





Brighton & Hove
City Council

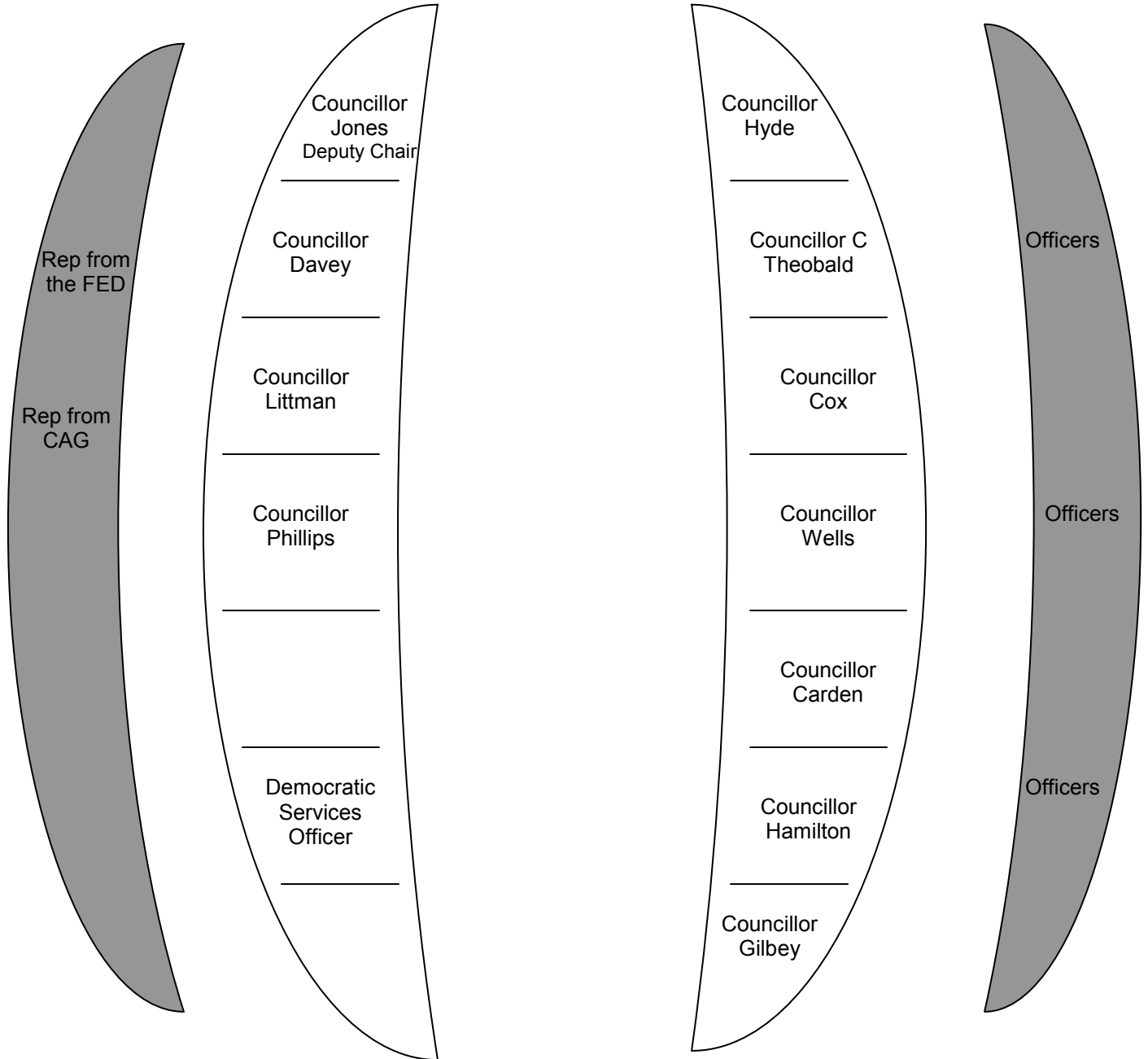
Planning Committee

Title:	Planning Committee
Date:	27 August 2014
Time:	2.00pm
Venue	Council Chamber, Hove Town Hall
Members:	Councillors: Mac Cafferty (Chair), Jones (Deputy Chair), Hyde (Opposition Spokesperson), Carden (Opposition Spokesperson), Cox, Davey, Gilbey, Hamilton, Littman, Phillips, C Theobald and Wells Co-opted Members: Jim Gowans (Conservation Advisory Group)
Contact:	Ross Keatley Acting Democratic Services Manager 01273 29-1064/5 planning.committee@brighton-hove.gov.uk

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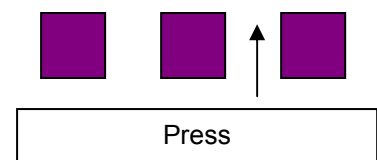
Democratic Services: Planning Committee

Senior Solicitor	Councillor Mac Cafferty Chair	Head of Development Control	Presenting Officer
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Public Speaker	Public Speaker
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Public Seating



AGENDA

50 PROCEDURAL BUSINESS

(a) Declaration of Substitutes: Where Councillors are unable to attend a meeting, a substitute Member from the same Political Group may attend, speak and vote in their place for that meeting.

(b) Declarations of Interest or Lobbying

- (a) Disclosable pecuniary interests not registered on the register of interests;
- (b) Any other interests required to be registered under the local code;
- (c) Any other general interest as a result of which a decision on the matter might reasonably be regarded as affecting you or a partner more than a majority of other people or businesses in the ward/s affected by the decision.

