provide safe access and as such the proposal is contrary to policy TR7 of the Brighton & Hove Local Plan.

3) UNI3

The proposal, by reason of the limited width of the ramp and limited size of the platform turning area, would fail to provide satisfactory means of access for all members of the community, in particular wheelchair users, and as such is contrary to policy QD10 of the Brighton & Hove Local Plan and Supplementary Planning Document on Shop Front Design (SPD02).

BH2008/01656

37 Dudley Road Brighton

Single storey rear extension with enclosed staircase access and terraced area

Applicant: Mr and Mrs Graham Rhodes

Officer: Chris Swain 292178

Refused on 12/01/09 DELEGATED

1) UNI

The length, siting and height of the proposal would, by reason of its overbearing impact, adversely impact on the residential amenity currently enjoyed by the adjoining properties at No.39 and No.35 Dudley Road and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed roof terrace would result in significant overlooking and loss of privacy towards neighbouring properties and is contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The design and scale of the proposal would result in an unsympathetic and incongruent addition that would be detrimental to the appearance and character of the building and the rear street scene and is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2008/02643

14 Hollingbury Place Brighton

The demolition of an existing single storey rear extension and erection of single storey rear extension with pitched roof.

Applicant: M & O Trading

Officer: Steve Lewis 292321

Refused on 04/12/08 DELEGATED

1) UNI

The proposal is considered poorly designed by reason of its scale, bulk and detailing. It poorly relates to the street scene and character and appearance of the area. This is contrary to policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The extension by reason of its scale and siting is considered to have an unneighbourly impact upon on the entrance and access and the amenities currently enjoyed by the occupiers of number 14a Hollingbury Place. This is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposal fails to demonstrate a satisfactory construction waste minimisation strategy, confirming how demolition and construction waste will be recovered and reused on site or at other sites, therefore reducing the need to dispose of waste at landfill. This is contrary to policies SU13 of the Brighton & Hove Local Plan, WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and Supplementary Planning Guidance Note 03 (Construction and Demolition Waste).

BH2008/02785

35 Lynchet Close Brighton

Erection of Conservatory to rear of property.

Applicant: Mr Statter

Officer: Helen Hobbs 293335

Approved on 22/12/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

BH2008/03003

218 Ditchling Road Brighton

Removal of existing timber structure and construction of new garage to rear.

Applicant: Mr Mohamad Shah

Officer: Aidan Thatcher 292265

Approved on 10/12/08 DELEGATED

1) 01.01AA

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

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

2) UNI

The external finishes of the walls of the development hereby permitted shall match in material, colour, style, bonding and texture those of the host building and rear 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, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2008/03046

75 Stanmer Villas Brighton

Full width dormer to rear incorporating french doors. Creation of a roof terrace area on existing roof at second floor level.

Applicant: Ms Kay Aplin

Officer: Helen Hobbs 293335

Refused on 15/12/08 DELEGATED

1) UNI

The proposed rear dormer and railings to the roof terrace, by virtue of their size and positioning would form incongruous and unsightly bulky features and as such would be detrimental to the appearance of the existing building and the visual amenity of the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

2) UNI2

The position of the proposed rear roof terrace, results in an overbearing form of development leading to overlooking and a significant loss of privacy to neighbouring properties and would adversely impact on their residential amenity. This is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/03054

21 Nanson Road Brighton

Construction of a two storey dwelling.

Applicant: Ms Joyce Edmond-Smith

Officer: Aidan Thatcher 292265

Refused on 10/12/08 DELEGATED

1) UNI

The proposed house, by virtue of its siting, scale, bulk, massing and design, fails to respect the established building lines of Nanson Road or Ashburnham Drive and would form an overly dominant structure at a prominent corner location to the detriment of the street scene and character of the wider area. Therefore the application would be contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

BH2008/03336

10 Stanmer Villas Brighton

Certificate of Lawfulness for proposed loft conversion with dormer to the rear.

Applicant: Mrs Rachel Simmonds

Officer: Chris Swain 292178

Refused on 22/12/08 DELEGATED

BH2008/03359

3 Freehold Terrace Brighton

Insertion of double glazed UPVC windows to front and rear. Removal of existing rear door and new doors to ground and first floor with staircase leading from first floor to ground floor.

Applicant: JCC Partnership

Officer: Sonia Kanwar 292359

Approved on 13/01/09 DELEGATED

1) 01.01AA

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

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

2) UNI

Amplified music or other entertainment noise from within the premises shall not be audible at any adjacent residence or commercial premises during hours of operation.

Reason: In order to protect the adjoining properties from noise disturbance and to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.

3) UNI

Use of the platform between the new first floor doors and the staircase hereby approved shall be for access, maintenance or emergency purposes only. The platform shall not be used as a roof garden, terrace, patio or similar amenity area.

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

BH2008/03411

3 Coldean Lane Brighton

Single storey detached annexe with rooflights in rear garden (part retrospective).

Applicant: Mrs Valerie Nash

Officer: Helen Hobbs 293335

Refused on 12/01/09 DELEGATED

1) UNI

The proposed development, by virtue of its siting, height, scale and design would be an incongruous form of development which would be detrimental to the character and appearance of the existing building, the openness of the rear gardens in this area and the visual amenities enjoyed by neighbouring properties. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

MOULSECOOMB & BEVENDEAN

BH2004/02317/FP

11-45 Ashurst Road and Land Rear of Egginton Road and Egginton Close Brighton

Erection of 2.1 metre palisade fence to close off ancient woodland (retrospective).

Applicant: Falmer High School

Officer: Paul Vidler 292192

Refused on 11/12/08 PLANNING APPLICATIONS SUB-COMMITTEE

1) UNI

The appearance of the palisade fence along Ashurst Road, by virtue of its height, design, materials and location, would be detrimental to the local characteristics and residential amenities of the locality, contrary to policies QD2 and QD27 of the Brighton & Hove Local Plan.

2) UNI

The appearance of the palisade fence along Ashurst Road, by virtue of its height, design, materials and location, would be detrimental to the countryside/downland, the Sussex Downs Area of Outstanding Natural Beauty and the proposed South Downs National Park, contrary to policies NC5, NC6 and NC7 of the Brighton & Hove Local Plan.

BH2008/01541

39 Mafeking Road Brighton

Erection of first floor extension to provide office space and erection of a ground floor porch.

Applicant: Mr B Edwards

Officer: David Alabi 290486

Approved on 08/12/08 PLANNING APPLICATIONS SUB-COMMITTEE

1) 01.01AA

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

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

2) 02.03A

The rear first floor window shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

3) 03.01A

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

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

4) 05.04

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

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

5) 06.02A

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

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

6) UNI

The development hereby permitted shall be used only in connection with the ground floor workshop/storage use and shall not be used independently.

Reason: In order to protect the residential amenities of neighbouring occupiers and to comply with policy QD27 of the Brighton & Hove Local Plan.

7) UNI

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

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

BH2008/03067

103 Heath Hill Avenue Brighton

Demolition of existing utility room and construction of new two-storey extension with garage and porch to front elevation.

Applicant: Mrs Patricia Hurrell

Officer: Anthony Foster 294495

Approved on 15/12/08 DELEGATED

1) 01.01AA

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

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

2) 02.02A

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

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

3) 03.02A

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

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

4) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall be implemented fully in accordance with the Waste Minimisation Statement submitted on the 21 October 2008.

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

BH2008/03196

44 Heath Hill Avenue Brighton

Erection of conservatory to rear of property.

Applicant: Mr Kevin Hodson

Officer: Aidan Thatcher 292265

Approved on 14/01/09 DELEGATED

1) 03.02A

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

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

BH2008/03293

35 Barcombe Road Brighton

Erection of rear extension to dwelling.

Applicant: Mr Ken Warren

Officer: Aidan Thatcher 292265

Approved on 06/01/09 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

BH2008/03316

Land adjoining 16 Bodiam Avenue Brighton

Erection of new detached two-storey single dwelling house. (Resubmission of BH2008/01232).

Applicant: Mrs Jane Rowland

Officer: Kate Brocklebank 292175

Refused on 29/12/08 DELEGATED

1) UNI

The proposed detached dwelling, awkward shape and small resultant plot size and the dwellings close proximity to the pavement edge relate poorly to the prevailing character of the existing surrounding development and provide a cramped form of development in an which is characterised predominantly by semi detached properties in relatively large plots. As such the applicant has failed to demonstrate that account has been taken of the local characteristics and

development pattern contrary to QD2 of the Brighton & Hove Local Plan.

BH2008/03446

15 Leybourne Road Brighton

First floor single storey side extension.

Applicant: Mr T Lawes

Officer: Aidan Thatcher 292265

Refused on 05/01/09 DELEGATED

1) UNI

The proposed extension by reason of its scale, bulk, design and siting will not enhance the positive qualities of the neighbourhood and would harm the visual amenity and character of the area and existing dwelling. This is contrary to policies QD1, QD2, QD14 of the Brighton & Hove Local Plan.

BH2008/03451

3 Hillside Way Withdean Brighton

Part 1 and 2 storey front extension incorporating balcony, enlarged roof gable and access steps amendments.

Applicant: Mr James Booth

Officer: Sonia Kanwar 292359

Approved on 19/12/08 DELEGATED

1) 01.01AA

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

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

2) 02.02A

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

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

QUEEN'S PARK

BH2008/01183

5 Steine Street Brighton

Alterations to frontage (retrospective).

Applicant: S & M Leisure Ltd.

Officer: Sonia Kanwar 292359

Refused on 12/12/08 DELEGATED

1) UNI

The proposed development, by virtue of the removal of the boxes covering the two first floor windows and the rendering of the wall, would create a bland facade which does not respect the style of the building. It would fail to preserve the character and appearance of the building within the East Cliff Conservation Area. The proposal is therefore contrary to policies QD5, QD10 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance SPD2 on Shop front design.

2) UNI2

The applicant has provided insufficient information to demonstrate that potential noise breakout from the ground floor façade will be effectively contained and not

adversely affect local residents. The proposal is therefore contrary to policies SU9, SU10, QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/01188

5 Steine Street Brighton

Internally illuminated hanging sign (retrospective).

Applicant: S & M Leisure Ltd.

Officer: Sonia Kanwar 292359

Approved on 12/12/08 DELEGATED

1) 10.01

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

Reason: To accord with regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

No advertisement shall be sited or displayed so as to-

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

7) 10.07A

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

The advertisement shall not be illuminated later than 30 minutes after the premises are closed to the public.

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

BH2008/01295

Ground Floor Flat 55 Egremont Place Brighton

Replacement of roof on extension to rear of property to include three velux style rooflights and other minor alterations to side and rear elevations.

Applicant: Miss Annette Moss

Officer: Chris Swain 292178

Approved on 04/12/08 DELEGATED

1) 01.01AA

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

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

2) UNI

The roof hereby approved should be coloured grey, in accordance with a colour scheme to be submitted to and approved in writing by the Local Planning Authority and retained as such thereafter.

Reason: In the interests of the character and appearance of the building and the visual amenities of the area and to comply with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI

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

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, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2008/02878

Flat 7 58 Marine Parade

Listed building consent for internal alterations to enlarge existing bathroom.

Applicant: Mr David Felton

Officer: Helen Hobbs 293335

Approved on 06/01/09 DELEGATED

1) 01.05AA

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

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

2) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the new doorway from the studio room to the kitchen shall re-use the joinery, door and door furniture from the doorway previously leading to the bathroom lobby.

Reason: To retain and reuse historic fabric and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

3) UNI

Prior to commencement of development full details of service runs, including ventilation extract details shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with approved details and retained as such thereafter.

Reason: To protect the character of the listed building and comply with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

The bathroom door shall be of timber construction with recessed panels, and any fireproofing to doors should be an integral part of the door construction and self closing mechanisms, if required shall be of the concealed mortice type.

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

BH2008/03072

32 Ground Floor Devonshire Place Brighton

Erection of rear ground floor conservatory (retrospective).

Applicant: Mr Harbhanjan Dhillon

Officer: Aidan Thatcher 292265

Refused on 09/12/08 DELEGATED

1) UNI

The proposed development would cause harm to the host property by virtue of inappropriate materials and poor quality design, and as a result would detract from the character and appearance of the East Cliff Conservation Area. This scheme is therefore considered to be contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2008/03088

22-23 St Georges Road Brighton

Installation of external plant equipment (retrospective).

Applicant: Co-operative

Officer: Helen Hobbs 293335

Approved on 22/12/08 DELEGATED

1) 01.01AA

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

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

2) UNI

Noise associated with the external plant equipment hereby approved 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(A) below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997. The works shall be implemented in strict accordance with the approved plans.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD14, QD27 and SU10 of the Brighton & Hove Local Plan.

BH2008/03104

101 Albion Hill Brighton

Loft conversion incorporating rear dormer and 2 front rooflights.

Applicant: Ms Sarah Cockburn

Officer: Anthony Foster 294495

Approved on 12/01/09 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

3) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall be implemented fully in accordance with the Site Waste management Plan which was submitted on the 19 September 2008.

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

BH2008/03231

14 Dorset Gardens Brighton

First floor rear extension and enlargement of dormer. Front and rear rooflights, replacement of casement windows to rear elevation with timber box sash units. Renewal of front elevation units with matching timber box sash windows. Recovering of front roof slope with natural slates. Removal of rear doors to basement and replace with casement windows (part retrospective).

Applicant: Watercress Management Ltd

Officer: Aidan Thatcher 292265

Refused on 12/12/08 DELEGATED

1) UNI

The application fails to preserve the character and appearance of the Grade II Listed host property or the East Cliff Conservation area by virtue of the dormer and rooflight on the front facing roof slope causing a loss of historic fabric and creating an overly dominant alteration and as such would be contrary to policies QD1, QD2, QD14, HE1 and HE6 of the Brighton & Hove Local Plan and SPG01 relating to Roof Alterations and Extensions.

BH2008/03269

14 Dorset Gardens Brighton

First floor extension and enlargement of dormer. Front and rear rooflights; replacement of casement windows to rear elevation with timber box sash units. Renewal with front elevation units with matching timber box sash windows. Recovering of front roof slope with natural slates. Removal of rear doors to basement and replace with casement windows. Internal alterations to layout of dwelling including installation of bathrooms and kitchens (part retrospective).

Applicant: Watercress Management Ltd

Officer: Aidan Thatcher 292265

Refused on 12/12/08 DELEGATED

1) UNI

The application fails to preserve the character and appearance of the Grade II Listed host property by virtue of the dormer and rooflight on the front facing roof slope causing a loss of historic fabric and creating an overly dominant alteration and as such would be contrary to policy HE1 of the Brighton & Hove Local Plan and SPG01 relating to Roof Alterations and Extensions.

BH2008/03311

31 St James's Street Brighton

Formation of roof terrace to existing flat roof with glass balustrade.

Applicant: Mr Dean Holmes

Officer: Sonia Kanwar 292359

Approved on 22/12/08 DELEGATED

1) 01.01AA

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

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

2) 13.02A

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

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

3) UNI

No structures or objects shall be placed on the roof terrace which are visible from the street. This includes umbrellas, plants, pergolas, trellises, patio heaters, seating, tables, awnings, speakers or other items.

Reason: To minimise the impact on character of the conservation area in accordance with policy HE6 of the Brighton & Hove Local Plan 2005.

BH2008/03469

Gala Bingo Club 1 Freshfield Way Brighton

Erection of a smoking shelter to the side of the building.

Applicant: Mr Andy Dickinson

Officer: Helen Hobbs 293335

Approved on 12/01/09 DELEGATED

1) 01.01AA

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

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

2) UNI

There should be a maximum of 10 customers at anyone time in the outdoor smoking area between 10.00pm and 11.00pm.

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

3) UNI

The tannoy shall not be used for amplified music or other entertainment noise.

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 gaming machines in the outdoor smoking area should not be used after 10.00pm.

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

5) UNI

Details of the relocated six disabled car parking spaces shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out prior to the commencement of the development hereby approved and in strict accordance with the approved details.

Reason: To ensure satisfactory facilities for people with disabilities and to accord with policy TR18 of the Brighton & Hove Local Plan.

BH2008/03470

Patching Lodge Park Street Brighton

Siting of 1 no. cooling unit externally to the rear of the plant room at the North of the development.