In each case, you need to declare

- (i) the item on the agenda the interest relates to;
- (ii) the nature of the interest; and
- (iii) whether it is a disclosable pecuniary interest or some other interest.

If unsure, Members should seek advice from the committee lawyer or administrator preferably before the meeting.

(d) All Members present to declare any instances of lobbying they have encountered regarding items on the agenda.

(c) Exclusion of Press and Public: To consider whether, in view of the nature of the business to be transacted, or the nature of the proceedings, the press and public should be excluded from the meeting when any of the following items are under consideration.

NOTE: Any item appearing in Part 2 of the Agenda states in its heading the category under which the information disclosed in the report is exempt from disclosure and therefore not available to the public.

A list and description of the exempt categories is available for public inspection at Brighton and Hove Town Halls.

(d) Use of mobile phones and tablets: Would Members please ensure that their mobile phones are switched off. Where Members are using tablets to access agenda papers electronically please ensure that these are switched to 'airplane mode'.

PLANNING COMMITTEE

51 MINUTES OF THE PREVIOUS MEETING 1 - 24

Minutes of the meeting held on 6 August 2014 (copy attached).

52 CHAIR'S COMMUNICATIONS

53 PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by 12 Noon on the due date of 18 August 2014.

54 TO AGREE THOSE APPLICATIONS TO BE THE SUBJECT OF SITE VISITS

55 TO CONSIDER AND DETERMINE PLANNING APPLICATIONS

Please note that the published order of the agenda may be changed; major applications will always be heard first; however, the order of the minor applications may be amended to allow those applications with registered speakers to be heard first.

MINOR APPLICATIONS

A BH2014/00331-Willow Surgery, 50 Heath Avenue, Brighton- Removal or Variation of Condition 25 - 42

Application for variation of condition 2 of application BH2012/03818 (Demolition of existing surgery and residential accommodation and erection of new surgery and student accommodation comprising of 19 rooms) to permit internal alterations and changes to fenestration to increase accommodation to 24 rooms.

RECOMMENDATION – MINDED TO GRANT

Ward: Moulsecoomb & Bevendean

Ward Affected: Moulsecoomb & Bevendean

B BH2014/02105- Toby Inn, 104 Cowley Drive, Brighton -Full Planning 43 - 58

Extensions and alterations to existing building including additional floor to facilitate change of use from Public House (A4) to Hostel (Sui Generis).

RECOMMENDATION – MINDED TO GRANT

Ward: Woodingdean

Ward Affected: Woodingdean

PLANNING COMMITTEE

- C BH2014/02404 -8 Chesham Road, Brighton -Householder Planning Consent 59 - 66**

Alterations incorporating changes from rear pitched roof to mansard roof, dormer to front elevation and revised fenestration.

RECOMMENDATION – REFUSE

Ward: East Brighton

Ward Affected: East Brighton

- 56 TO CONSIDER ANY FURTHER APPLICATIONS IT HAS BEEN DECIDED SHOULD BE THE SUBJECT OF SITE VISITS FOLLOWING CONSIDERATION AND DISCUSSION OF PLANNING APPLICATIONS**

INFORMATION ITEMS

- 57 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 67 - 68**

(copy attached).

- 58 LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS) 69 - 196**

(copy attached)

- 59 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 197 - 200**

(copy attached).

- 60 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 201 - 202**

(copy attached).

- 61 APPEAL DECISIONS 203 - 220**

(copy attached).

Members are asked to note that plans for any planning application listed on the agenda are now available on the website at:

<http://www.brighton-hove.gov.uk/index.cfm?request=c1199915>

PLANNING COMMITTEE

The City Council actively welcomes members of the public and the press to attend its meetings and holds as many of its meetings as possible in public. Provision is also made on the agendas for public questions to committees and details of how questions can be raised can be found on the website and/or on agendas for the meetings.

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If you have any queries regarding this, please contact the Head of Democratic Services or the designated Democratic Services Officer listed on the agenda.

For further details and general enquiries about this meeting contact Ross Keatley, (01273 29-1064/5, email planning.committee@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk.

Date of Publication - Monday, 18 August 2014

BRIGHTON & HOVE CITY COUNCIL**PLANNING COMMITTEE****2.00pm 6 AUGUST 2014****COUNCIL CHAMBER, HOVE TOWN HALL****MINUTES**

Present: Councillors Mac Cafferty (Chair), Jones (Deputy Chair), Hyde (Opposition Spokesperson), Carden (Opposition Spokesperson), Cox, Davey, Gilbey, Hamilton, Littman, K Norman, Phillips and Wells

Co-opted Members: Jim Gowans (Conservation Advisory Group)

PART ONE**38 PROCEDURAL BUSINESS****38a Declarations of substitutes**

38.1 Councillor K Norman stated that he was present in substitution for Councillor C Theobald.

38b Declarations of interests

38.2 Councillor Davey declared an interest in Application BH2014/1209, 119 Portland Road, Hove, by virtue of his being a customer of the shop concerned. He confirmed that he remained of a neutral mind and that he intended to remain present during discussion and determination of the application. Councillor Cox referred to his letter of support in respect of Application BH2014/01209, 119 Portland Road, Hove stating that he would leave the meeting during consideration of the application and would take no part in the discussion or voting thereon. Councillor Hamilton referred to Application BH2014/01672, 24 Elrington Road, Hove stating that he had been approached by a the applicant who constituent in relation to it but had not discussed the application other than to advise of the relevant protocols when a planning application was considered at committee. He remained of a neutral mind and intended to remain present during discussion and determination of the application. The Chair, Councillor Mac Cafferty referred to Application BH2014/00093, Lansdowne Place Hotel, Lansdowne Place, Hove stating that he had been instrumental in organising a public exhibition in relation to this application. He had not discussed the application, remained of a neutral mind

and intended to remain present during the discussion and determination of the application.

38c Exclusion of the press and public

38.3 In accordance with Section 100A of the Local Government Act 1972 (“the Act”), the Planning Committee considered whether the public should be excluded from the meeting during consideration of any item of business on the grounds that it is likely in view of the business to be transacted or the nature of the proceedings, that if members of the public were present during it, there would be disclosure to them of confidential information as defined in Section 100A (3) of the Act.

38.4 **RESOLVED** - That the public are not excluded from any item of business on the agenda.

38d Use of mobile phones and tablets

38.5 The Chair requested Members ensure that their mobile phones were switched off, and where Members were using tablets to access agenda papers electronically ensure that these were switched to ‘aeroplane mode’.

39 MINUTES OF THE PREVIOUS MEETING

39.1 **RESOLVED** – That the Chair be authorised to sign the minutes of the meeting held on 16 July 2014 as a correct record.

40 CHAIR'S COMMUNICATIONS

40.1 There were none.

41 PUBLIC QUESTIONS

41.1 There were none.

42 TO AGREE THOSE APPLICATIONS TO BE THE SUBJECT OF SITE VISITS

42.1 **RESOLVED** – There were none.

43 TO CONSIDER AND DETERMINE PLANNING APPLICATIONS

A BH2014/01431- 27-33 Ditchling Road, Brighton -Full Planning

(1) The Senior Planning Officer, Jonathan Puplett detailed the proposed scheme by reference to floor plans, elevational drawings and photomontages . He referred to additional comments which had been received from Environmental Health which had been set out in the Additional Representations List. Also, to the fact that it was considered necessary to replace Condition 16 as set out in the officer’s report with two additional conditions if permission was granted. It was explained that this scheme was broadly similar to that for which permission had previously been granted and the differences between the two were highlighted.

- (2) It was considered that following the approval of application BH2012/03707 and the removal of the site from the SHLAA, it would be unreasonable to seek to protect the site as a housing site. The proposed uses were considered acceptable in this location and that the building would have an acceptable visual impact and would not be detrimental to the adjoining conservation area. It was considered that the proposed student rooms would provide an acceptable standard of accommodation and that there would be acceptable impact on neighbouring amenity and approval was therefore recommended subject to completion of a legal agreement and the proposed conditions set out in paragraph 11 of the report.

Questions for Officers

- (3) Councillor Hyde sought clarification regarding the appearance of the rendered finish to be used as the submitted sample appeared to be at variance with that indicated on the submitted visual. Councillor Hyde also had concerns regarding the use of zinc cladding material to be used. Dependent on where this material was to be applied and how it was to be treated this did not always weather well.
- (4) Councillor Davey sought details of the management plan for the site, including arrangements in respect of supervision of those students who would be living on site. It was confirmed that staff would be on site in accommodation for key staff. The remaining students would lodge with host families across the city.
- (5) Councillor Gilbey sought clarification regarding the location of teaching space and accommodation within the building and how this differed from the previous scheme.
- (6) Jim Gowans, CAG asked for visualisations of the building at dusk and confirmation of the location of the communal rooms within the development.

Debate and Decision Making Process

- (7) Councillor Littman referred to the current scheme and to the permission for the extant scheme which was configured differently, and sought clarification of regarding the position should the current application be refused. The Legal Adviser to the Committee, Hilary Woodward advised that if that were to be the case the existing permission would remain in place and could be built. Moreover it was always open to the applicant to appeal a refused application.
- (8) Councillor Davey stated that this site had also been empty for a while. It had already been designated as suitable for student accommodation on the back of the earlier Committee decision. He considered this application to be acceptable and would be supporting the officer's recommendations.
- (9) Councillor Phillips concurred in that view considering that the current application represented an improvement to the previous scheme.
- (10) Councillor Hyde indicated that she would be happy to support the scheme if her concerns regarding cladding and the rendered surface to the building could be addressed and suggested that an informative be added to any permission granted. The

informative to require materials to be agreed with the Development Control Manager in consultation with the Chair, Deputy Chair and Opposition spokespersons. The Committee indicated their agreement.

(11) A vote was taken and Members by a vote of 10 to 2 Members voted that they were minded to grant planning permission in the terms set out below.

43.1 **RESOLVED** – That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 of the report and the policies and guidance in section 7 and resolves that it is **MINDED TO GRANT** planning permission subject to a section 106 obligation and the Conditions and Informatives set in section 11.

Condition 16 to be deleted and replaced by the following additional conditions:

No development shall take place until a written scheme has been submitted to and approved in writing by the Local Planning Authority detailing the glazing requirements to be installed to facades at Ditchling Road, Oxford Place and Oxford Road at all storeys to meet the sound reduction losses as identified in the 7th Wave Acoustics report dated 8th July 2014 reference R001.1037.001.NGA.2.0. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

No development shall take place until a written scheme has been submitted to and approved in writing by the Local Planning Authority detailing how and where ventilation will be provided to the various storeys and facades including specifics of where the clean air is drawn from and that sufficient acoustic protection is built into the system to protect end users of the development. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

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 has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

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 10dB below the existing L_{A90} background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997. In addition, there should be no significant low frequency tones present.