Applicant: Mr Alastair Holland

Officer: Sonia Kanwar 292359

Approved on 05/01/09 DELEGATED

1) 01.01AA

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

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

2) UNI

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

Reason: In order to protect the amenities of surrounding units and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2008/03485

19b Camelford Street Brighton

Relocation of 2nd floor bedroom window into the Camelford Street elevation and alterations to style of rooflight on south elevation.

Applicant: Mr Charles Meloy

Officer: Helen Hobbs 293335

Approved on 08/01/09 DELEGATED

1) 01.01AA

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

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

2) 13.02A

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

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

3) UNI

The second floor window on the Camelford Street elevation hereby approved shall be painted timber and retained as such thereafter.

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

BH2008/03522

76 St Georges Road Brighton

Infilling of back yard with staircase from ground floor to basement and new roof over staircase and rear bathroom of maisonette with skylights over. Other associated external alterations (retrospective).

Applicant: Mrs Hilary Krick

Officer: Liz Holt 291709

Approved on 07/01/09 DELEGATED

ROTTINGDEAN COASTAL

BH2007/01679

128 Longhill Road Ovingdean Brighton

Erection of four detached houses.

Applicant: Heron Construction & Dev Ltd

Officer: Gemma Barnes 292265

Refused by DoE on 02/12/08 DECISION ON APPEAL

BH2007/02995

32-34 Arundel Road Brighton

Refurbishing and reworking of existing first floor flat and the addition of a second floor to accommodate an additional flat.

Applicant: Richards Properties Ltd

Officer: Aidan Thatcher 292265

Approved on 08/01/09 DELEGATED

1) 01.01AA

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

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

2) 02.03A

The eastern bathroom window shall not be glazed otherwise than with obscured glass and top hung and thereafter permanently retained as such.

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

3) 02.06A

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

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

4) 02.07A

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

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

5) 03.01A

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

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

6) 05.01AA

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

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

7) 05.03

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

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

8) 06.02A

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

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

9) UNI

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

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

BH2007/03454

Land at Brighton Marina

Demolition of Asda superstore to create 3 -10 storey building with enlarged store (3112 sqm increase) and 2,025 sqm of other Class A1-A5 retail / restaurant / drinking) uses on ground floor with 779 residential units above and community hall and new pedestrian/cyclist bridge link from cliff to roof of building and associated engineering works. Demolition of petrol filling station to create 28 storey building with 182 sqm of Class A uses at ground floor and 148 residential units above. Demolition of McDonalds restaurant to create 5 - 16 storey building with enlarged drive-thru restaurant (285 sqm increase) and 131sqm of other Class A uses and 222 residential units above. Demolition of estates office to create 3-4 storey building of 35 residential units. Demolition of western end of multi-storey car park to create 6-11 storey building adjacent to western breakwater of 117 residential units with stair access from breakwater to Park Square. Demolition of part of the eastern end of multi-storey car park to create single storey petrol filling station, pedestrian footbridge and new lift and stair access. Total: 1301 residential units. Associated car parking spaces (805 residential, 666 commercial), cycle parking (1907 residential, 314 in public realm), servicing, plant, refuse, CHP unit, public and private amenity space, hard & soft landscaping and outdoor recreation areas. Change of use of two A1 retail units (524 sqm) within Octagon to medical use (Class D1). Alterations to vehicular, pedestrian and cyclist access and circulation, including new roundabout and transport interchange behind Waterfront.

Applicant: Explore Living (No.1) Ltd & X-Leisure (Brighton I) & X-Leisure (Brighton II) Ltd

Officer: Sue Dubberley 292322

Refused on 19/12/08 PLANNING APPLICATIONS SUB-COMMITTEE

1) UNI

The proposed development, by reason of siting, layout and height, would be overly dominant and would not relate satisfactorily to existing development within the Marina and would fail to preserve the setting of views of strategic importance, in particular views into and out of the Kemp Town Conservation Area, the Sussex Downs Area of Outstanding Natural Beauty and the Cliff which is a Site of Special Scientific Interest . The proposal would therefore fail to comply with policies QD1, QD2, QD3, QD4, HE3, HE6, HE11 and NC8 of the Brighton & Hove Local Plan and policies S1, S6, EN1, EN2, EN3, and EN26 of the East Sussex and Brighton & Hove Structure Plan.

2) UNI

The proposed development would cause material nuisance and loss of amenity to residents living opposite and within the Marina. In addition, by reason of north facing views and overshadowing the proposed development would cause loss of amenity to occupiers of the residential units in the Cliff Building. The proposal would therefore be contrary to the requirements of policy QD27 of the Brighton & Hove Local Plan.

3) UNI

The applicant has failed to demonstrate that the proposed scheme reflects and responds to the current housing need in the City. In particular, through the provision of the appropriate housing unit mix and size. The proposal is therefore contrary to policy HO3 of the Brighton & Hove Local Plan.

4) UNI

The applicant has failed to demonstrate that the proposed development would result in a scheme with an adequate provision of outdoor amenity and recreational space. The proposal is therefore contrary to the requirements of policy HO6 of the Brighton & Hove Local Plan.

5) UNI

The applicant has failed to demonstrate that educational facilities would be provided to meet the needs of the residents of the proposed development. The proposal would therefore be contrary to the objectives of policy HO21 of the Brighton & Hove Local Plan.

6) UNI

The proposed development would be in a High Probability Flood Zone as defined in PPS25: Development and Flood Risk and does not pass the Exception Test as set out therein.

BH2007/03493

Garages 53 & 54 14 Church Place Kemptown Brighton

Demolition of end of terrace double garage and erection of one two-bedroom house with pitched roof.

Applicant: Mr Kevin Ridout

Officer: Liz Holt 291709

Approved on 09/12/08 PLANNING APPLICATIONS SUB-COMMITTEE

1) 01.01AA

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

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

2) 02.02A

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

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

3) 02.05A

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

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

4) 04.02A

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

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

5) 04.02A

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

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

6) 05.01AA

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

measures shall be implemented in strict accordance with the approved details.

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

7) 06.03A

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

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

8) 13.01A

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

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

9) 13.06A

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

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

10) UNI

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

Reason: To ensure that the proposed development does not put undue pressure on existing on-street car parking in the city and to comply with policies HO7 and SU15 of the Brighton & Hove Local Plan.

11) UNI

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

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to safeguard neighbouring amenity and to comply with policies QD1, QD2, QD16, QD27 and HE6 of the Brighton & Hove Local Plan.

12) UNI

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

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

13) UNI

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

Reason: To enhance the appearance of the development in the interests of the visual amenities of the area and to comply with policies QD2, QD16, QD27 and HE6 of the Brighton & Hove Local Plan.

14) UNI

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

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

BH2007/03944

Arches 296-298 The Black Rock Reading Rooms Kemp Town Slopes Brighton

Listed building consent for conversion of current building to restaurant with elevational and landscape alterations.

Applicant: Ms Alex Walmsley

Officer: Steve Lewis 292321

Approved on 23/12/08 DELEGATED

1) 01.05AA

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

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

2) 14.05A

No works shall take place until full details of the proposed works including 1:20 sample elevations and 1:1 joinery profiles have been submitted to and approved

by the Local Planning Authority. The scheme 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 in accordance with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

No works shall take place until full details of the proposed works including 1:10 detailed drawing of the proposed extraction systems have been submitted to and approved by the Local Planning Authority. The scheme 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 in accordance with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

Notwithstanding the approved plans and in accordance with the email from Claire Haigh dated 20 December 2008, the fairy lights indicated on the terrace electrical plan are not approved and shall not form part of the development.

Reason: To preserve the character and appearance and setting of a listed building and to accord with policies HE1 and HE3 of the Brighton & Hove Local Plan.

5) UNI

Notwithstanding the approved plans, prior to the commencement of the development, the painted colour of the external sections of the building including, rendered façade, fencing, timber window and door frames, decking and balustrade shall be agreed with and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To preserve and enhance the special historical and architectural character of the listed building, in the interests of visual amenity and to accord with policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning guidance Note 13 (Listed Buildings - General Advice).

6) UNI

Notwithstanding the approved plan, a scheme for landscaping shall be submitted to and approved by the Local Planning Authority before the development may commence. The scheme shall include details of all hard landscaping, means of enclosure, planting and indications of all existing planting currently on the site with details of any landscaping to be retained together with measures of their protection in the course of the development.

Reason: To enhance the appearance of the development and to enhance the setting of the listed building/ historical park and garden, according with policies HE1 and HE3 of the Brighton & Hove Local Plan.

7) UNI

All planting, seeding, turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development or the implementation of the change of use which ever is the sooner, and any trees/plant which within a period of five years from the completion of the development die, are removed, or become seriously damaged shall be replaced in the next planting season with other of similar size and species, unless the local planning authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: to ensure a satisfactory completion and appearance to the development which will enhance the historical setting of the listed building and historical park and garden, according with policies HE1 and HE3 of the Brighton & Hove Local

Plan.

BH2007/03945

Arches 296-298 The Black Rock Reading Rooms Kemp Town Slopes Brighton

Conversion of listed building to restaurant with elevational and landscape alterations.

Applicant: Ms Alex Walmsley

Officer: Steve Lewis 292321

Approved on 23/12/08 DELEGATED

1) 01.01AA

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

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

2) 02.06A

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

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

3) 05.03

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

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

4) 05.04

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

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

5) 14.05A

No works shall take place until full details of the proposed works including 1:20 sample elevations and 1:1 joinery profiles have been submitted to and approved by the Local Planning Authority. The scheme 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 in accordance with policy HE1 of the Brighton & Hove Local Plan.

6) UNI

The premises shall only be open or in use between the hours of 10.00 and 23.00 hours.

Reason: To safeguard the amenities of the area and of nearby residential properties in accordance with policies SR4, QD27 and SU10 of the Brighton & Hove Local Plan.

7) UNI

No works shall take place until full details of the proposed works including 1:10 detailed drawing of the proposed extraction systems have been submitted to and approved by the Local Planning Authority. The scheme 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 in accordance with policies SU9, SU10 and HE1 of the Brighton & Hove Local Plan.

8) UNI

Notwithstanding the approved plans and in accordance with the email from Claire Haigh dated 20 December 2008, the fairy lights indicated on the terrace electrical plan are not approved and shall not form part of the development.

Reason: To preserve the character and appearance and setting of a listed building and to accord with policies HE1 and HE3 of the Brighton & Hove Local Plan.

9) UNI

Notwithstanding the approved plans, prior to the commencement of the development, the painted colour of the external sections of the building including, rendered façade, fencing, timber window and door frames, decking and balustrade shall be agreed with and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To preserve and enhance the special historical and architectural character of the listed building, in the interests of visual amenity and to accord with policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning guidance Note 13 (Listed Buildings - General Advice).

10) UNI

Notwithstanding the approved plan, a scheme for landscaping shall be submitted to and approved by the Local Planning Authority before the development may commence. The scheme shall include details of all hard landscaping, means of enclosure, planting and indications of all existing planting currently on the site with details of any landscaping to be retained together with measures of their protection in the course of the development.

Reason: To enhance the appearance of the development and to enhance the setting of the listed building/ historical park and garden, according with policies HE1 and HE3 of the Brighton & Hove Local Plan.

11) UNI

All planting, seeding, turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development or the implementation of the change of use which ever is the sooner, and any trees/plant which within a period of five years from the completion of the development die, are removed, or become seriously damaged shall be replaced in the next planting season with other of similar size and species, unless the local planning authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: to ensure a satisfactory completion and appearance to the development which will enhance the historical setting of the listed building and historical park and garden, according with policies HE1 and HE3 of the Brighton & Hove Local Plan.

BH2007/03951

Garages 53 and 54 14 Church Place Brighton

Conservation Area Consent for demolition of end of terrace double garage.

Applicant: Mr K Ridout

Officer: Liz Holt 291709

Approved on 09/12/08 PLANNING APPLICATIONS SUB-COMMITTEE

1) 01.01AA

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

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

2) UNI

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

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

BH2007/04519

Grand Ocean Hotel Longridge Avenue Saltdean Brighton

Alterations to windows, entrances and balconies (amendments to approval BH2004/03556/LB to convert hotel to residential and community uses).

Applicant: Explore Living

Officer: K Haffenden 292361

Approved on 19/12/08 DELEGATED

1) 01.05A

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

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2) UNI

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

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

3) UNI

No works shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces, staircases, walkways, balustrades and glazing screens 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.

4) UNI

No works shall take place to the listed building (building 7) until a detailed window schedule and specification and drawings for the new, replacement and altered windows and railings, accompanied by details of surviving original window types and railings and their proposed repair, have been submitted to and approved in writing by the Local Planning Authority prior to their manufacture. The works shall be carried out in accordance with the approved details.

Reason: To ensure the preservation of this listed building, and the restoration of the exterior and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

5) UNI

A detailed method statement and specification of proposed external fixtures, fittings and finishes, including doors to the main front entrance and all other external doors affected by the works, shall be submitted to the Local Planning Authority for written approval prior to commencement of works; this specification to include details of the works necessary for the efficient management of the commercial spaces. All works shall be carried out in strict accordance with the approved statement and specification.

Reason: To secure the preservation of the building's special architectural and historic interest and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

6) UNI

The architectural features of historic note indicated to be retained and restored on the main hotel building (Building 7) shall be carried out in accordance with drawing no.s. (L)420, (750) Revision E, 4062/B(20)E01 Revision P2 and the Design and Access Statement submitted. No works shall take place until a detailed specification and drawings of the method of restoration have been submitted to and approved in writing by the Local Planning Authority together with details of the measures to protect features which are to remain in situ during building work. A detailed method statement and specifications and drawings of features that are indicated on the submitted drawings to be re-used elsewhere on the site shall also be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in strict accordance with the approved details.

Reason: To secure the satisfactory preservation of this listed building, and the restoration of the external architectural features identified to be of particular importance and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2008/00448

Ocean Hotel Explore Living Site Office Longridge Avenue Saltdean

Amendments to previously approved scheme (BH2004/03555/FP) for exterior, concerning windows, entrances and balconies.

Applicant: Mr Laurence Smith

Officer: K Haffenden 292361

Approved on 19/12/08 DELEGATED

1) 01.01AA

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

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

2) UNI

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

surfaces, staircases, walkways, balustrades and glazing screens of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

3) UNI

No works shall take place to the listed building (building 7) until a detailed window schedule and specification and drawings for the new, replacement and altered windows and railings, accompanied by details of surviving original window types and railings and their proposed repair, have been submitted to and approved in writing by the Local Planning Authority prior to their manufacture. The works shall be carried out in accordance with the approved details.

Reason: To ensure the preservation of this listed building, and the restoration of the exterior and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

4) UNI

A detailed method statement and specification of proposed external fixtures, fittings and finishes, including doors to the main front entrance and all other external doors affected by the works, shall be submitted to the Local Planning Authority for written approval prior to commencement of works; this specification to include details of the works necessary for the efficient management of the commercial spaces. All works shall be carried out in strict accordance with the approved statement and specification.

Reason: To secure the preservation of the building's special architectural and historic interest and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2008/01771

Grand Ocean Hotel Longridge Avenue Saltdean Brighton

Amendments to previously approved scheme (BH2004/03556/LB) for interior, concerning, ceilings, partitions and doors.

Applicant: Mr Laurence Smith

Officer: K Haffenden 292361

Approved on 19/12/08 DELEGATED

1) 01.05A

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

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2) 14.12A

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

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

3) 14.14A

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

Planning Authority.

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

4) UNI

Full details of all replica mouldings, cast or moulded features, rooflights and other historic features to be replicated must be submitted to and approved in writing by the Local Planning Authority prior to the carrying out of the reinstatement works. Such details are to comprise photographs and large-scale section drawings. The works shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 and HE4 of the Brighton & Hove Local Plan.

5) UNI

Works to the architectural features of historic note indicated to be retained and restored within the main hotel building (Building 7) shall be carried out in accordance with drawing no.s. 7301(LA) 312-316 Rev. D, 7301 (LA) 317-321 Rev. D, 7301 (L) 322-326 Rev. D, 7301 (L) 332-336 Rev. D, 4062/B(20) P 49 Rev. P1, 4062/B (20) P 52 Rev. P2, 4062 B7 T (20) DO1 Rev. P2, 4062 B7 T (20) DO1 Rev. P1, 4062/B(20) P 55 Rev. P1, 4062 /B (20) P 59 Rev P1, 7301 (L) 327-331 Rev. D, 4062B/(20) P 62 Rev P1, 7301 (L) 816 Rev A in addition to plan no.s. 4062/ B(20)P43 Rev P1, B(20)P46 Rev P1, B(20)P65 Rev P1, B7T(20)D02 Rev P1, B(20)E01 Rev P2 and the Conservation Statement submitted on 15 July 2005 with BH2004/03556. No works shall take place until a detailed specification and drawings of the method of restoration have been submitted to and approved in writing by the Local Planning Authority together with details of the measures to protect features which are to remain in situ during building work. A detailed method statement and specifications and drawings of features that are indicated on the submitted drawings to be re-used elsewhere on the site shall also be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in strict accordance with the approved details.

Reason: To secure the satisfactory preservation of this listed building, and the restoration of the internal architectural features identified to be of particular importance and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

6) UNI

A detailed method statement and specification of proposed room fixtures, fittings and finishes within the lower and upper ground floor rooms and common ways shall be submitted to the Local Planning Authority for written approval prior to commencement of works; this specification to include details of the works necessary for the efficient management of the residential apartments above. All works shall be carried out in strict accordance with the approved statement and specification.

Reason: To secure the preservation of the building's special architectural and historic interest and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

7) UNI

All historic ceiling features are to be fully surveyed and photographed prior to dismantling/removal and a record of the survey must be submitted to and approved in writing by the Local Planning Authority. All replicated features must be in fibrous plaster to exactly match the original features in design, dimensions and finish, to the satisfaction of the Local Planning Authority.

Reason: To secure the satisfactory preservation of this listed building, and the restoration of the internal architectural features identified to be of particular importance and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

8) UNI

Samples of the refurbished historic roof lights and light fittings to the ceiling at Level 6 must be made available for inspection and approved in writing by the Local Planning Authority.

Reason: To secure the satisfactory preservation of this listed building, and the restoration of the internal architectural features identified to be of particular importance and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2008/01898

1A Lenham Road West Rottingdean

Enlargement of existing rear balcony.

Applicant: Mr & Mrs Moore

Officer: Sonia Kanwar 292359

Approved on 30/12/08 DELEGATED

1) 01.01AA

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

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

BH2008/02310

Grand Ocean Hotel Longridge Avenue Saltdean Brighton

Removal of condition 11 of application BH2004/03555/FP which applies to the installation of softwood windows on all buildings

Applicant: Mr Laurence Smith

Officer: K Haffenden 292361

Approved - no conditions on 17/12/08 DELEGATED

BH2008/02418

16 Ashdown Avenue Saltdean Brighton

Reserved matters application for the demolition of existing house and erection of four detached houses. Vehicular crossover for each house.

Applicant: Mr N. Ajmi

Officer: Ray Hill 293990

Approved - no conditions on 12/12/08 DELEGATED

BH2008/02600

4-5 Arundel Place Brighton

Conversion of commercial garage and two flats into two single dwelling houses including solar slates and roof lights.

Applicant: Ms Jess Williams

Officer: David Alabi 290486

Approved on 16/12/08 DELEGATED

1) 01.01AA

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

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

2) 02.01A

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

the Local Planning Authority.

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

3) 02.05A

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

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

4) 03.02A

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

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

5) 05.01A

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

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

6) 06.02A

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

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

7) UNI

The front garden/forecourt shall not be used for the parking or storage of vehicles without the prior written permission of the Local Planning Authority.

Reason: In order to ensure the availability of amenity space as part of the proposed dwelling and in accordance with policies QD27 and HO5 of the Brighton & Hove Local Plan.

8) UNI

A sample of the proposed solar slates shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. The solar slates shall be fully installed and made available for use prior to the first occupation of the dwellinghouse hereby approved.

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

BH2008/02669

40 Shepham Avenue Saltdean

Front extension with flat roof to existing garage and enlarged crossover.

Applicant: Mr Alan Head

Officer: Helen Hobbs 293335

Approved on 08/12/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

BH2008/02676

31 Sussex Square Brighton

Conversion of basement flat to form 2 self-contained flats.

Applicant: Mr Andrew Aldridge

Officer: Aidan Thatcher 292265

Refused on 12/12/08 DELEGATED

1) UNI

The proposed basement unit would be largely enclosed and would receive inadequate natural light and a poor outlook and would therefore fail to provide an acceptable residential environment for future occupiers, contrary to Brighton & Hove Local Plan policy QD27.

2) UNI2

The proposed studio flat, and in particular the proposed kitchen, by reason of lack of natural light and ventilation, would rely on the use of artificial lighting and ventilation to an unacceptable level. Further, no details have been provided showing the location of the proposed ducts and the potential impact on the Grade I Listed Building and as such the application fails to comply with policies SU2 and HE1 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development fails to demonstrate that it will meet the travel demands from the site or contribute to improving sustainable transport methods. As such the proposal is contrary to policy TR1 of the Brighton & Hove Local Plan.

BH2008/02696

8 Wivelsfield Road Saltdean Brighton

Roof conversion including two rear dormers and one front dormer with a side extension and roof lights.

Applicant: Mr D Burnett

Officer: Louise Kent 292198

Refused on 22/12/08 DELEGATED

1) UNI

The proposed western side elevation, due to its central roof void, would form a poorly designed and incongruous feature, visible from Wivelsfield Road, which would be detrimental to the character and appearance of the bungalow and the surrounding residential amenity. The proposal is therefore contrary to policy QD2 and QD14 of the Brighton & Hove Local Plan, and the Supplementary Planning Guidance No.1 on Roof Alterations and Extensions.

2) UNI2

The proposed extension, by reason of its design, height, depth, and position, is not well sited and detailed in relation to the adjacent dwelling, 6 Wivelsfield Road. It would have an overbearing impact and cause loss of light to the adjoining property and as such would be contrary to policy QD14 of the Brighton & Hove Local Plan.

3) UNI3

The proposal would result in an unbalanced roof with a half hipped roof at the eastern side and a pitched roof at the western side, which would be an unsympathetic alteration to the existing bungalow, and would be visually incongruous and unduly prominent in the street scene and the uniform group of bungalows. It would be contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2008/02821

16A Sussex Square Brighton

Listed Building Consent for replacement of external windows and doors and other internal alterations.

Applicant: Mr T Varnfield

Officer: Helen Hobbs 293335

Approved on 04/12/08 DELEGATED

1) UNI

Within 28 days of the date of this permission full details of the proposed works including 1:20 sample elevations and 1:1 sections of joinery such as skirting boards, architraves and door surrounds shall be submitted to and approved by the Local Planning Authority. The scheme shall be implemented fully accordance with the approved details within 6 months of the date of this permission and maintained as such thereafter.

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

2) UNI

Within 28 days of the date of this permission full details of the proposed fireplace shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented fully accordance with the approved details within 6 months of the date of this permission and retained as such thereafter.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of the listed building and in accordance with policy HE1 and HE4 of the Brighton & Hove Local Plan.

3) UNI

Within 6 months of the date of this permission full details of the over boarded ceilings and flooring shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out fully in accordance with the approved details within 6 months of the date of this permission and retained as such thereafter.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of the listed building and in accordance with policy HE1 and HE4 of the Brighton & Hove Local Plan.

4) UNI

Within 6 months of the date of this permission full details of the external lighting shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details within 6 months of the date of this permission and retained as such thereafter.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of the listed building and in accordance with policy HE1 and HE4 of the Brighton & Hove Local Plan.

BH2008/02851

Flat 1 18 Lewes Crescent Brighton

Alterations to rear storage areas to form additional bedroom and bathroom including new windows and door and dampproofing system.

Applicant: Ms Sherry Loh

Officer: Anthony Foster 294495

Approved on 15/12/08 DELEGATED

1) 01.01AA

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

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

2) 14.01A

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

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

3) 14.12A

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

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

4) UNI

Prior to the commencement of the development 1:1 sections and 1:20 elevations of the internal alterations shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

5) UNI

Prior to the commencement of the development 1:1 sections and 1:20 elevations of the proposed fenestration shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

6) UNI

Notwithstanding the details on the approved plans, prior to the commencement of the development 1:1 sections and 1:20 elevations of the proposed external door shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

7) UNI

Prior to the commencement of the development details relating to the method of damp proofing shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

BH2008/02943

21 Sussex Square Brighton

The installation of 4 solar panels to roof.

Applicant: Mr Mike Osborne

Officer: Anthony Foster 294495

Approved on 04/12/08 DELEGATED

1) 01.05AA

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

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

2) UNI

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

Reason: To ensure the satisfactory preservation of this listed building and the surrounding conservation area and to comply with policies HE1 of the Brighton & Hove Local Plan.

3) UNI

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

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

BH2008/03125

The French Apartments De Courcel Road Brighton

Replacement railings to rear of property.

Applicant: Mr Miles Clark

Officer: Helen Hobbs 293335

Approved on 15/12/08 DELEGATED

1) 01.05AA

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

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

2) 14.09A

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.

BH2008/03177

Flat 1 9 Lewes Crescent Brighton

Replacement of front porch and rear skylight and window. New "patio" doors to lower courtyard area.

Applicant: Ms Caroline Gration

Officer: Helen Hobbs 293335

Approved on 12/01/09 DELEGATED

1) 01.01AA

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

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

2) 14.02A

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

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

3) 14.05A

No works shall take place until full details of the proposed works including 1:20 sample elevations and 1:1 joinery profiles have been submitted to and approved by the Local Planning Authority. The scheme 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 in accordance with policy HE1 of the Brighton & Hove Local Plan.

BH2008/03193

39 Roedean Road Brighton

Demolition of existing three-storey house and erection of three-storey block comprising 7no residential flats with covered underground parking. (Resubmission of BH2007/02824)

Applicant: Mr Nicholas Chesney

Officer: Liz Holt 291709

Refused on 11/12/08 DELEGATED

1) UNI

The proposed development, by virtue of its siting, design, height, bulk and massing would result in a building which is incongruous and out of character with the rest of the properties on the southern side of Roedean Road and would be of detriment to the character and appearance of the Roedean Road street scene. The proposal is therefore contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

2) UNI2

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

3) UNI3

The proposal fails to provide external private usable amenity space for the flats located at ground and first floor levels, contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposal fails to meet the travel demands that it creates or help to maximise the use of sustainable transport. The Local Planning Authority would expect the scheme to make an appropriate contribution towards local sustainable transport infrastructure. In the absence of an agreement in this respect the scheme is contrary to policy TR1 of the Brighton & Hove Local Plan.

5) UNI5

The applicant has failed to demonstrate that the minimization and reuse of construction industry waste has been sought in an effective manner, contrary to policies SU13 of the Brighton & Hove Local Plan and WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and Supplementary Planning Document Construction and Demolition Waste (SPD03).

BH2008/03207

Grand Ocean Hotel Longridge Avenue Saltdean Brighton

Removal of condition 9 of application BH2004/03556/LB which applies to the installation of softwood windows to all buildings.

Applicant: Mr Laurence Smith

Officer: K Haffenden 292361

Approved on 16/12/08 DELEGATED

BH2008/03292

17 Sussex Square Brighton

Restoration of fireplace to incorporate new fire surround and insert within existing chimney breast.

Applicant: Mr Peter Isted

Officer: Helen Hobbs 293335

Approved on 18/12/08 GOVERNMENT OF THE SOUTH EAST

1) 01.05AA

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

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

2) UNI

If the fireplace hereby approved is to be a working fireplace, then no works shall take place until full details of the proposed chimney flue have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details.

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

BH2008/03301

Flat 3 17 Sussex Square Brighton

Replacement kitchen.

Applicant: Mr Peter Isted

Officer: Helen Hobbs 293335

Approved on 19/12/08 DELEGATED

1) 01.05AA

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

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

2) UNI

No works shall take place until full details of the services, such as pipes and ventilation have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

BH2008/03304

Flat 3 17 Sussex Square Brighton

Removal of non-original stud partition and fittings.

Applicant: Mr Peter Isted

Officer: Helen Hobbs 293335

Approved on 19/12/08 DELEGATED

1) 01.05AA

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

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

2) 14.02A

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

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

3) 14.07A

No development shall take place until a schedule of all features to be removed, moved, replaced or reinstated has been agreed with the Local Planning authority in writing. Replacement/reinstatement features must match exactly the original in materials and detail. Photographs/drawings/sections recording the features to be replicated must be submitted along with 1:1 scale drawings of proposed items for prior approval by the Local Planning Authority.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and in accordance with policy HE1 and HE4 of the Brighton & Hove Local Plan.

BH2008/03344

33 Westmeston Avenue Saltdean Brighton

Single storey rear extension incorporating 1 no. rooflight.

Applicant: Mr Michael Thomas

Officer: Sonia Kanwar 292359

Approved on 15/12/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

BH2008/03361

Sovereign Alarms 142 Saltdean Vale Saltdean Brighton

Replacement of existing shop signage with 1no non-illuminated fascia sign.

Applicant: Mr Phil Pritchett

Officer: Louise Kent 292198

Approved on 30/12/08 DELEGATED

1) 10.01

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

Reason: To accord with regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

BH2008/03362

Sovereign Alarms Ltd 140 Saltdean Vale Saltdean Brighton

New shop-front.

Applicant: Mr Philip Pritchett

Officer: Helen Hobbs 293335

Approved on 23/12/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

BH2008/03377

Flat 6 The French Apartments De Courcel Road Brighton

Internal alterations to layout of flat.

Applicant: Mr David Rose

Officer: Sonia Kanwar 292359

Approved on 02/01/09 DELEGATED

1) 01.05AA

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

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

2) 14.06A

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.

BH2008/03402

McDonalds Restaurant Brighton Marina Village Brighton

Variation of condition 3 of planning application 95/0190/RM to allow the opening hours to be extended to 5am to 2am Sunday to Thursday and 24 hours on Friday and Saturday.

Applicant: McDonalds Restaurants Ltd

Officer: Aidan Thatcher 292265

Approved on 22/12/08 DELEGATED

1) 01.01AA

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

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

BH2008/03403

St. Edmunds Steyning Road Rottingdean Brighton

Two storey rear extension with pitched roof and incorporating roof terrace.

Applicant: Mr & Mrs Paul & Sanoma Evans

Officer: Aidan Thatcher 292265

Refused on 29/12/08 DELEGATED

1) UNI

The proposal would cause a detrimental impact to the amenity of the adjoining occupiers by virtue of overbearing impact caused by the length of the rear projection and overlooking /loss of privacy from the proposed terrace area. Therefore the proposal would be contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposal would cause an overbearing impact to the host property by virtue of the scale, bulk and massing of the proposed extension, and as such would be contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2008/03406

12 Wivelsfield Road Saltdean Brighton

Roof conversion and single-storey side extension, including dormers.

Applicant: Mrs L Fox

Officer: Helen Hobbs 293335

Refused on 14/01/09 DELEGATED

1) UNI

The proposed dormer windows and side extension in conjunction with the existing front gable section of the property results in a complicated and bulky appearance, which would be detrimental to the character and appearance of the bungalow and the surrounding residential amenity. The proposal is therefore contrary to policy QD2 and QD14 of the Brighton & Hove Local Plan, and the Supplementary Planning Guidance No.1 on Roof Alterations and Extensions.

BH2008/03432

16 Lewes Crescent Brighton

Replacement of roof slates.

Applicant: 16 Lewes Crescent Ltd

Officer: Chris Swain 292178

Approved on 22/12/08 DELEGATED

1) 01.05AA

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

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

2) UNI

Unless otherwise agreed in writing with the Local Planning Authority the materials to be used in the external finishes of the roof shall be Canadian 20"x10" blue/grey slates and retained as such thereafter.

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

BH2008/03433

16 Lewes Crescent Brighton

Replacement of roof slates.

Applicant: 16 Lewes Crescent Ltd

Officer: Chris Swain 292178

Approved on 22/12/08 DELEGATED

1) 01.01AA

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

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

2) UNI

Unless otherwise agreed in writing with the Local Planning Authority the tiles to be used in the external finishes of the roof shall be Canadian 20"x10" blue/grey slates and retained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies QD2, QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

BH2008/03436

50 Dean Court Road Rottingdean Brighton

Demolition of existing garage and side extension. Construction of single storey extension to rear. Construction of new two storey extension to side and front, including roof alterations and dormer.