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

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

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

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

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

Insert additional informative:

Details of materials to be provided under condition 13 are to be agreed by the Head of Development Control in consultation with the Chair, Deputy Chair and Opposition Spokespersons.

B BH2014/00093- Lansdowne Place Hotel, Lansdowne Place, Hove - Full Planning

- (1) It was noted that this application had been the subject of a site visit prior to the meeting.
- (2) The Deputy Development Control Manager, Paul Vidler, detailed the scheme by reference to site plans, floor plans, elevational drawings and photographs. A revised scheme had been submitted requesting approval for part demolition, change of use and alteration and extensions, including creation of additional penthouse floor to convert the existing hotel (C1) to 45no residential units (C3), creation of car parking and secure cycle parking at lower ground floor level, landscaping and other associated works.
- (3) The building was vacant currently and the principle of its conversion from a hotel to residential use was acceptable and would secure the future of the building. The proposed residential accommodation would be of an acceptable standard and would not adversely impact on the amenities of neighbouring properties. Whilst there are concerns about the visual impact of the additional storey, the extant planning permission for a similar structure is a material planning consideration. Approval was therefore recommended.

Public Speaker(s) and Questions

- (4) Councillor Bowden spoke on behalf of Councillor Sykes one of the Local Ward Councillors who had submitted a letter of objection in respect of the application. Councillor Sykes had expressed particular concern regarding the detrimental impact of

the proposed form of development, particularly on the residents of 2 Brunswick Street West. The occupants of this property had already suffered water ingress from the adjacent Lansdowne Hotel building and it was suggested that investigations and any remedial work to address this formed part of any immediate measures to make the building safe.

- (5) Martin Taylor spoke on behalf of the applicants in support of their application. He referred to the issues raised in relation to the current condition of the building and explained that works had already been begun and would be on-going to address water penetration and any other issues. The scheme as submitted would include fewer units than earlier schemes and had been designed to respect the neighbouring buildings a number of which were listed.

Questions for Officers

- (6) Councillor Cox stated that he was confused by Councillor Sykes' letter which seemed to indicate that if the issues he had highlighted were addressed he might be minded to support the application. It was confirmed that his letter had been treated as a valid letter of objection.
- (7) Councillor Jones referred to the density of the development expressing concern that there was a danger of noise break-out to neighbouring buildings, seeking confirmation of the location of kitchens and other rooms which could give rise to nuisance. He requested assurance that remedial measures would be put into place to address any potential nuisance.
- (8) Councillor Hyde referred to the Penthouse element of the scheme and sought clarification of its appearance within the roof line, and the degree to which this would be set back from the main frontage of the building, also details of any cladding to be used, re-iterating her earlier concerns in relation to the use of zinc cladding, particularly in this location where a constrained site was in close proximity to a number of listed buildings.
- (9) Councillor Gilbey enquired regarding the 14 car of parking spaces, to be provided, 5 of which would be for disabled persons accessed from Brunswick Street West. Further parking for residents would be on street nearby. The Committees' attention was drawn to the measures which the applicant's had undertaken including 2 year membership of the City Car Club to address any potential implications arising from overspill parking.

Debate and Decision Making Process

- (10) Councillor Hyde stated that whilst she was supportive of the scheme overall she considered that it would be appropriate for materials and surface treatments, particularly to the penthouse flat to be agreed by the Development Control Manager in consultation with the Chair and Deputy Chair and the Opposition spokespersons. The Committee indicated that they were in agreement.
- (11) Councillor Davey whilst indicating his support for the scheme considered it was important for the applicants to continue to work with neighbouring residents.

- (12) Councillor Jones enquired whether regarding party wall arrangements being put into place to ensure the structural integrity of immediately neighbouring properties, e.g.,2 Brunswick Street West. The Deputy Development Control Manager explained that although this could be included as an informative, these issues would need to be addressed in order to meet the requirements of Building Regulations.
- (13) Councillor Hamilton sought clarification as to how the affordable accommodation would be allocated and whilst supporting the scheme considered it disappointing that it seemed unlikely that it would be made available to those on the housing waiting list.
- (14) Councillor Carden stated that he supported the scheme which would provide much housing.
- (15) The Chair stated that whilst there were concerns in relation to some elements of the scheme including the provision of a penthouse floor both in the context of the host building and its appearance within the neighbouring street scene, he was mindful of the earlier permission and the period which the building had been empty and was therefore supporting the report recommendations.
- (16) A vote was taken and Members voted unanimously that they were minded to grant planning permission in the terms set out below.

43.2 **RESOLVED** – That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 of the report and resolves that it is **MINDED TO GRANT** planning permission subject to a S106 agreement and the Conditions and Informatives set out in section 11.

The List of Drawing numbers set out in Condition 2 should be amended to read:

Plan Type	Reference	Version	Date Received
Location, Block and Roof Plan - Existing	1366-P-101-P2	-	31/07/2014
Lower Ground Floor – Existing	1366-P-102-P1	-	31/07/2014
Ground Floor – Existing	1366-P-103-P1	-	31/07/2014
First and Second Floor – Existing	1366-P-104-P1	-	31/07/2014
Third and Fourth Floor – Existing	1366-P-105-P1	-	31/07/2014
South and West Elevation – Existing	1366-P-106-P1	-	31/07/2014
East and North Elevation – Existing	1366-P-107-P1	-	31/07/2014
Sections B-B and E-E – Existing	1366-P-108-P1	-	31/07/2014
Block Plan and Roof Plan – Proposed	1366-P-109-P6	-	31/07/2014
Proposed Basement Plan	1366-P-	-	31/07/2014

	110-P7		
Proposed Ground Floor	1366-P-111-P5	-	31/07/2014
Proposed First Floor	1366-P-112-P4	-	31/07/2014
Proposed Second Floor	1366-P-113-P4	-	31/07/2014
Proposed Third Floor	1366-P-114-P4	-	31/07/2014
Proposed Fourth Floor	1366-P-115-P4	-	31/07/2014
Proposed Penthouse Level	1366-P-116-P6	-	31/07/2014
South and West Elevation – Proposed	1366-P-117-P6	-	31/07/2014
East and North Elevation – Proposed	1366-P-118-P5	-	31/07/2014
Sections B-B & C-C – Proposed	1366-P-119-P5	-	31/07/2014
Sections A-A & D-D – Proposed	1366-P-120-P6	-	31/07/2014
Landscaping Plan	1366-P-124-P2	-	31/07/2014

The following additional informatives also to be added:

The applicant is advised that a number of issues were raised by the occupiers of adjoining properties relating to party walls, structural matters resulting from water ingress and soundproofing during the consideration of the planning application. These should be addressed under the Building Regulations and other appropriate legislation.

Details of materials to be provided under condition 6, to include the penthouse painted grey, are to be agreed by the Head of Development Control in consultation with the Chair, Deputy Chair and Opposition Spokespersons.

C BH2013/03926 - The Astoria, 10-14 Gloucester Place, Brighton - Full Planning

- (1) The Senior Planning Officer, Adrian Smith gave a detailed presentation by reference to site plans, elevational drawings and photographs of the site. Indicative drawings showing the proposed site layout were shown and it was noted that the current scheme would have a greater massing at the rear than the previously approved scheme and a larger central courtyard area. Reference was also made to the fact that two Amended drawings had been received (referred to in the Additional Representations List). These drawings clarified the scale of the recessed third floor link section on the Blenheim Place/south elevation. No changes were proposed in the drawings and in consequence the plans list in Condition 2 of BH2013/03926 and Informative 1 of BH2013/03927 had been updated accordingly. All external landscaping works remained as agreed under the terms of the previous permission.

- (2) Approval was sought for demolition of the existing Grade II listed building and construction of new building consisting of 3no storeys in height at rear and 6 no storeys in height at front (including basement) incorporating retail/café/restaurant (A1/A3) on the ground floor fronting Gloucester Place and community rooms (D1) on the ground floor fronting Blenheim Place with offices (B1) above and to the rear, together with 6no residential units (C3) on the fifth floor.
- (3) It was considered that, on balance, the demolition of the building as an exception to national and local policy was justified by the evidence submitted in support of the application. The loss of the existing facility had been sufficiently justified in relation to the benefits provided by the modern flexible B1 office floorspace, residential flats, and community room. Subject to conditions the design of the replacement scheme and the increased massing proposed to the rear would preserve the character and appearance of the North Laine and Valley Gardens Conservation Areas without resulting in harm to neighbouring amenity. The previous extant approvals for the redevelopment of the site were a material consideration .Approval was therefore recommended.

Questions for Officers

- (4) Councillor Hyde enquired regarding the location of the proposed zinc cladding material and how visible it would be. Councillor Hyde referred to the fact that zinc cladding had been used on other developments across the city, depending on its location it did not always weather well. The Chair, Councillor Mac Cafferty stated that the cladding would have little impact as it would not be visible in most views of the development.
- (5) Councillor Phillips referred to the objections raised by the East Sussex Fire and Rescue Service. It was explained however, that that the development would be required to comply with Building Control Regulations and that their concerns would need to be addressed as part of that process; which was separate from the planning process. Councillor Phillips also referred to the proposed removal of two semi-mature trees from the site and asked for information regarding their condition It was confirmed that approval had been given for the trees to be removed as part of the landscaping works agreed under the extant permission. These trees would be replaced and 6 further trees would be added across the scheme as a whole.
- (6) Councillor Norman also expressed concern regarding removal of the trees and it was explained that their removal was required in order to extend the existing loading bay and disabled/taxi parking spaces. Councillor Norman enquired whether it would be possible for this to re-located slightly within the site. The Deputy Development Control Manager stated that this matter had been fully considered and debated when the Committee had given their approval for the extant scheme.
- (7) Councillor Jones sought clarification regarding the Community Room which was now smaller than that for which approval had originally been given and had been relocated from the front of the development. It was explained that this had been done in order to allow a café to be located within the frontage. This facility would be retained and would be made available for community use.
- (8) Councillor Littman referred to the extant permission which would expire in May 2015 and enquired whether would be appropriate to revisit the pros and cons of demolishing

this Grade II Listed Building. The Legal Adviser to the Committee, Hilary Woodward explained that as the extant permission had been granted relatively recently and had not been superseded by other guidance the Committee should be consistent and follow their previous decision in this matter.