Applicant: Professor Morgan Heikal

Officer: Anthony Foster 294495

Refused on 31/12/08 DELEGATED

1) UNI

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

BH2008/03530

Ground Floor Flat 10 Arundel Street Kemptown Brighton

Replacement of 2 no. wooden framed windows and half glazed door with UPVC double glazed units to rear (Retrospective).

Applicant: Mr Ewan Methven

Officer: Helen Hobbs 293335

Approved - no conditions on 13/01/09 DELEGATED

BH2008/03555

Rear GFF Arundel Lodge 7 Arundel Terrace Brighton

Formation of new escape door on street level.

Applicant: Mr Keith Honhold-Beresford

Officer: Helen Hobbs 293335

Refused on 09/01/09 DELEGATED

1) UNI

The proposed hatch and door is considered to be incongruous and out of keeping with the building, detrimental to the appearance and character of the listed building. As such the proposal is contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan as well as supplementary planning guidance on Listed Building Interiors (SPGBH11) and Listed Buildings - general advice (SPGBH13).

2) UNI2

Notwithstanding reason 1, insufficient information regarding the interior details of the proposed hatch as well as the exterior details of the proposed door, has been submitted. As such the impact of the proposal cannot be fully assessed in terms of its impact on the character and appearance of the Grade I Listed Building, and the proposal is contrary to policies HE1 and HE4 of the Brighton & Hove Local plan as well as supplementary planning guidance on Listed Building Interiors (SPGBH11) and Listed Buildings - general advice (SPGBH13).

BH2008/03556

Rear GFF Arundel Lodge 7 Arundel Terrace Brighton

Formation of new escape door on street level.

Applicant: Mr Keith Honhold-Beresford

Officer: Helen Hobbs 293335

Refused on 09/01/09 DELEGATED

1) UNI

The proposed door is considered to be incongruous and out of keeping with the building, detrimental to the appearance and character of the listed building. As

such the proposal is contrary to policies HE1 and HE4 of the Brighton & Hove Local plan as well as supplementary planning guidance on Listed Building Interiors (SPGBH11) and Listed Buildings - general advice (SPGBH13).

2) UNI2

Notwithstanding reason 1, insufficient information regarding the details of the proposed door, has been submitted. As such the impact of the proposal cannot be fully assessed in terms of its impact on the character and appearance of the Grade I Listed Building and surrounding conservation area. Therefore the proposal is contrary to policies HE1 and HE4 of the Brighton & Hove Local plan as well as supplementary planning guidance on Listed Building Interiors (SPGBH11) and Listed Buildings - general advice (SPGBH13).

BH2008/03595

60 Wanderdown Road Brighton

Proposed rear extension to first floor.

Applicant: Mr Berry

Officer: Louise Kent 292198

Approved on 12/01/09 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

3) UNI

The north-western first floor window shall not be used as access to the flat roof and shall be permanently retained as a window.

Reason: To safeguard the amenities of the occupiers of 58 Wanderdown Road and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/03615

9 Longhill Road Brighton

Erection of detached garage with room in roof at rear of property, associated alterations to existing boundary wall facing Ainsworth Avenue and replacement of boundary wall facing Longhill Road and installation of new gates.

Applicant: Mrs Louise Phillips

Officer: Anthony Foster 294495

Refused on 09/01/09 DELEGATED

1) UNI

The proposed garage by reason of its siting, height, design and bulk, would appear as an incongruous feature within the street scene and would be of detriment to the character and appearance of the surrounding area failing to emphasise or enhance the positive qualities of the neighbourhood. As such is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2008/03626

44 Arundel Drive East Brighton

Certificate of Lawfulness for proposed hip to gable roof conversion (part retrospective).

Applicant: Mrs Jenny Campbell

Officer: Helen Hobbs 293335

Approved on 14/01/09 DELEGATED

WOODINGDEAN

BH2008/00733

13 Dudwell Road Brighton

Outline application for a detached two storey house.

Applicant: Mr M Williams

Officer: Ray Hill 293990

Refused on 12/01/09 DELEGATED

1) UNI

The development would, by reason of its size and prominent siting, appear overdominant and unduly obtrusive in the street scene, out of character with and detrimental to the visual amenity of the area contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI2

The Applicant has failed to demonstrate that the proposal would incorporate measures to ensure a satisfactory standard of sustainability contrary to policy SU2 of the Brighton & Hove Local Plan.

3) UNI3

The Applicant has failed to demonstrate that the minimisation and re-use of construction industry waste has been sought in an effective manner, contrary to policies SU13 of the Brighton & Hove Local Plan and WLP11 of the East Sussex and Brighton & Hove Waste Local plan and Supplementary Planning Document Construction and Demolition Waste (SPD03).

4) UNI4

The proposal fails to meet the travel demands arising from the development contrary to policies TR1 and QD28 of the Brighton & Hove Local Plan.

BH2008/03130

101 The Ridgway Brighton

New conservatory to rear of property.

Applicant: Mr David Warburton

Officer: Sonia Kanwar 292359

Approved on 10/12/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

BH2008/03496

406 Falmer Road Brighton

Dormer to rear elevation.

Applicant: Ms Megan Jones

Officer: Anthony Foster 294495

Refused on 06/01/09 DELEGATED

1) UNI

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

BRUNSWICK AND ADELAIDE

BH2005/02116/FP

Units 2, 3 & 4 38 Brunswick Street West Hove

Installation of mechanical services plant and insulation screening.

Applicant: No 7 Ltd

Officer: Nicola Hurley 292114

Refused on 08/01/09 DELEGATED

1) UNI

The air conditioning equipment by reason of its excessive size and footprint, covering much of the flat roof area of the building is considered to visually detract from the existing building, representing an incongruous feature that fails to preserve or enhance the character and appearance of the Brunswick Town Conservation Area. The proposed development therefore fails to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2008/02266

First Floor Flat 8 Brunswick Road Hove

Replacement of 1 no. UPVC window with softwood box sash to the second floor rear.

Applicant: Dorrington-Lyndale Development Company

Officer: Mark Thomas 292336

Refused on 15/12/08 DELEGATED

1) UNI

Policy HE1 of the Brighton & Hove Local Plan states that proposals involving the alteration of a Listed Building will only be permitted where the proposal respects the scale, design, materials and finishes of the existing building, and preserves its historic fabric. The proposed sliding sash window proposes inappropriate double glazing and overly bulky glazing bars and meeting rail. As such the proposed development is contrary to the aforementioned policy.

BH2008/02304

FFF 8 Brunswick Road Hove

Replacement of 1 No. UPVC window with softwood box sash to the second floor rear.

Applicant: Dorrington-Lyndale Development Co

Officer: Mark Thomas 292336

Refused on 15/12/08 DELEGATED

1) UNI

Policy HE1 of the Brighton & Hove Local Plan states that proposals involving the alteration of a Listed Building will only be permitted where the proposal respects the scale, design, materials and finishes of the existing building, and preserves its historic fabric. The proposed sliding sash window proposes inappropriate double glazing and overly bulky glazing bars and meeting rail. As such the proposed development is contrary to the aforementioned policy.

BH2008/02429

Flat 2 2 Adelaide Crescent Hove

Interior alterations and rear basement level extension.

Applicant: Anna Beardsmore

Officer: Chris Wright 292097

Refused on 17/12/08 DELEGATED

1) UNI

Policy HE1 of the Brighton & Hove Local Plan is resistant to development where it would have an adverse effect on the architectural and historic character or appearance of the interior or exterior of listed buildings or their setting and policy HE6 seeks to ensure development in conservation areas either preserves or enhances their historic character and setting through a high standard of design and detailing which reflect its scale, character and appearance. The scale, design and footprint of the rear extension are excessive and poorly related with the character and form of the original listed building in visual terms and would detract from its setting in occupying the majority of remaining yard space and would in turn be detrimental to and fail to preserve the character and setting of the Brunswick Town Conservation Area. The proposal is therefore contrary to the development plan.

BH2008/02663

31-33 Brunswick Road Hove

Listed building consent for replacement of existing boiler with combination model. To include addition of new flue to the exterior of building.

Applicant: Mrs Jill Stringer

Officer: Mark Thomas 292336

Approved on 12/12/08 DELEGATED

1) 01.05AA

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

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

2) 14.12A

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

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

BH2008/02719

22A St Johns Road Hove

Conversion of vehicle servicing workshops and two vacant residential units, demolition of single storey central infill and addition of set back storey to rear to create B1 office space, 5 residential flats and 2 town houses to include 2 single storey ground floor rear extensions to B1 units 1 & 3 and the provision of roof

level solar panels. Amended roof formation on north side rear.

Applicant: City Property Developments

Officer: Lawrence Simmons 290478

Approved on 18/12/08 DELEGATED

1) 01.01AA

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

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

2) 02.02A

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

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

3) 02.04A

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

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

4) 02.05A

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

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

5) 05.01AA

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

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

6) 06.03A

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

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

7) 13.06A

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

the Local Planning Authority.

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

8) 13.07A

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

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

9) UNI

The vehicle parking area shown on the approved plans shall not be used otherwise than for the servicing and delivery of goods to the B1 commercial units hereby approved.

Reason: To ensure that adequate parking provision is retained and to comply with policies TR7 and TR19 of the Brighton & Hove Local Plan.

10) UNI

All new door and window joinery details and render moulding details shall match exactly the original door and window joinery and render mouldings.

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

11) UNI

The new rear dormers shall be clad in lead.

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

12) UNI

The new rooflights shall be traditional steel or cast metal 'conservation style' ones and the rooflights shall be fitted flush with the adjoining roof surface and shall not project above the plane of the roof. 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 policies QD14 and HE6 of the Brighton & Hove Local Plan.

13) UNI

The terrace at second floor level attached to unit 5 of the commercial units shall not be used except between the hours of 08.00 and 20.00 on Mondays to Fridays and between the hours of 08.00 and 17.00 on Saturday and not at anytime on Sundays and Bank Holidays.

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

14) UNI

No development shall take place until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration is submitted to and agreed in writing by the Local Planning Authority. The use of the premises shall not commence until all specified works have been carried out in accordance with the agreed details and thereafter be retained to the satisfaction of the Local Planning Authority.

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

15) UNI

No development shall take place until a scheme for the fitting of odour control equipment to the building including the spray booth has been submitted to an agreed in writing by the Local Planning Authority. The use of the premises shall not commence until all odour control equipment works have been carried out in accordance with the approved details and thereafter be retained to the satisfaction of the Local Planning Authority.

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

16) UNI

No development shall take place until a scheme for sound insulation of odour control equipment referred to in the condition set out above shall be submitted to and agreed in writing by the Local Planning Authority. The use of the premises shall not commence until all sound insulation works have been carried out in accordance with the agreed details and thereafter be retained to the satisfaction of the Local Planning Authority.

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

17) UNI

(i) No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: (A desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of b and c below, however, this will all be confirmed in writing).

(a) A desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and unless otherwise agreed in writing by the Local Planning Authority.

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

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site.

is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(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 a competent person approved under the provisions of condition (i)c that any remediation scheme required and approved under the provisions of condition (i)c has been implemented fully in accordance with the approved details (unless varied with the written agreement of the local planning authority in advance of implementation). Unless otherwise agreed in writing by the local planning authority such verification shall comprise:

(a) as built drawings of the implemented scheme;

(b) photographs of the remediation works in progress;

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

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

Reason: Previous historical activities associated with this site may have potentially caused, or have the potential to cause, contamination of controlled

waters and to ensure that the proposed site investigations and remediation will not cause pollution of controlled waters and in accordance with policies SU3 and SU11 of the Brighton & Hove Local Plan.

BH2008/02840

Flat 4 22 Brunswick Square Hove

Proposed installation of a chair lift in the common stair well of the property between the first and second floor.

Applicant: Mrs Anna Christoforou

Officer: Mark Thomas 292336

Approved on 15/12/08 DELEGATED

1) 01.01AA

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

Should the stair lift become no longer required, it shall be removed and any damage caused by the fixings made good.

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

BH2008/02996

Sussex House 130 Western Road Hove

Change of use of existing ground and lower ground floor car park (SG) to medical centre (D1).

Applicant: Mr Paul Nicholson

Officer: Chris Wright 292097

Refused on 07/01/09 DELEGATED

1) UNI

The proposed change of use is contrary to the objectives and requirements of policy HO19 of the Brighton & Hove Local Plan because the applicant has not demonstrated that the proposal will be accessible to all members of the community and provide demonstrable benefits to people from socially excluded groups or that adequate car and cycle parking, including provision for people with disabilities, is provided.

2) UNI2

Policies QD2, QD5 and QD10 of the Brighton & Hove Local Plan require the design of new development to emphasise and enhance the positive qualities of the local neighbourhood and take into account local characteristics, present an attractive and interesting frontage at street level for pedestrians and ensure

replacement shop fronts respect the style, proportions, detailing, colour and materials of the parent building and surrounding shop fronts and buildings. The design, glazing configuration, expanse of glazing and the materials and finishes proposed, including the use of a timber entry door, are at odds with the prevailing character of the existing building which exhibits white PVCu windows and doors of regular style and design and consequently would be discordant and incongruous with the uniform and cohesive character of the existing building and adjoining historic terraces to the detriment of visual amenity.

3) UNI3

Policies TR1 and TR19 of the Brighton & Hove Local Plan seek to ensure new development provides for the travel demand it generates and policy TR14 requires good accessibility for cycles along with associated secure cycle storage. The scheme submitted would create a shortfall of ten parking spaces below the maximum standards set out in Supplementary Guidance Note 4: Parking Standards, for medical/health centre Class D1 uses. Additionally the surface cycle storage proposed would be difficult to access and its location would result in the loss of an existing surface car parking space. As such the proposal fails to cater adequately for alternative modes and for motorists would materially worsen existing highway conditions including parking and congestion. Therefore the proposal conflicts with the development plan.

4) UNI4

Owing to the location of the application site mostly at basement level and in consideration of the sole natural light sources being an east facing glazed entrance and a small light-well in the surface car park behind Sussex House, the proposed development would be unduly reliant on use of artificial lighting and mechanical ventilation resulting in an inefficient use of energy contrary to the requirements of policy SU2 of the Brighton & Hove Local Plan which states development will only be permitted where measures for the reduction of fuel and energy use and hence greenhouse gas emissions have been incorporated into the scheme.

BH2008/03009

Ground Floor Flat 15 York Road Hove

Demolition of existing single storey rear extension and construction of new single storey rear extension.

Applicant: Mrs Olivia Sullivan

Officer: Lawrence Simmons 290478

Approved on 11/12/08 DELEGATED

1) 01.01AA

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

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

2) 02.07A

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

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

3) 03.02A

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

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

4) UNI

All windows and doors shall be painted softwood and the side window shall be double hung vertical sliding sash to match the adjacent window on the building.

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

5) UNI

The side facing window proposed in the extension shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such, unless otherwise agreed with the local planning authority in writing.

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

BH2008/03081

29 Palmeira Mansions Church Road Hove

Change of use from offices (B1) to 3 no. flats (C305), refurbishment of existing maisonette and the provision of cycle store.

Applicant: Mr D Stoner

Officer: Jason Hawkes 292153

Approved on 31/12/08 DELEGATED

1) 01.01AA

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

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

2) 02.04A

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

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

3) 02.05A

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

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

4) 05.04

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

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

5) 06.03A

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made

available for use. The cycle parking facilities shall thereafter be retained for use at all times.

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

6) 13.02A

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

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

7) 13.03A

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

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

8) UNI

No works shall take place until details of the proposed external basement door, including joinery details and elevation drawings, have been submitted to and approved by the Local Planning Authority. The scheme 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 policies HE1 and HE6 of the Brighton & Hove Local Plan.

9) UNI

No development shall take place until details of a scheme to provide sustainable transport infrastructure for the flats to remain genuinely car-free at all times has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development does not put undue pressure on existing on-street car parking in the city and to comply with policies HO7 and SU15 of the Brighton & Hove Local Plan.

BH2008/03091

29 Palmeira Mansions Church Road Hove

Change of use from offices (B1) to 3 no. flats (C305), refurbishment of existing maisonette, and provision of cycle store.