Debate and Decision Making Process

- (9) Councillor Hyde noted that application was very similar to the previous one. Whilst she considered that the use of dark cladding materials to dark areas of the development would result in those areas being even darker, she nonetheless considered the scheme to be acceptable and would be supporting the officer's recommendations.
- (10) Councillor Carden stated that although he would be supporting the proposed development he did think it was unfortunate that this building would be lost, soon very little of the "old" Brighton would be left.
- (11) Councillor Hamilton stated that whilst the loss of the building was unfortunate, it had been empty for a number of years and it was important that a large site be utilised rather than being left to deteriorate further.
- (12) Councillor Gilbey concurred with Councillor Hamilton. Whilst it was understandable that people could have a sentimental attachment to the building in reality it had remained empty for a very long time.
- (13) Councillor Phillips stated that although she had no recollection of the buildings earlier use she was disappointed that the existing building (which was not in imminent danger of collapse) had not been retained and she would also have liked to see a greater number of residential units provided.
- (14) Councillor Davey stated that he supported the officer recommendation, having visited the site in connection with the earlier scheme he recalled that it showed signs of serious deterioration and notwithstanding the period during which the building had been empty no viable alternative use had been found. He had voted against the earlier scheme but considered that this part of Valley Gardens was in need of uplift and improvement and hoped that this scheme would be implemented.
- (15) A vote was taken and on vote of 9 with 2 with 1 abstention the Committee voted that they were minded to grant planning permission on the grounds set out below.

43.3 **RESOLVED** – That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 of the report and resolves that it is **MINDED TO GRANT** planning permission subject to a S106 agreement and the Conditions and Informatives set out in section 11.

D **BH2013/03927 - The Astoria, 10-14 Gloucester Place, Brighton -Listed Building Consent**

- (1) The Senior Planning Officer Adrian Smith reiterated that on balance the demolition of this grade II listed building was considered acceptable subject to the imposition of conditions to secure the recording and analysis of the building through a written

scheme of investigation and the development of the approved scheme soon after the demolition. The significant public benefits of the proposed development would outweigh the strong statutory presumption against listed building consent being granted where harm to the preservation of a listed building has been identified, to which considerable importance and weight has been attached. The previous extant consent for the demolition of the building was a material consideration. Approval was therefore recommended.

(2) A vote was taken and listed building consent was granted on a vote of 9 to 2 with 1 abstention.

43.4 **RESOLVED** - That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 of the report and resolves to **GRANT** Listed Building Consent subject to the Conditions and Informatives set out in section 11.

E BH2014/01672 -24 Elrington Road, Hove -Full Planning

(1) A vote was taken and the 10 Members who were present when the vote was taken voted unanimously that planning permission be granted.

43.5 **RESOLVED** – That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 of the report and resolves to **GRANT** planning permission subject to the Conditions and Informatives set out in section 11.

Note: Councillors Gilbey and Phillips were not present when the above application was voted on.

F BH2014/04293 - Flamingo, 4 Hill Brow, Hove - Full Planning

(1) It was noted that this application had been the subject of a site visit prior to the meeting.

(2) The Area Planning Manager gave a detailed presentation by reference to photographs site plans and elevational drawings showing the configuration of the site and its topography in relation to the neighbouring properties. Permission was requested for demolition of the existing dwelling and erection of 3 five bedroom houses with associated parking and landscaping. It was considered that the proposed development would make efficient and effective use of the site. The height, design and bulk of the proposed dwellings would not compromise the quality of the local environment including the Hill Brow and Hill Drive street scenes. The standard of accommodation provided is considered acceptable and adequate private usable amenity space provided. Subject to the compliance with attached conditions the scheme would comply with the requirements for sustainability, waste management, parking standards and refuse and recycling storage. In addition, subject to the compliance with conditions, it is considered that the new residential properties would not have a significant adverse impact upon the amenities of neighbouring properties. Approval was therefore recommended.

Public Speaker(s) and Questions

- (3) Councillor Bennett spoke in her capacity as a Local Ward Councillor setting out her opposition to the proposed scheme and those of her ward colleague, Councillor Brown. Councillor Bennett also read out a statement prepared by neighbouring objectors setting out their objections and concerns in relation to the proposed development. They considered that such large properties represented over development and would have a detrimental impact and result in significant loss of amenity and overlooking of the neighbouring residential properties.
- (4) Huw James spoke on behalf of the applicants in support of their scheme. He stated that the proposed development respected the changes in level across the site and would replace the existing very large ugly building with three replacements which were of a more sympathetic scale and were evenly spaced across the site.

Questions for Officers

- (5) Councillor Cox sought clarification of the configuration of the proposed dwellings by reference to photographs of the site and contextual drawings
- (6) Councillor Norman sought clarification of the configuration of the building on plot 1 by reference to the relevant visuals.
- (7) Councillor Littman enquired as to the height of the proposed dwellings in relation to the existing neighbouring buildings.
- (8) In answer to questions by Councillor Hamilton the distance between the new houses and to 63 Hill Drive was confirmed.

Debate and Decision Making Process

- (9) Councillor Hyde sought further clarification of the location of the proposed dwellings to neighbouring gardens and the height and juxtaposition of boundary screening. Councillor Hyde stated that she had some concerns that some overlooking and loss of amenity to neighbouring dwellings could result. Councillor Norman shared those concerns, as did Councillor Cox.
- (10) Councillor Gilbey stated that she considered that the proposals represented a more appropriate use of the site and were acceptable.
- (11) Councillor Phillips stated that she agreed with the officer's recommendations and would be voting in support of the proposals.
- (12) A vote was taken and on a vote of 9 to 2 with 1 abstention planning permission was granted.
- 43.6 **RESOLVED** - That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in

section 7 of the report and resolves to **GRANT** planning permission subject to the Conditions and Informatives set out in section 11.

G BH2014/01209 -119 Portland Road, Hove - Full Planning

- (1) The Area Planning Manager, Nicola Hurley gave a presentation detailing the scheme by reference to elevational drawings and site plans showing the existing and proposed scheme and photographs. Permission was sought for the erection of 1 two bedroom house (C3) with alterations to the side elevation of the existing building.
- (2) The scheme was considered inappropriate as the proposal would result in an incongruous and unsympathetic addition which would stand out in the street scene as an inappropriate feature. It was also considered to be overdevelopment of the site and the proposed alterations to the host property, which would be detrimental to its appearance due to the scale and bulk of the building adjacent to the boundary, meant the scheme resulted in a detrimental impact on the amenity of 117A Portland Road in terms of loss of outlook and light and an increased sense of enclosure. Having regard to the proposed layout of the ground floor of the house, the scheme did not provide a suitable standard of accommodation. The proposed outside amenity area was deemed inadequate in terms of its size and positioning and is not suitable for a family sized house. Refusal was therefore recommended.

Public Speaker(s) and Questions

- (3) Mr Lumba the applicant spoke in support of his application stating that he had amended and reduced the size and scale of the development, now a two rather than 3 bedroom house, which had been carefully designed in order not to be out of scale with neighbouring buildings. His current shop premises was too large and he was seeking to reduce it and to increase its profitability.

Questions for Officers

- (4) Councillor Davey sought clarification of the changes between this scheme, that which had been previously refused and the existing building.
- (5) Councillor Hyde asked whether the existing ground floor of the building had been extended previously and sought confirmation of the configuration of the ground floor flat.
- (6) Councillor Littman asked for detail regarding where the existing plant would be relocated.
- (7) Councillor Jones enquired regarding the dimensions and floorspace of the proposed units.

Debate and Decision Making Process

- (8) Councillor Davey stated that whilst he had some sympathy for the applicant he considered that the scheme sought to cram too much onto a restricted site.

- (9) Councillor Wells did not agree considering that any one renting or buying the proposed units would make their own assessment regarding the size of the accommodation. He considered the scheme was acceptable.
- (10) A vote was taken and of the 11 Members present when the vote was taken planning permission was refused on a vote of 8 to 1 with 2 abstentions.
- 43.7 **RESOLVED** - That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 of the report and resolves to **REFUSE** planning permission for the reasons set out in section 11.

Note: Having declared an interest in the above application Councillor Cox left the meeting during its consideration and took no part in the discussion or voting thereon.

H BH2013/02536 - Rock Clinic, 8 Western Street, Brighton - Full Planning

- (1) The Area Planning Manager, Nicola Hurley, gave a presentation by reference to photographs showing the site before and after completion of the works and elevational drawings and plans showing the pre-existing first floor rear elevation and proposed elevations
- (2) Retrospective Permission was sought for rebuilding of the rear first floor extension, replacement of first floor flat roof with additional overhang and replacement railings. It was considered that the proposed alterations preserved the character and appearance of the host property and the surrounding conservation area and would not significantly affect the amenity of any adjacent properties. Approval was therefore recommended.

Public Speaker(s) and Questions

- (3) Ms Diggins spoke as a neighbouring objector to the scheme stating that works had been commenced without her knowledge or permission and without the necessary party wall agreement being put into place. An area in contention was in her ownership, not the applicants, there had been significant damage to her property in addition to the overlooking, sense of enclosure and loss of amenity which had arisen.
- (4) Mr Withers, the applicant spoke in support of his application. He stated that he had sought to contact Ms Diggins regarding the proposed works and had supplied evidence that the area concerned was in his ownership. Unfortunately the matter had become a neighbour dispute and relations had become strained. The roof overhang which was disputed actually overhung his property, any alleged encroachment that had taken place had occurred on his property not that of the objector. The roof top area had been fitted with railings for the safety of clients attending the clinic and would not be used as a sitting out area.

Questions for Officers

- (5) Councillor Jones enquired regarding any discussions that had taken place between the applicant and neighbours and was advised by the applicant that he had provided documents indicating that the area in dispute was within his ownership.[]

- (6) Councillor Davey stated that he was confused as he was struggling to see why the issue had been brought before the Committee for determination and found it difficult to understand why permission was needed and what was being replaced.
- (7) The Area Planning Manager confirmed that there were no permitted development rights and that planning permission was required because the works represented additions to the existing structure.
- (8) Councillor Wells stated that as far as he could determine permission was being requested for an additional overhang to the building retrospectively, he considered this to be unsatisfactory as it appeared that the neighbours property was being encroached upon. The Area Planning Manager confirmed that having received a Certificate of Ownership from the applicants, the local planning authority were unable to pursue that issue further. The Legal Adviser to the Committee, Hilary Woodward confirmed that constituted a civil matter.

Debate and Decision Making Process

- (9) The Chair, Councillor Mac Cafferty, stated that a number of the issues cited were civil matters and did not fall within the remit of the Committee.
- (10) Councillor Hyde stated indicated the elements for which she considered planning permission was required and sought confirmation that conditions would be added to any permission granted in order to restrict use of the flat roof area. It was confirmed that this would be the case.
- (11) A vote was taken and of the 10 members present when the vote was taken planning permission was granted on a vote of 3 with 7 abstentions.

43.8 **RESOLVED** - That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 of the report and resolves to **GRANT** planning permission subject to the Conditions and Informatives set out in section 11.

Note: Councillors Gilbey and Phillips were absent from the meeting when the vote was taken.