Applicant: Mr D Stoner

Officer: Jason Hawkes 292153

Approved on 31/12/08 DELEGATED

1) 01.05AA

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

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

2) 14.02A

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

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

3) 14.03A

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

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

4) 14.11A

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

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

5) 14.13A

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

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

6) UNI

No works shall take place until details of the proposed external basement door, including joinery details and elevation drawings, and details of all new drainage and ventilation for all proposed kitchens have been submitted to and approved by the Local Planning Authority. The scheme 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 HE1 of the Brighton & Hove Local Plan.

BH2008/03112

33 & 35 St Johns Road Hove

Demolition of existing 2 storey 2 no. semi-detached dwellings along with front walls. Partial excavations toward the rear for the construction of 2 new 4 storey dwellings with rear gardens and off street parking.

Applicant: Mr Chris Morrison

Officer: Jason Hawkes 292153

Approved on 12/01/09 DELEGATED

1) 01.04AA

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

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

2) UNI

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

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

BH2008/03115

33 & 35 St Johns Road Hove

Demolition of existing 2 storey 2 no. semi-detached dwellings along with front walls. Partial excavations toward the rear for the construction of 2 new 4 storey dwellings with rear gardens and off street parking.

Applicant: Mr Chris Morrison

Officer: Jason Hawkes 292153

Approved on 13/01/09 DELEGATED

1) 01.01AA

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

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

2) 02.04A

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

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

3) 02.05A

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

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

4) 04.02A

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

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

5) 05.01A

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

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

6) 06.03A

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

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

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

7) 13.01A

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

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

8) 13.06A

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

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

9) UNI

The proposed side north facing windows in the side elevation shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such, unless otherwise agreed with the local planning authority.

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

10) UNI

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

Reason: To ensure the safety of persons and vehicles entering and leaving the site and proceeding along the highway, provide for the demand for travel created by the development and in accordance with policies TR1, TR19 and TR7 of the Brighton & Hove Local Plan.

11) UNI

Notwithstanding the Waste Management Plan submitted with the application, no development shall take place until a more detailed Site Waste Minimisation Statement indicating how the scheme will endeavour to reduce the amount of waste going to landfill, including details of proposed waste contractors, has been submitted to and approved in writing by the Local Planning Authority. The contractors must be registered with the Environment Agency.

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

12) UNI

No works shall commence until full details of a landscaping scheme, which includes hard surfacing, means of enclosure, landscaping and planting, have been submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of

the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interests of the visual amenities of the area and to comply with policies QD1, QD2 and QD16 of the Brighton & Hove Local Plan.

BH2008/03144

4 Queens Place Hove

External alterations incorporating Juliette balcony to first floor window, works to window and door frames and replacement of ground floor door.

Applicant: Mrs Veronica Craig

Officer: Weahren Thompson 290480

Refused on 07/01/09 DELEGATED

1) UNI

The proposed development would harm the architectural and historic character of this Grade II statutory listed building and appearance of the exterior of the building located within the setting of a listed mews, which would be incongruous within the street scene with the introduction of balcony treatment, disproportionate glazing at ground floor and the front door design. The proposed development would therefore be detrimental to the character and appearance of this part of The Avenues Conservation Area that would neither be preserved or enhanced. The proposal is therefore contrary to policies QD1, QD2, QD14, HE1 and HE6 of the Brighton & Hove Local Plan and to the provisions of Supplementary Planning Guidance BH 13 Listed Buildings - General Advice.

BH2008/03211

Third Floor Flat 17 Brunswick Square Hove

Certificate of lawfulness for proposed conversion of existing one bedroom studio flat and existing larger flat to create a two bedroom flat.

Applicant: Mr Michael Jackson

Officer: Jason Hawkes 292153

Approved on 29/12/08 DELEGATED

BH2008/03214

38 Wilbury Road Hove

Single storey rear extension.

Applicant: Miss Florence Tapiwa

Officer: Guy Everest 293334

Refused on 22/12/08 DELEGATED

1) UNI

The proposed extension by reason of its siting and projection in relation to the basement lightwell and window opening would appear overbearing and create an increased sense of enclosure for occupants of this property to the significant detriment of their residential amenity. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/03226

4 Queens Place Hove

Internal and external alterations incorporating Juliette balcony to first floor window, works to window and door frames and replacement of ground floor door.

Applicant: Mrs Veronica Craig

Officer: Weahren Thompson 290480

Approved on 16/12/08 DELEGATED

1) 01.05A

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

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

1) UNI

The proposed development would harm the architectural and historic character of this Grade II statutory listed building and appearance of the exterior of the building located within the setting of a listed mews, which would be incongruous within the street scene with the introduction of balcony treatment, disproportionate glazing at ground floor and the front door design. The proposal is therefore contrary to Policy HE1 of the Brighton & Hove Local Plan and to the provisions of Supplementary Planning Guidance BH 13 Listed Buildings - General Advice.

BH2008/03268

7 Brunswick Street West Hove

Replacement of garage door.

Applicant: Mr Danny Ferrari

Officer: Clare Simpson 292454

Approved on 08/01/09 DELEGATED

1) 01.01AA

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

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

2) UNI

No works shall take place until full details of the proposed works including 1:20 sample elevations and 1:1 joinery profiles have been submitted to and approved by the Local Planning Authority. The scheme 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 in accordance with policy HE1 of the Brighton & Hove Local Plan.

BH2008/03560

Flat 2 2 Adelaide Crescent Hove

Interior alterations and rear basement level extension.

Applicant: Anna Beardsmore

Officer: Chris Wright 292097

Refused on 17/12/08 DELEGATED

1) UNI

Supplementary Planning Guidance Note 11: Listed Building Interiors, and Policy HE1 of the Brighton & Hove Local Plan, are not permissive of development where it would have an adverse effect on the architectural and historic character or appearance of the interior or exterior of listed buildings or their setting. The proposed works would alter the historic internal layout of the building such that

the original arrangement and division of rooms, corridors and architectural features would be compromised and no longer legible. The scale, design and footprint of the rear extension are excessive and poorly related with the character of the listed building in visual terms and would have a detrimental impact upon its setting in occupying the majority of remaining yard space. The proposal is therefore contrary to the development plan.

CENTRAL HOVE

BH2008/01997

118-120 Church Road Hove

Proposed main use as A3 with retention of A1 use at front of property. Installation of air conditioning system (Part Retrospective).

Applicant: Mr Saige Abonlkmani

Officer: Guy Everest 293334

Refused on 09/01/09 DELEGATED

1) UNI

The use of the application site within Use Class A3 (cafes and restaurants), together with existing adjacent units, results in a concentration of non-retail uses and a significant break in the prime retail frontage of more than 15 metres. The proposal would thereby undermine the primary shopping function and vitality and viability of the Hove Town Centre, contrary to policy SR5 in the Brighton & Hove Local Plan.

BH2008/02239

92 Church Road Hove

Proposed 2 no. fascia signs and 2 no. projecting signs (Resubmission of Refused Application BH2008/00043).

Applicant: Somerfield Stores Ltd

Officer: Wayne Nee 292132

Approved on 15/12/08 DELEGATED

1) 10.01

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

Reason: To accord with regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2) 10.02

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

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

3) 10.03

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

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

4) 10.04

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

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

5) 10.05

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

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

6) 10.06

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

No advertisement shall be sited or displayed so as to-

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

7) 10.07A

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.

BH2008/02590

1-3 Vallance Gardens Hove

Relocation of windows of bedroom 2 to flats 1, 3, 5, 7 & 8 and alternative glazing type (part retrospective).

Applicant: Vallance Gardens Developments Ltd

Officer: Clare Simpson 292454

Approved - no conditions on 11/12/08 DELEGATED

BH2008/02651

The Blind Busker 75-77 Church Road Hove

Two new jumbrellas to front decked area and new half glazed timber screen to perimeter of existing decking.

Applicant: Bay Restaurant Group Ltd

Officer: Jonathan Puplett 292525

Refused on 05/01/09 DELEGATED

1) UNI

Policy HE6 of the local plan seeks to ensure that all proposals within a conservation area preserve or enhance the character and appearance of the area, and policy QD14 seeks to ensure that all proposal for extensions and alterations are appropriate in regard to their visual impact. The proposed screening to the front terrace would enclose an area which would normally be expected to be of an open character, giving the terrace an overly prominent appearance out of keeping with the street scene. The two 'jumbrellas' would also appear as inappropriately prominent permanent features. The development would harm the appearance of the property, to the detriment of the visual amenities of the area and the character of the surrounding conservation area.

BH2008/02909

16 Connaught Road Hove

Installation of iron railings either side of path to front entrance.

Applicant: Mr Kevin Bull

Officer: Jonathan Puplett 292525

Approved on 12/01/09 DELEGATED

1) 01.01AA

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

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

2) UNI

No development shall take place until further details / drawings have been submitted showing the railings to the southern side of the basement steps. These railings shall either be set away from the bay window and cill detail, or shall be set below the bay window and cill detail at the western end of the wall.

Reason: To ensure an acceptable appearance to the development and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2008/03013

Royal Bank of Scotland 53-54 George Street Hove

Installation of a second automatic telling machine.

Applicant: The Royal Bank of Scotland Group Plc

Officer: Jason Hawkes 292153

Approved on 29/12/08 DELEGATED

1) 01.01AA

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

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

2) 04.01A

Notwithstanding the approved plans, the ATM's controls shall be raised and separated from each other, have a positive action and have raised numbers, letters or Braille characters on each control and be no higher than 1060 mm. from ground level.

Reason: To ensure satisfactory facilities for people with disabilities and to accord with policy QD10 of the Brighton & Hove Local Plan.

BH2008/03028

27A Albany Villas Hove

Replacement of 4 sash windows. Three on the front elevation with white wooden double glazed sash windows. One on the rear with a white sash UPVC double glazed window.

Applicant: Ms Ellie Katsourides

Officer: Mark Thomas 292336

Approved on 15/12/08 DELEGATED

1) 01.01AA

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

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

2) 03.02A

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

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

3) UNI

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

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

4) UNI

The proposed windows shall match exactly the glazing pattern of the existing units.

Reason: For the avoidance of doubt, and to ensure the satisfactory appearance of the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2008/03151

Flats A & B 50 Clarendon Villas Hove

Replacement of existing timber windows with UPVC windows to flats.

Applicant: Downland Housing Association

Officer: Mark Thomas 292336

Approved on 07/01/09 DELEGATED

1) 01.01AA

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

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

BH2008/03238

1 Grand Avenue Hove

Replacement of railings and handrails to all balconies on front elevation with powder-coated aluminium and glass panels.

Applicant: Deacon & Co

Officer: Lawrence Simmons 290478

Approved on 09/01/09 DELEGATED

1) 01.01AA

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

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

2) 13.01A

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

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

BH2008/03370

Boots 59 George Street Hove

Replacement of existing shop signage with 2 no. internally illuminated fascia sign and 1 no. internally illuminated projecting sign.

Applicant: Boots The Chemist

Officer: Lawrence Simmons 290478

Approved on 17/12/08 DELEGATED

1) 10.01

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

Reason: To accord with regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2) 10.02

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

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

3) 10.03

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

Reason: To comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4) 10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5) 10.05

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) 10.06

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

No advertisement shall be sited or displayed so as to-

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7) 10.07A

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 surface brightness of the illumination from the advertisements hereby approved shall at no time exceed the maximum levels set out by the Institute of Lighting Engineers' Technical Report No.5 (600 candelas per square metre).

Reason: An illumination of greater brightness would distract the attention of road users and would be detrimental to visual amenities contrary to Policy Q12 and

BH2008/03388

Flat 15 3 Third Avenue Hove

Construction of external cast iron balcony including formation of new door opening to existing bay window. Replacement of existing velux window with larger conservation type.

Applicant: Mr Guy Nickalls

Officer: Lawrence Simmons 290478

Refused on 06/01/09 DELEGATED

1) UNI

Policy HE6 of the Brighton & Hove Local Plan requires proposals within Conservation Areas to preserve or enhance the character and appearance of the area, show no harmful impact on the roofscape of the Conservation Area and sets out that those proposals likely to have an adverse impact on the character or appearance of a Conservation Area will not be permitted. The addition of a metal balustrade, by reason of its excessive size, prominent position and inappropriate material proposed to be used would be unacceptable, due to the introduction of a prominent and uncharacteristic feature on the building. Furthermore, the alteration to the dormer to form doors that extend into the apex of the structure would appear discordant with the solid gables of the rest of the pitched roof dormers on the building. The proposal would thereby be harmful to the character and appearance of the Conservation Area and would conflict with policies QD14 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

Policy QD27 aims to protect neighbouring amenity. The proposed creation of a balcony at roof level to the rear of the building would present a significant risk to the privacy and quiet enjoyment of neighbouring properties in the vicinity resulting in overlooking. The proposal would thereby fail to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/03445

78 Tisbury Road Hove

Internal alterations to ground floor flat.

Applicant: Ms Clare Vesely

Officer: Mark Thomas 292336

Approved on 10/12/08 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

BH2008/03490

Flat 1 5 Medina Terrace Hove

Alterations to rear elevation

Applicant: Ms Rebecca Young

Officer: Weahren Thompson 290480

Approved on 31/12/08 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2) 13.02A

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) 13.03A

All new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

4) UNI

Before development commences, a further drawing, showing the external door hereby permitted with a traditional low bottom panel, shall be submitted to and approved in writing by the Local Planning Authority and the development shall be implemented and maintained only as so approved.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD14, HE1 and HE6 of the Brighton & Hove Local Plan and to the provisions of Supplementary Planning Guidance BH 13 Listed Buildings - General Advice.

BH2008/03493

Flat 1 5 Medina Terrace Hove

Internal and rear external elevation alterations.

Applicant: Ms Rebecca Young

Officer: Weahren Thompson 290480

Approved on 31/12/08 DELEGATED

1) 01.05AA

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) 14.02A

The external finishes of the works hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) 14.03A

All new windows shall be painted softwood, double hung vertical sliding sashes with joinery details to match originals, where existing, and shall be retained as such.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

Before work commences details of decorative profile to the panel moulding for the internal doors at a scale of 1:20 elevation of door and 1:1 decorative profile shall be submitted to and approved in writing by the Local Planning Authority. The scheme 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 in accordance with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

No works shall take place until full details of the proposed works for the kitchen area; the drainage and ventilation, ducting, vents, trunking or notching of joists

have been submitted to and approved by the Local Planning Authority in writing. The scheme 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 in accordance with policy HE1 of the Brighton & Hove Local Plan.

GOLDSMID

BH2006/01859

Rear of 8-12 Cambridge Grove Hove

Demolition of existing industrial sheds and construction of 3 storey mixed use development of ground floor B1 office use and 2 storeys of 6 no 2 bed residential flats.

Applicant: Mr John Kinnear

Officer: Guy Everest 293334

Refused on 12/12/08 DELEGATED

1) UNI

Insufficient information has been submitted to demonstrate that the existing industrial unit is genuinely redundant and that the site does not have potential for industrial redevelopment. The development would result in the loss of the existing B2 use; a reduction in total employment floorspace on the site; and through the introduction of further residential accommodation potentially prejudice the future viability of adjoining B2 uses to the east. The proposal is therefore contrary to policy EM3 of the Brighton & Hove Local Plan which seeks to retain land in industrial use unless unsuitable for modern employment needs.

2) UNI2

Policy SU10 of the Brighton & Hove Local Plan seeks to ensure new development minimise the impact of noise for occupiers of proposed buildings. The site abuts the South Coast railway line and as such there is potential for significant noise disturbance for future occupants of the proposed development, and particularly the residential units. Insufficient information has been submitted with the application to assess the impact of this existing noise source, and any necessary noise attenuation measures, upon the proposed development. The proposal is therefore contrary to the aims of the above policy.

BH2008/02279

Coniston Court Holland Road Hove

Erection of an attached garage.

Applicant: Arrowdell Ltd

Officer: Wayne Nee 292132

Refused on 05/12/08 DELEGATED

1) UNI

Policy QD14 of the Local Plan states that visual amenity should be safeguarded and development harmful to the appearance or character of the area should not be permitted. The proposed garage, by reason of its siting, would form an incongruous and unsympathetic feature, detrimental to the appearance of the building and the visual amenity of the street scene and the surrounding area. This is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI

Policy QD16 of the Brighton & Hove Local Plan states that development which would damage or destroy a preserved tree will not be permitted. The sycamore tree immediately to the east of the proposed garage is covered by a preservation order (TPO No10 1993) and the proposed garage will be less than 2 metres away

from the trunk of the tree. Due to its proximity, its construction will have a detrimental impact on the root system of the tree. Consequently, having regard to the proximity of the works, the proposal is deemed to have an adverse impact on the long term health of the sycamore tree and is contrary to the above policy.

3) UNI

Policy TR1 of the Brighton & Hove Local Plan states that development proposals should provide for the demand for travel they create. The site has an existing car parking space immediately to the west of the proposed garage. Due to the proximity of the garage to an existing parking space, the use of the proposed garage would be prejudicial to the use of this parking space which has recently been provided in association with the construction of penthouses to the property. The proposal will therefore result in a loss of a dedicated parking space for the penthouses. The proposal is therefore contrary to policy TR1 of the Brighton & Hove Local Plan.

BH2008/02452

Garages at rear of 90 Cromwell Road Hove

Demolition of existing single storey garages and construction of one 2-bedroom mews house.

Applicant: Miss Pauline Whitcomb

Officer: Jonathan Puplett 292525

Refused on 15/12/08 PLANNING APPLICATIONS SUB-COMMITTEE

1) UNI

Policies QD1 and QD2 of the Brighton & Hove Local Plan state all new development should be designed to emphasise and enhance the positive qualities of the local neighbourhood, by taking into account local characteristics. The proposed dwelling and associated garden area would appear incongruous in relation to surrounding development, with the restricted size of the plot also significantly smaller than surrounding development. The proposed dwelling by reason of its siting abutting the site boundaries on three sides, has unsuitable and insufficient spacing around the structure and would be reliant (at first floor level) on light and outlook over neighbouring sites to ensure an acceptable standard of accommodation. The proposal fails to respect the local context or to enhance the positive qualities of the local neighbourhood, and is considered to be an inappropriate form of development contrary to the above policies to the detriment of the visual amenities and character of the area.

2) UNI2

The scale of the proposed structure is considered to be excessive and would form an unduly prominent feature detrimental to the setting of the neighbouring properties and the visual amenities of the surrounding area. The outlook from neighbouring windows and garden areas would be harmed. Furthermore, details of the design are considered to be unsympathetic, and out of keeping with the appearance of neighbouring dwellings. The proposed development is therefore contrary to policies QD1, QD2, QD27, and HE6 of the Brighton & Hove Local Plan.

BH2008/02838

64 Palmeira Avenue Hove

Variation of condition 2 of approved application BH2006/03924 to increase the number of children attending nursery from 48 to 53.

Applicant: Mrs Philpa Douglas

Officer: Lawrence Simmons 290478

Refused on 16/12/08 DELEGATED

1) UNI

Policy HO26 states planning permission for day nurseries will be permitted where the proposal would not result in traffic congestion or prejudice highway safety. Policy TR4 requires the submission of a travel plan. The applicant has failed to provide a travel plan in respect of the current use of the premises and has not therefore allowed an assessment of the traffic implications associated with the nursery presently or demonstrated that the existing number of children attending the nursery is appropriate with the above policies. Furthermore, the application did not include a Travel Plan or any measures that would prevent an increase in private motor vehicular movements as a result of the increase in the number of children attending the nursery. The proposal is therefore contrary to policies HO26, TR1, TR2 and TR4 of the Brighton & Hove Local Plan.

BH2008/02902

87A Goldstone Villas Hove

Reinstatement of concrete pier and period railings to front elevation, together with landscaping works/decking (part retrospective).

Applicant: Mr Richard Geary

Officer: Jason Hawkes 292153

Refused on 29/12/08 DELEGATED

1) UNI

Brighton & Hove Local Plan policies QD1, QD2 and QD14 require new development to be of a high standard of design that would make a positive contribution to the surrounding area and emphasise and enhance the positive characteristics of the local neighbourhood. Policy HE6 also states that development within or affecting the setting of conservation areas should preserve or enhance the character or appearance of the area. The new opening and pilaster adjacent the existing original entrance disrupts the rhythm of pilasters and entrances of the terrace to the detriment of the visual amenity of the area. Additionally, the rear decking and structures due to their colour, impact on the boundary walls and excessive size covering the whole of the garden are visually intrusive and detract from the character and appearance of the conservation area. The scheme is therefore contrary to the above policies.

2) UNI2

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to protect the amenity of an area, its users, residents and occupiers. The use of the raised decking results in significant overlooking of the neighbouring gardens leading to a loss of privacy. The proposal therefore leads to a loss of amenity and is contrary to the above policies.

BH2008/02917

Unit 1 Newtown Road Hove

Subdivision of existing office/warehouse (B1/B8) together with associated internal and external alterations.

Applicant: Mr Roger Elkins

Officer: Jonathan Puplett 292525

Approved on 05/12/08 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2) UNI

The units hereby approved shall not be occupied until details of secure cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car and to comply with policy TR14 of the Brighton & Hove Local Plan.

3) UNI

The units hereby approved shall not be occupied until details (in the form of section drawings) of the revised sloped access to the pedestrian entrances of both units have been submitted to and approved in writing by the Local Planning Authority. These works shall be implemented prior to the occupation of the development hereby permitted and retained as such thereafter.

Reason: To ensure access suitable for wheelchair users in compliance with policies TR7 and QD27 of the Brighton & Hove Local Plan.

BH2008/02922

Flat 7 8 Eaton Gardens Hove

Alterations to existing basement to create kitchen and dining area. New windows to front elevation.

Applicant: Mrs Merlyn Farley

Officer: Guy Everest 293334

Approved on 05/12/08 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2) UNI

No works shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:-

- i) 1:1 joinery profiles of the lower ground floor windows;
- ii) 1:20 sample elevations and 1:1 joinery profiles of the lantern light; and
- iii) details of materials for the lightwell walls;

The works shall be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

BH2008/02983

Flat 7 8 Eaton Gardens Hove

Listed building consent for alterations to existing basement to create kitchen and dining area. New windows to front elevation.

Applicant: Mrs Merlyn Farley

Officer: Guy Everest 293334

Approved on 09/12/08 DELEGATED

1) 01.05AA

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) UNI

No works shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:-

- i) 1:1 joinery profiles of the lower ground floor windows;
- ii) 1:20 sample elevations and 1:1 joinery profiles of the lantern light; and
- iii) details of materials for the lightwell walls, which should match the material of the existing lightwell walls to the property;
- iv) details of the staircase balustrading.

The works shall be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

Any new architraves and skirting boards necessary as part of the hereby approved works shall match the existing.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2008/03002

100 Goldstone Villas Hove

Advertisement consent for 10 x externally illuminated fascia signs, 1 x externally illuminated hanging sign and 1 x non-illuminated sign.

with menu boxes.

Applicant: Mrs Celia Tobin

Officer: Lawrence Simmons 290478

Refused on 19/12/08 DELEGATED

1) UNI

Policies QD12, HE6 and HE9 and SPD7 require proposals to maintain the visual amenity of the locality and the setting of Conservation Areas and Listed Buildings. The proposed signage, by reason of its excessive external illumination, would be unduly obtrusive and would thereby cause detriment to the character of the area and the setting of the Hove Station Conservation Area and the Hove Railway Station Listed Building.

BH2008/03023

31 Livingstone Road Hove

Replacement windows.

Applicant: Ms Gemma Stevens

Officer: Mark Thomas 292336

Approved on 16/12/08 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

BH2008/03039

30 Shirley Street Hove

Certificate of lawfulness for existing use as a hot food take-away (A5).

Applicant: Ms Tsang Man Yee

Officer: Lawrence Simmons 290478

Approved on 05/12/08 DELEGATED

BH2008/03097

56 Newtown Road Hove

Display of 3 no. non-illuminated fascia signs to the front and side elevation.

Applicant: Speedy Hire Plc

Officer: Mark Thomas 292336

Refused on 05/01/09 DELEGATED

1) UNI

Policy QD12 of the Brighton & Hove Local Plan states that advertisements and signs should be sensitively designed and located, and contribute to the visual amenity of the area. Having regard to the inappropriate coverage and overall cumulative impact, the proposal is deemed to detract from the character and appearance of the building. Additionally, the proposal, due to its prominent position within the frontage of the building results in a cluttered and unsympathetic appearance. The proposal is therefore contrary to the above policy.

BH2008/03334

3 Somerhill Avenue Hove

Replacement terrace to rear elevation, including excavation below the terrace to create additional amenity space.

Applicant: Mr & Mrs Campbell

Officer: Wayne Nee 292132

Approved on 12/01/09 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2) 03.02A

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2008/03350

20 Denmark Villas Hove

Certificate of lawfulness for proposed conversion of raised ground floor flat and first and second floor maisonette into one self-contained maisonette.

Applicant: Mr Tony Adams

Officer: Chris Wright 292097

Approved on 06/01/09 DELEGATED

BH2008/03655

31 Addison Road Hove

Single storey rear extension with glass roof over.

Applicant: Mrs Emma Harris

Officer: Weahren Thompson 290480

Refused on 14/01/09 DELEGATED

1) UNI

The proposed extension by reason of its height, length, position and close proximity with the site boundary with number 33 Addison Road would adversely affect the residential amenities with the neighbouring property. The proposed development would appear over-dominant and overbearing when viewed from

the neighbouring property resulting in an increased sense of enclosure and excessive building bulk. The proposal is therefore contrary to policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/03679

28 Fonthill Road Hove

Certificate of Lawfulness for a proposed development of a detached garage.

Applicant: Mr Flint

Officer: Mark Thomas 292336

Refused on 17/12/08 DELEGATED

1) UNI

The height of the proposed detached garage is in excess of 2.5m and is within 2 metres of the boundary of the curtilage of the dwelling house. As such the proposed detached garage does not fall within 'permitted development rights' as defined within Schedule 2, Part 1, Class E of the Town & Country Planning (General Permitted Development) Order 1995 as amended.

HANGLETON & KNOLL

BH2008/02430

6 Margery Road Hove

Single storey rear extension.

Applicant: Mr J Langridge

Officer: Wayne Nee 292132

Approved on 15/12/08 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2) 02.07A

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) 03.02A

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2008/03152

28 Poplar Avenue Hove

First floor pitched roof rear extension

Applicant: Mr Peter Bowler

Officer: Wayne Nee 292132

Approved on 08/12/08 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2) 03.02A

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2008/03167

3 Ashlings Way Hove

Demolition of existing flat roof extension and erection of pitched roof single storey rear and side extension, new roof to garage.

Applicant: Mr & Mrs M Lawrence

Officer: Weahren Thompson 290480

Refused on 12/12/08 DELEGATED

1) UNI

The proposed development due to its close proximity with the site boundary with number 5 Ashlings Way would adversely affect the residential amenities with the neighbouring property. The proposed development would cause poor outlook to the neighbouring property. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/03230

61 Elm Drive Hove

Rear conservatory.

Applicant: Mr Long

Officer: Jonathan Puplett 292525

Approved on 12/01/09 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

BH2008/03247

5 Hangleton Lane Hove

Single storey rear extension with rooflights.

Applicant: Mr A Sheehan

Officer: Jonathan Puplett 292525

Approved on 17/12/08 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2) UNI

The brickwork and tiles of the extension hereby permitted shall match in material, colour, style, bonding and texture those of the main dwelling house.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD14 of the Brighton & Hove Local Plan.

BH2008/03276

8 West Way Hove

Additional storey above existing single-storey building to form 4 self-contained flats.

Applicant: Mr Arif Essaji

Officer: Guy Everest 293334

Refused on 17/12/08 DELEGATED

1) UNI

The development by reason of its design, materials, height and bulk in relation to the scale and appearance of adjoining development to the west would appear incongruous and represent an unduly dominant addition to the street scene. The proposal would therefore fail to emphasise and enhance the positive qualities of the local neighbourhood contrary to the aims of policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The development would appear overbearing and result in overshadowing and loss of light and privacy for adjoining properties to the west. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/03314

53 Hallyburton Road Hove

Alterations to rear elevation of ground floor flat.

Applicant: Mr Derek Took

Officer: Mark Thomas 292336

Approved on 12/12/08 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2) 03.02A

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2008/03419

134 Hangleton Way Hove

Replacement windows and door to rear.

Applicant: Mrs Margaret Hills

Officer: Weahren Thompson 290480

Approved on 31/12/08 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2) 03.02A

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2008/03434

7 Summerdale Road Hove

Certificate of lawfulness for proposed hip to gable roof extension and flat roof rear dormer.

Applicant: Mr & Mrs Mark Phillips

Officer: Mark Thomas 292336

Approved on 10/12/08 DELEGATED

BH2008/03471

4 Meadway Crescent Hove

Demolition of existing conservatory and erection of a single storey rear extension.

Applicant: Mr G Inslay

Officer: Mark Thomas 292336

Approved on 09/12/08 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2) 03.02A

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2008/03532

251 Hangleton Road Hove

Certificate of lawfulness for proposed loft conversion including hip to gable extension, rear dormer and front roof lights.

Applicant: Mr Brian Boon

Officer: Jonathan Puplett 292525

Approved on 31/12/08 DELEGATED

NORTH PORTSLADE

BH2008/02629

321 Mile Oak Road Portslade Brighton

First floor extension to convert bungalow into house, including front porch extension.

Applicant: Mr M Goble

Officer: Jonathan Puplett 292525

Refused on 10/12/08 PLANNING APPLICATIONS SUB-COMMITTEE

1) UNI

Policies QD1 and QD2 Policy of the Brighton & Hove Local Plan state that new development should be designed to emphasise the positive qualities of the surrounding area. QD14 states that planning permission for extensions or alterations to an existing building will only be granted if the proposed development is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The existing bungalow is located within a small plot with an unusual relationship with neighbouring properties. The proposal to extend the bungalow to two storeys is considered to be an overdevelopment of the site which fails to respect the

constraints of the plot and its relationship to neighbouring residential dwellings. The extension would result in a cramped form of development, and is considered to be inappropriate.

2) UNI2

Policies QD14 and QD27 of the Brighton & Hove Local Plan state that Planning permission for development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The bulk of the proposed extensions would have an enclosing and overbearing effect on the outlook from the rear windows and rear gardens of neighbouring properties located to the west of the site; particularly no. 4 Oakdene Close which adjoins the rear of the site.

3) UNI3

There is an existing retail unit with residential accommodation above located to the east of the application site at no. 323-325 Mile Oak Road. The proposed first floor windows facing onto this site would be located approximately 12 metres away from the first floor rear windows of no. 323-325 Mile Oak Road. This would create an unwelcome relationship of overlooking between these properties, harming the privacy of the residents. The outlook from the rear windows of no. 323-325 Mile Oak Road would also be harmed. Furthermore, the development conflicts with the recently approved scheme for the construction of a block of nine flats at no. 323-325 Mile Oak Road. An unwelcome relationship of overlooking between habitable rooms of no. 321 as proposed, and the new block of flats would be created, harming the privacy of residents. The proposed extension would also harm the outlook from the rear windows of the proposed flats. The scheme is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan which seek to protect residential amenity.

BH2008/02832

46 & 48 Truleigh Drive Portslade

Erection of a 2 storey rear extension to both dwellings and single storey side extension to number 48.

Applicant: Mr Peter Aldrich

Officer: Lawrence Simmons 290478

Refused on 08/01/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan states that all new developments should be well designed in relation to the property to be extended, surrounding properties and the surrounding area. The proposed two storey rear extensions would by reason of their height, flat-roofed design and projection, detract from the character and appearance of the properties and have an undue prominence relative to surrounding properties. This would be contrary to the requirements of the policy, to the detriment of the amenity of occupiers of surrounding properties to the rear.

2) UNI2

The proposed two storey rear extensions would by reason of their height, bulk and proximity to the neighbouring property at No.55 Thornhill Rise, have an overbearing and cramped impact on the property, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan which seek to protect amenity.

3) UNI3

The proposed first floor rear windows to the two storey rear extensions would, by reason of their proximity to the neighbouring gardens at Nos. 55 and 57 Thornhill Rise, lead to an increase in perceived levels of overlooking to the garden areas, and resultant loss of privacy to the occupiers of the properties, contrary to policy

QD27 of the Brighton & Hove Local Plan which seeks to protect amenity.

BH2008/03001

10a Hillcroft Portslade Brighton

Removal of condition 10 of application BH2007/04655 in respect of the erection of a terraced dwelling house, which states: prior to the commencement of works, a method statement shall be submitted to the Local Planning Authority outlining how the existing tree on site will be protected during construction works. The measures shall be implemented in strict accordance with the approved details.

Applicant: Michael Deller

Officer: Jason Hawkes 292153

Approved on 11/12/08 DELEGATED

1) UNI

Details of a replacement tree, including its species, size and a layout plan showing its position, shall be submitted to the Local Planning Authority for approval. The replacement tree shall have a rootball of no less than 14cms. The replacement tree shall be planted in the first planting season following the completion of the development or occupation of the building, whichever is sooner, and, in the event of the death or removal of, or serious damage or disease to the tree it shall be replaced in the next planting season with another tree 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, QD2 and QD16 of the Brighton & Hove Local Plan.

BH2008/03303

10A Hillcroft Portslade Brighton

Application for approval of conditions 3, 5, 7, 8 & 9 of application no. BH2007/04655.

Applicant: Mr Michael Deller

Officer: Jason Hawkes 292153

Approved on 10/12/08 DELEGATED

BH2008/03382

42 Juniper Close Portslade Brighton

Amendment to approval BH2003/03899/FP. To include a single storey side and rear extension.

Applicant: Steamwood Homes Ltd

Officer: Jason Hawkes 292153

Refused on 10/12/08 DELEGATED

1) UNI

Policies QD1 and QD2 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy QD14 also states that extensions to buildings should be well designed and detailed in relation to the property to be extended and surrounding area. The proposed extension, by virtue of its excessive size and proximity to the boundary in a prominent location, would form an incongruous and unsympathetic feature, which would be detrimental to the appearance of the building and the visual amenity of the surrounding area.

BH2008/03426

17 Gorse Close Portslade Brighton

Certificate of lawfulness for a proposed development of rear dormer incorporating Juliette balcony and 1 no roof light to front.

Applicant: Mr Dominic Young & Ms Jan Gayle

Officer: Jonathan Puplett 292525

Refused on 29/12/08 DELEGATED

1) UNI

The proposed roof extension includes a Juliet balcony, contrary to section B.1 (d) of Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995, as amended, which states that development is not permitted if it would consist of or include the construction or provision of a veranda, balcony or raised platform.

2) UNI2

The proposed roof extension is located directly on top of the eaves of the roof of the existing half dormer, contrary to condition B.2 (a) Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995, as amended, which states that other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof.

BH2008/03484

The Chalk Pit Mile Oak Road Portslade

Change of use from depot administration building (Sui Generis) to office use (B1) for a temporary period of 5 years.

Applicant: Penfold Verrall

Officer: Clare Simpson 292454

Approved on 12/01/09 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2) UNI

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997.

Reason: To ensure that the works do not cause noise and disturbance and to protecting the residential amenity of neighbouring properties to comply with policy SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The permission hereby granted is for a temporary period only and consent shall expire 5 years from the date of this consent.

Reason: As requested by the applicant and to ensure the Local Planning Authority have control over the future of the site, in the interests of policy QD27 of the Brighton & Hove Local Plan.

SOUTH PORTSLADE

BH2008/02459

44 Benfield Way Portslade

Roof conversion including one dormer on the east elevation and two dormers on the west elevation.

Applicant: Mr Price

Officer: Wayne Nee 292132

Approved on 05/01/09 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2) 03.02A

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2008/02608

125 Trafalgar Road Portslade Brighton

Conversion of existing house into 1 x one bedroom ground floor flat and 1 x two bedroom first floor flat (Resubmission of BH2008/0491)

Applicant: Mrs Claire Eyre-Walker

Officer: Guy Everest 293334

Refused on 17/12/08 DELEGATED

1) UNI

The proposal would result in the loss of a small dwelling which is not suitable for conversion into smaller units of accommodation by virtue of an original floor area below 115m² and comprising less than four bedrooms. This is reflected by a proposal which, at second floor level, would create accommodation below the standard that the Council would reasonably expect by virtue of habitable rooms of limited size and unsuitable for family occupation. The development is therefore contrary to policies HO9 and QD27 of the Brighton & Hove Local Plan which seeks to retain small dwellings suitable for family occupation.

BH2008/03162

31 Gladstone Road Portslade Brighton

First floor rear extension.

Applicant: Mr A. Hussain

Officer: Lawrence Simmons 290478

Refused on 10/12/08 DECISION ON APPEAL

1) UNI

The proposed first floor rear extension, by reason of its height, depth and proximity to the boundaries, would be detrimental to the amenities of the occupiers of adjoining residential properties by way of overbearing impact, sense of enclosure, loss of light and loss of outlook and would thereby conflict with Policies QD14 and QD27 of the Brighton & Hove Local Plan and SPGBH1: Roof Alterations and Extensions.

BH2008/03227

77a North Street Portslade Brighton

Certificate of lawfulness for existing use as a garage repair centre to include MOT testing (B2).

Applicant: Mr Gary Stephens

Officer: Lawrence Simmons 290478

Approved on 29/12/08 DELEGATED

BH2008/03319

Flat 5 9-10 Carlton Terrace Portslade

Replacement of existing windows and kitchen door with double glazed UPVC fittings.

Applicant: Mr Terence Bishop

Officer: Mark Thomas 292336

Approved on 11/12/08 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

BH2008/03341

116 St Andrews Road Portslade Brighton

Change of Use from car showroom (SG04) to A1 Retail (bulky goods only).

Applicant: Mr Jonathon Tate

Officer: Guy Everest 293334

Refused on 17/12/08 DELEGATED

1) UNI

Insufficient information has been submitted to demonstrate that the change of use would not be detrimental to the vitality and viability of the Boundary Road / Station Road district shopping centre, and that there are no sequentially preferable sites within existing defined shopping centres. Furthermore the development is not intended to provide for an outlying neighbourhood or a new housing development with a local retail outlet for which a need can be identified. The proposal is therefore contrary to the aims of policies SR1 and SR2 of the Brighton & Hove Local Plan.

BH2008/03447

32 Foredown Drive Brighton

Proposed gable end roof extension.

Applicant: Mr R Islam

Officer: Weahren Thompson 290480

Refused on 23/12/08 DELEGATED

1) UNI

The proposed change of a hipped roof into a gabled-end roof would unbalance the symmetry of the pair of semis, of which the property forms part and would cumulatively harm the appearance of the building and adversely affect the character and visual amenity of the area as a whole. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and to the provisions of Supplementary Planning Guidance SPGBH1 Roof Alterations and Extensions.

STANFORD

BH2008/01575

Ground Floor Flat 2 Landseer Road Hove

Single storey rear extension.

Applicant: Mr Anthony Collins

Officer: Weahren Thompson 290480

Refused on 02/01/09 DELEGATED

1) UNI

The proposed extension by reason of its size, scale, height, position and depth would bear a poor relationship to the existing L shaped building and the area in general. The proposed development due to its close proximity with the site boundary with number 4 Landseer Road would adversely affect the residential amenities with the neighbouring property. The proposed development would appear over-dominant and overbearing when viewed from the neighbouring property. The proposal is therefore contrary to policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/02220

182 Sackville Road Hove

Construction of an additional storage area at the rear of property (Retrospective).

Applicant: Mr John Harrop

Officer: Wayne Nee 292132

Refused on 12/12/08 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires extensions and alterations will only be granted if the proposed development is well designed, sited and detailed in relation to the property and the adjoining properties. The proposed storage area, by virtue of its inappropriate materials, would form an incongruous and unsympathetic feature poorly related to the appearance of the building and to the visual amenity of the surrounding area. The proposal is therefore contrary to policy QD1 and QD14 of the Brighton & Hove Local Plan.

BH2008/02369

11 Tongdean Road Hove

Erection of two new 5 bedroom family homes.

Applicant: Chris Weatherstone

Officer: Guy Everest 293334

Approved on 07/01/09 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2) 02.01A

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no extension, enlargement or other alteration of the building(s) shall be carried out without Planning Permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area, and for this reason would wish to control any future development to comply with QD14 and QD27 of the Brighton & Hove Local Plan.

3) 04.02A

The new dwelling(s) shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

4) 05.01A

No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority which details measures to ensure that the development hereby approved will achieve an EcoHomes rating of 'Very Good' or higher or a Code for Sustainable Homes rating of 'Level 3' or higher or an equivalent level of performance if an alternative independently assessed means of sustainability assessment is used. The agreed scheme shall be implemented in strict accordance with the approved details prior to the occupation of the development.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and in accordance with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan.

5) 13.01A

No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

6) UNI

No development shall take place until full details of proposed land levels relative to surrounding properties has been submitted to and agreed in writing by the Local Planning Authority. The details shall include finished floor levels and the development shall be constructed in accordance with the agreed details.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policy QD27 of the Brighton & Hove Local Plan.

7) UNI

No development shall take place until a scheme for the landscaping and enclosure of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall make particular provision for additional boundary fencing and landscaping along the northern boundary of the site and include details of planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes and proposed numbers / densities and an implementation programme.

Reason: To enhance the appearance of the development in the interests of the visual amenities of the area, protect neighbouring residential amenity and to comply with policies QD15, QD16 and QD27 of the Brighton & Hove Local Plan.

8) UNI

The landscaping scheme, as approved under condition 6 shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner. 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 with others of similar size and species, unless the Local Planning Authority give 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 QD15 and QD16 of the Brighton & Hove Local Plan.

9) UNI

Prior to occupation of the hereby approved dwellings details of entrance gates to the site from Tongdean Road shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the agreed details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and HE6 of the Brighton & Hove Local Plan.

BH2008/02967

24 Woodland Avenue Hove

Loft conversion incorporating formation of rear gable from existing hipped roof and insertion of rooflights.

Applicant: Mr Alan Bell

Officer: Jonathan Puplett 292525

Approved on 31/12/08 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2) 03.02A

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2008/03148

9 Tongdean Road Hove

Conservation Area Consent for demolition of existing house and erection of 3 no. family dwellings.

Applicant: Mr Paul Russell

Officer: Lawrence Simmons 290478

Refused on 11/12/08 DELEGATED

1) UNI

The proposal would result in the loss of a building that makes a positive contribution to the character of the area; fails to propose a replacement development that would maintain the visual amenity of the Conservation Area; and fails to demonstrate that the present building is beyond economic repair. The proposal would thereby cause detriment to the character of the Conservation Area and would be in conflict with policies HE6 and HE8 of the Brighton & Hove Local Plan.

BH2008/03149

9 Tongdean Road, Hove

Demolition of existing house and erection of 3 no. family dwellings.

Applicant: Mr Paul Russell

Officer: Lawrence Simmons 290478

Refused on 11/12/08 DELEGATED

1) UNI

The proposal would, by siting two flat-roofed dwellings at the plot's frontage, fail

to respect the prevailing form of development in the area, which is characterised by single houses with pitched roofs occupying frontage positions. It would thereby be detrimental to the character of the Tongdean Avenue / Tongdean Road Conservation Area and would conflict with policies QD1 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposal would, by reason of the siting of the dwellings with two at the plot's frontage and one visible to the rear, result in a cramped and overdeveloped appearance, to the detriment of the visual amenity of the Tongdean Avenue / Tongdean Road Conservation Area and would thereby conflict with policies QD1 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The proposal would result in the loss of a building that makes a positive contribution to the character of the area and fails to propose a replacement development that would maintain the visual amenity of the Conservation Area. The proposal would thereby cause detriment to the character of the Conservation Area and would conflict with policies QD1 and HE6 of the Brighton & Hove Local Plan.

BH2008/03187

24 Deanway Hove

Two side extensions.

Applicant: Mr Henrik Schou

Officer: Lawrence Simmons 290478

Refused on 10/12/08 DELEGATED

1) UNI

The proposed 2-storey side extension would, by reason of its height, bulk, scale, siting forward of the main frontage of the dwelling, proximity to the side boundary and front window design, constitute an unduly obtrusive form of development that would relate poorly in design terms to the house and that would be detrimental to the visual amenity of the locality. It would thereby conflict with policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed 2-storey side extension would, by reason of its position, height, bulk and scale, cause unacceptable loss of outlook, undue sense of enclosure to and overbearing impact upon the neighbouring property at 55 Woodland Drive. It would thereby conflict with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposal fails to demonstrate that it would not cause harm to trees growing at the common boundary with the house to the north and that make a positive contribution to the visual amenity of the locality. It would thereby conflict with policy QD16 of the Brighton & Hove Local Plan.

BH2008/03312

Land to the rear of 197 Old Shoreham Road Portslade

Erection of 2 storey block of 4 no. self contained flats.

Applicant: Mr Peter Bradford

Officer: Chris Wright 292097

Refused on 06/01/09 DELEGATED

1) UNI

The proposal represents over development of the site and, by reason of the scale, bulk, form, site coverage, design and prominent park side location, would have a cramped and discordant appearance, both detrimental to visual amenity,

failing to enhance the character of the local area and not achieving the standard of design reasonably expected by the local planning authority. As such the proposal is contrary to the requirements of policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

2) UNI

The amount of off-street parking for private motor vehicles and bicycles, does not accord with the levels set out in the council's SPGBH4: Parking standards, and as such the development would not provide for the travel demand it would generate, contrary to the requirements of policies TR1 and TR19 of the Brighton & Hove Local Plan.

3) UNI

The application site is not situated in a central area or within a controlled parking zone and the applicant has not demonstrated that the proposed development would remain genuinely car free in the long term. The local planning authority would not be able to ensure future inhabitants of the development do not own cars and as such the scheme conflicts with policy HO7 of the Brighton & Hove Local Plan and would lead to overflow parking in nearby residential streets, to the detriment of residential amenity and potentially highway safety. In these respects the application does not comply with policies QD27 or TR7 of the Brighton & Hove Local Plan.

BH2008/03367

8 Meadow Close Hove

Single storey rear extension to existing garage and front elevation. Extension to pitched roof with replacement dormers to front.

Applicant: Mr Kevin Reeves

Officer: Wayne Nee 292132

Approved on 31/12/08 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2) 03.02A

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2008/03368

46 Woodland Drive Hove

Addition of a single storey rear extension to an existing dwelling house.

Applicant: Mr Alistair Humby

Officer: Guy Everest 293334

Approved on 16/12/08 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2) 03.02A

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2008/03418

8 Kelly Road Hove

Two storey side extension and creation of an additional storey with pitched hipped roof over.

Applicant: Mr Roger Fagg

Officer: Clare Simpson 292454

Approved on 11/12/08 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2) 03.02A

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The proposed first floor windows to the south and north elevations of the house shall not be glazed other than with obscured glass and thereafter permanently retained as such.

Reason: To protect the privacy of neighbouring properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/03439

Flat 2 Barrowfield Lodge Barrowfield Drive Hove

Replacement of existing single glazed doors with UPVC double glazed doors.

Applicant: Hove Travel Agency

Officer: Jonathan Puplett 292525

Refused on 02/01/09 DELEGATED

1) UNI

Policy QD14 and of the Brighton & Hove Local Plan seeks to ensure that alterations to existing buildings are well designed and detailed in relation to the existing property, using materials sympathetic to the parent building. The proposed replacement of the existing timber framed doors UPVC units would be an inappropriate alteration to the building, which is of a traditional character with timber framed windows and doors. The character and appearance of the building would be harmed; the proposal is therefore contrary to the above policy.

BH2008/03486

129 Woodland Avenue Hove

Front single storey extension, removal and replacement of garage door to new window and alterations to garage roofline, comprising two new roof lights.

Applicant: Mr Alan Bull

Officer: Weahren Thompson 290480

Refused on 24/12/08 DELEGATED

1) UNI

The proposed front extension and associated alterations would individually and cumulatively harm the appearance of the building and would adversely affect the

character and visual amenity of the street scene and the area as a whole. The extension would add further to an over-extended development to the original dwelling, particularly when viewed with the existing bulky side dormers which are visible on the street scene. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and to the provisions of Supplementary Planning Guidance SPGBH1 Roof Alterations and Extensions.

BH2008/03518

15 Nevill Avenue Hove

Certificate of lawfulness for proposed loft conversion including full length side facing dormer.

Applicant: Mr & Mrs Callican

Officer: Mark Thomas 292336

Refused on 12/12/08 DELEGATED

1) UNI

The proposed flat felt-roof dormer is contrary to condition (a) of Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995 as amended by the 2008 Order, which requires the materials used in any exterior work to be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

BH2008/03576

2a Radinden Manor Road

Proposed new opening to ground floor rear of the property to add sliding doors. Removal of existing dormers on first floor to be replaced with new gable roof incorporating double doors and a Juliet balcony.

Applicant: Ms Emma Dunstan

Officer: Wayne Nee 292132

Approved on 05/01/09 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2) 03.02A

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

WESTBOURNE

BH2008/01815

79 Pembroke Crescent Hove

Replacement hardstanding from red asphalt to clay paving (Retrospective).

Applicant: Mrs A Chattleburgh

Officer: Wayne Nee 292132

Approved - no conditions on 11/12/08 DELEGATED

BH2008/02916

Flat 1 and 2 28 Carlisle Road Hove

Replacement of ground floor wooden windows (Flat 1) and first floor aluminium bay windows (Flat 2) with UPVC windows. (Retrospective).

Applicant: Mr Mark Hickey

Officer: Mark Thomas 292336

Approved - no conditions on 05/01/09 DELEGATED

BH2008/03041

23A & E Coleridge Street Hove

Change of use from B1 offices to 6 no. self-contained flats.

Applicant: Richlife Ltd

Officer: Lawrence Simmons 290478

Refused on 22/12/08 DELEGATED

1) UNI

The proposal would be contrary to policy EM5 of the Brighton & Hove Local Plan which seeks to restrict the loss of office floor space unless it has been demonstrated that the use is no longer viable and is unsuitable for redevelopment for alternative employment generating uses. Applicants are expected to demonstrate active marketing of the unit on competitive terms for a period of at least twelve months or more. Insufficient information has been submitted with the application to demonstrate the use of the office space is no longer viable, particularly given the condition of the buildings as recently purpose built office accommodation. Furthermore, if a unit is demonstrated to be redundant, preference is given to alternative employment generating uses or affordable housing. The proposed accommodation fails to provide either of these requirements.

2) UNI2

Policy HO3 requires developments to incorporate a mix of dwelling types and sizes that reflects and responds to Brighton & Hove's housing need. The proposed mix of residential accommodation fails to provide any two or three bedroom units. The proposal therefore fails to provide an adequate standard of accommodation to the detriment of future occupiers and the City's housing stock.

3) UNI3

The proposal would result in an unsatisfactory level of private amenity space which would be to the detriment of the living conditions of any future residents of the scheme and is contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development would cause detriment to the amenity of neighbouring properties on Shakespeare Street by way of increased levels of overlooking and loss of privacy. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/03106

214 Portland Road Hove

Conversion of existing first and second floor maisonette to 2 self-contained flats including a rear rooflight (amended description).

Applicant: Mr Peter Davis

Officer: Jason Hawkes 292153

Refused on 17/12/08 DELEGATED

1) UNI

Policy HO9 of the Brighton & Hove Local Plan states that planning permission will

be granted for the conversion of dwellings into smaller units of self-contained accommodation when at least one unit of accommodation is provided which is suitable for family accommodation and has a minimum of two bedrooms. The proposed conversion results in the formation of two one-bedroom flats which are not suitable for family accommodation and is therefore contrary to the above policy.

BH2008/03208

30/30A Sackville Road Hove

Erection of metal railings on existing dwarf wall to front boundary

Applicant: Rotary Club of Hove Housing Society

Officer: Mark Thomas 292336

Approved on 10/12/08 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

BH2008/03347

63 Pembroke Crescent Hove

Replacement front door (Retrospective).

Applicant: Dr Clare Garewal

Officer: Mark Thomas 292336

Approved on 07/01/09 DELEGATED

BH2008/03483

15 Princes Square Hove

Loft conversion incorporating roof lights to south and rear slope.

Applicant: Mr Peter Childs and Ms Jo Grigg

Officer: Clare Simpson 292454

Approved on 06/01/09 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2) 13.05A

The rooflights in the approved development shall be of 'conservation style' fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2008/03500

63 Coleridge Street Hove

Extension of ground floor retail office space together with first floor extension of outbuilding to rear. First floor extension of two bed flat with internal alterations and removal of chimney stack.

Applicant: Mr Jason Raynsford

Officer: Jonathan Puplett 29252

Refused on 09/01/09 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that extensions and alterations are well designed, sited and detailed in relation to the application property, adjoining properties and to the surrounding area. The proposal to extend the existing store building to a two storey appearance would create an incongruous, overly prominent and overbearing appearance which would harm the outlook from the rear windows and gardens of neighbouring residential properties. The scheme is therefore contrary to the above policy, and policy QD27 which also seeks to protect the amenity of neighbouring residents.

2) UNI2

The existing main building is part of a largely uniform terrace featuring adjoined pitched roof two storey rear projections. The proposal to enlarge the rear projection of the application property to a flat roof appearance is considered an inappropriate development which would harm the appearance of the building and would not be in keeping with the character of surrounding properties. This element of the scheme is therefore contrary to policy QD14.

BH2008/03666

11 & 11A Sheridan Terrace Hove

Variation of condition 8 of BH2007/02861 to read "a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development shall be submitted to the Local Planning Authority for written approval within 1 month of the date of this decision. The scheme shall include details of the removed crossover and reinstated footway and a timetable for the provision to be made. The provision shall be carried out in accordance with the approved details."

Applicant: Mr Ghassan Anabtawi

Officer: Guy Everest 293334

Approved on 07/01/09 DELEGATED

1) UNI

A scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development shall be submitted to the Local Planning Authority for written approval within 1 month of the date of this decision. The scheme shall include details of the removed crossover and reinstated footway and a timetable for the provision to be made. The provision shall be carried out in accordance with the approved details.

Reason: To ensure the development provides for the travel demands it will create and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

WISH

BH2007/03998

Hove Service Station Kingsway Hove

Redevelopment of petrol station. Demolition of existing structure, provision of new forecourt, pump islands, underground fuel tanks, replacement shop including customer toilets, car parking and car wash.

Applicant: Somerfield Store PLC

Officer: Paul Earp 292193

Approved on 08/01/09 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2) 02.06A

No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full as approved prior to occupation and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and to comply with policies SU2 and QD27 of the Brighton & Hove Local Plan.

3) 03.01A

No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

4) 05.01AA

Prior to the commencement of development, details of the measures to ensure that the development achieves a "Very Good" or "Excellent" BREEAM rating shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and in accordance with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991 - 2011 and SU2 of the Brighton & Hove Local Plan.

5) 05.03

No development shall take place until a written statement, consisting of a Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

6) 25.01A

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 in accordance with policy SU3 of the Brighton & Hove Local Plan.

7) 25.04A

No development approved by this planning permission shall be commenced until:

- A desktop study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced;
- A site investigation has been designed for the site using the information obtained from the desktop study and any diagrammatical representations

(Conceptual Model). This should be submitted to and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:

- a risk assessment to be undertaken relating to groundwater and surface waters associated on and off the site that may be affected;

- refinement of the Conceptual Model; and

- the development of a Method Statement detailing the remediation requirements;

c) The site investigation has been undertaken in accordance with details approved by the Local Planning Authority and a risk assessment has been undertaken; and

d) A Method Statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters, using the information obtained from the Site Investigation has been submitted to the Local Planning Authority. This should be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site.

Reason: The Agency considers that previous historical activities associated with this site may have potentially caused, or have the potential to cause, contamination of controlled waters and to ensure that the proposed site investigations and remediation will not cause pollution of controlled waters and in accordance with policies SU3 of the Brighton & Hove Local Plan.

8) 25.05A

The development of the site should be carried out in accordance with the approved Method Statement.

Reason: To ensure that the development complies with approved details in the interests of protection of controlled waters and in accordance with policies SU3 of the Brighton & Hove Local Plan.

9) 25.06A

The method of piling foundations for the development shall be carried out in accordance with a scheme to be 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 to the satisfaction of the Local Planning Authority.

Reason: To prevent the contamination of the underlying aquifer and in accordance with policies SU3 of the Brighton & Hove Local Plan.

10) 25.07A

Clean, uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic only shall be permitted as infill material.

Reason: To prevent pollution of controlled waters and in accordance with policies SU3 of the Brighton & Hove Local Plan.

11) 25.08A

No development approved by this permission shall be commenced until a scheme for the provision of surface and foul water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.

Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface and foul water disposal and in accordance with policies SU3 of the Brighton & Hove Local Plan.

12) UNI

Whilst the decommissioning of the underground tanks are taking place, a comprehensive investigation shall be carried out to determine if there have been local spillages or leaks from the storage vessel, fuel lines, interceptors and off set fills. The results of the testing (soil and groundwater) and the proposed remedial

methods/measures shall be provided in writing to the Local Planning Authority. Once such works are complete, a completion or validation report should be made available to detail exactly what works were undertaken and when.

Reason: To prevent pollution of the water environment and in accordance with policy SU3 of the Brighton & Hove Local Plan.

13) UNI

No development shall take place until details of a contribution towards meeting the demands for travel that the proposal would generate.

Reason: In order to meet the objectives of sustainable development and to comply with policy TR1 of the Brighton & Hove Local Plan.

14) UNI

Details of the external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The lighting installation shall comply with the recommendations of the Institution of Lighting Engineers (ILE) "Guidance Notes for the Reduction of Light Pollution" (dated 2005,) for zone E or similar guidance recognised by the council. A certificate of compliance signed by a competent person (such as a member of the Institution of Lighting Engineers) shall be submitted with the details. The approved installation shall be maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to a variation.

Reason: To safeguard the amenities of the occupiers of neighbouring properties and the visual amenities of the area and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

15) UNI

A scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration shall be submitted to and approved by the Local Planning Authority. The use of the premises shall not commence until all specified works have been carried out to the satisfaction of the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with policy QD27 of the Brighton & Hove Local Plan.

16) UNI

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997".

Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with policy QD27 of the Brighton & Hove Local Plan.

17) UNI

Amplified music shall not be played on the forecourt at any time.

Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with policy QD27 of the Brighton & Hove Local Plan.

18) UNI

A written scheme shall be submitted to the Local Planning Authority to state the proposed opening hours and additionally the proposed servicing and maintenance of the store, namely fuel and groceries deliveries. The works shall not commence until such a scheme has been agreed in writing. Such a scheme shall also incorporate suitable measures to control the use of the car wash and any proposed noisy operations such as hovering or compressed air lines.

Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with policy QD27 of the Brighton & Hove Local Plan.

19) UNI

No open storage shall take place within the curtilage of the site.

Reason: To safeguard the visual and residential amenities of the area and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

20) UNI

No development shall take place until details of landscaping along the western boundary of the site, to the St Aubyns South street frontage, have been submitted to and approved by the Local Planning Authority. All planting shall be carried before the petrol station is operational and retained in a condition to the satisfaction of the Local Planning Authority.

Reason: To enhance the appearance of the development in the interests of the visual amenities of the area and to comply with policies QD1, QD2 and QD15 of the Brighton & Hove Local Plan.

21) UNI

Details of surfacing and means of enclosure shall be submitted to and approved by the Local Planning Authority before works commence.

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 QD2 of the Brighton & Hove Local Plan.

BH2008/02770

85 New Church Road Hove

Ground and first floor rear extensions to create enlarged garage and annexe accommodation.

Applicant: Mr Anthony Naddeo

Officer: Jonathan Puplett 292525

Refused on 17/12/08 DELEGATED

1) UNI

Policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan requires that all new developments (including residential extensions and out buildings) are well designed, sited and detailed in relation to the application property, adjoining properties and to the surrounding area. The proposal to construct an annex / garage building of two storey appearance is considered to represent an overdevelopment of the rear garden and site. The annex would appear as an overly prominent structure in the street scene due to its excessive scale in relation to the size of the site, and limited spacing from the highway and the site boundaries. The development would be out of keeping with the surrounding area, and would result in an overly dominant appearance, to the detriment of the visual amenities of the surrounding area. The scheme is therefore contrary to the above policy and guidance.

2) UNI2

Policies QD14 and QD27 of the Brighton & Hove Local Plan state that Planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The bulk of the proposed annex / garage building would represent an overbearing structure when viewed from the rear windows and rear garden area of no. 87 New Church Road. The addition would have an oppressive impact on the residents of this neighbouring property; the outlook from rear windows and the rear garden of no. 87 would be harmed. The annex structure would also have an oppressive impact on the residents of no. 2 Hogarth Road to the north.

3) UNI3

Policy SU13 and Supplementary Planning Document 03 on Construction and Demolition Waste seek to reduce construction waste and require a Waste Minimisation Statement demonstrating how elements of sustainable waste management have been incorporated into the scheme in order to reduce the amount of waste being sent to landfill. Insufficient information has been submitted to demonstrate how these requirements would be met. The scheme is therefore contrary to the above policy and supplementary planning document.

BH2008/02784

68 Berriedale Avenue Hove

Erection of a single storey timber shed and covered way to the side of the house.

Applicant: Miss Justine Moles

Officer: Guy Everest 293334

Approved on 16/12/08 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

BH2008/03030

136a New Church Road Hove

Vehicle crossover and hardstanding including part demolition of front wall and replacement with gate.

Applicant: Dr Caroline Wilton

Officer: Weahren Thompson 290480

Refused on 09/12/08 DELEGATED

1) UNI

The proposed creation of a vehicular access in close proximity to a mature Elm Tree on the public footway outside 138 New Church Road would result in limited visibility when cars exit the proposed crossover and as a result would have a detrimental impact on highway safety. The proposed development would cause an increased risk to users of the public highway. The proposal is therefore contrary to Policy TR7 of the Brighton & Hove Local Plan.

BH2008/03040

169 New Church Road Hove

Creation of new crossover including partial demolition of boundary wall.

Applicant: Mr & Mrs Shiarlis

Officer: Weahren Thompson 290480

Approved on 31/12/08 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

BH2008/03137

35 Derek Avenue Hove

Certificate of lawfulness for proposed removal of existing garage and construction of new garage and side extension.

Applicant: Mr & Mrs David Branch

Officer: Weahren Thompson 290480

Approved on 07/01/09 DELEGATED

BH2008/03272

42 Derek Avenue Hove

Erection of two storey extension to side and rear incorporating pitched roof to rear and 1 no. dormer to front.

Applicant: Mr Brooking

Officer: Lawrence Simmons 290478

Approved on 12/12/08 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2) 02.02A

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no window, dormer window or rooflight other than those expressly authorised by this permission shall be constructed without Planning Permission obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) 03.02A

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

4) UNI

The first floor north side windows shall not be glazed other than with obscured glass and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjacent property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2008/03335

Ground Floor Flat 13 Boundary Road Hove

Replacement windows and doors to ground floor flat

Applicant: Mr P Jones

Officer: Mark Thomas 292336

Approved on 08/12/08 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

BH2008/03338

34 Berriedale Avenue Hove

Certificate of Lawfulness for proposed hip to barn hip roof extension, first floor rear extension, rear dormer and rooflights.

Applicant: Mr Simon Hasler

Officer: Wayne Nee 292132

Approved on 13/01/09 DELEGATED

BH2008/03480

Knoll House Ingram Crescent West Hove

Replacement of existing timber fascias with new UPVC fascias.

Applicant: Brighton & Hove City Council

Officer: Mark Thomas 292336

Approved on 12/12/08 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

BH2008/03487

8 Kenton Road Hove

Rear conservatory and loft conversion including rear dormer.

Applicant: Mr Pascal Madjoudj

Officer: Mark Thomas 292336

Refused on 11/12/08 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Further advice is contained within Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBHI). The proposed dormer window is inappropriately sized representing a bulky addition to the property and an overdevelopment of the roofspace. The proposed development would harm the character and appearance of the property. The proposal is therefore contrary to the above policy and guidance.

BH2008/03540

140 New Church Road Hove

Construction of a vehicle crossover.

Applicant: Mr Enrico De Napoli

Officer: Weahren Thompson 290480

Approved on 02/01/09 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2) UNI

No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority which details an Arboricultural Method Statement detailing tree protection measures for the mature tree on adjoining land for the proposed development. The measures shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would provide adequate protection and all construction work is carried out satisfactorily to comply with policy QD16 of the Brighton & Hove Local Plan and Supplementary Planning Document 06 Trees and Development Sites.

BH2008/03676

8 St Leonards Gardens Hove

Rear single storey extension.

Applicant: Mr Martin Furness-Smith

Officer: Mark Thomas 292336

Approved on 12/01/09 DELEGATED

1) 01.01AA

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2) 03.02A

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