I BH2014/01009- Land rear of 308 Dyke Road, Brighton -Full Planning

- (1) It was noted that this application had been the subject of a site visit prior to the meeting.
- (2) The Area Planning Manager gave a presentation detailing the proposed scheme by reference to photographs detailing the existing garages and access arrangements to the site and elevational drawings, sectional drawings and site plans. The Area Planning Manager explained that the application had been brought before the Committee for determination as the husband of one of the planning officers had submitted representations setting out objections to the scheme. The configuration of the proposed dwelling within the site and its amenity space was also shown. The

proposed development was considered inappropriate as the plot size was too small to adequately accommodate the proposed dwelling which would represent a cramped form of development and an overdevelopment of the site. The scheme would also form an overbearing presence in the garden and would detrimentally affect the amenity of the residents of the host property and neighbouring residents at 308 Dyke Road and the residents of 306 Dyke Road and 17, 19 & 21 Maldon Road. It was also considered that the proposal did not include an adequately sized amenity area for the proposed dwelling. Refusal was therefore recommended.

Public Speaker(s) and Questions

- (3) Mr Stern the applicant spoke in support of his application stating that following initial advice from a planning officer who had subsequently left the Council a different case officer appeared to have an opposite view regarding the suitability of the proposed form of development. Mr Stern cited letters of support from an immediate neighbouring property stating that the proposal represented an improvement to the existing unused garage block, an eyesore which had attracted graffiti. Safety and security of the site would be achieved by placing a residential dwelling on site which he would be living in as a family home. The L shaped amenity space had been configured to avoid any detriment to neighbouring dwellings and the property itself would have a green roof which would also lessen its impact.

Questions for Officers

- (4) Councillor Cox requested clarification of the advice provided to the applicant. The Area Planning Manager explained that from the outset the applicant had been advised that whilst planning officers (including the original case officer), had no objection in principle to development on the site the applicant had been made aware of their concerns regarding the proposed form of development which they contended represented cramped overdevelopment of the plot which would be detrimental to neighbouring amenity.
- (5) Councillor Davey referred to the visuals and contextual elevations which indicated the footprint of the proposed dwelling within the site. The Area Planning Manager confirmed that one of the main concerns of officers related to its close proximity to neighbouring boundaries which would give it an overbearing presence and would in their view result in a building which was too large for the site. The Deputy Development Control Manager confirmed that officers considered that there were strong reasons to refuse the application.

Debate and Decision Making Process

- (6) Councillor Jones stated that whilst the proposed dwelling would provide a liveable space ultimately he was in agreement that it would provide a very cramped form of development. He considered however that it was important for further dialogue to take place with the applicants to ensure that they had further clarity regarding what might constitute an acceptable development.
- (7) Councillor Hyde stated that she concurred with the officer recommendation and was in agreement that the proposal constituted over development of the site.

- (8) Councillor Cox stated that the proposal represented an innovative design solution, although he was unsure whether the site was sufficiently large to accommodate it.
- (9) Councillor Carden stated that he did not consider that the proposal would result in overdevelopment, there were far more cramped sites elsewhere in the city and he considered the proposal to be acceptable.
- (10) Councillor Littman stated that in his view there was a need to create new homes in the city and whilst he understood the reasons given for refusal he did not share them and considered the proposed scheme to be acceptable.
- (11) Councillor Davey concurred with Councillor Littman stating that he considered that the application should be approved. The neighbouring Victorian house had been converted into flats, probably not desirable in an ideal world, however, it was acceptable as was the proposed development.
- (12) Councillor Mac Cafferty, the Chair stated that whilst acknowledging that there was a housing crisis and a demand for more properties to be built there was also a need to protect the amenity of existing. Development on the site was acceptable but he was in agreement that the current scheme sought to put too much onto the site and therefore represented over development.
- (13) A vote was taken and of the 10 Members present when the vote was taken planning permission was granted on a vote of 5 to 4 with 1 abstention. As this was contrary to the Officer recommendation a recorded vote was taken and the results of this are set out below.

43.9 **RESOLVED** - That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 of the report but resolved nonetheless to **GRANT** planning permission on the grounds that the proposed development was of an attractive and innovative design, was not overbearing and provided sufficient outdoor space. It was agreed that it would be delegated to Officers to attach Conditions and Informatives to be met and to issue the Decision Notice.

The Decision Notice was subsequently issued containing the following Conditions and Informatives:

Conditions and Informatives:

- i) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. **Reason:** To ensure that the Local Planning Authority retains the right to review unimplemented permissions.
- ii) The development hereby permitted shall be carried out in accordance with the approved drawings listed below. **Reason:** For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
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Block & Site Location Plan	TA749/01		31 st March 2014
Existing ZARA Survey	TA749/02		31 st March 2014
Existing Elevations	TA749/03		31 st March 2014
Existing Sections AA & BB	TA749/04		31 st March 2014
Proposed Site Plan	TA749/10	B	31 st March 2014
Proposed Floor Plans	TA749/11	C	31 st March 2014
Proposed Contextual Elevations	TA479/12	B	31 st March 2014
Proposed Front Elevations & Section BB	TA749/13	A	31 st March 2014
Proposed Side Elevation & Section AA	TA749/14	B	31 st March 2014
Proposed Side Elevation & rear Elevation	TA749/15	B	31 st March 2014

- iii) No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse as provided for within Schedule 2, Part 1, Classes A - E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority. **Reason:** The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.
- iv) Access to the flat roofs of the development hereby approved shall be for maintenance or emergency purposes only and the flat roofs shall not be used as a roof garden, terrace, patio or similar amenity area. **Reason:** In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.
- v) No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway. **Reason:** To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.
- vi) No development shall commence until full details of existing and proposed ground levels (referenced as Ordnance Datum) within the site and on land adjoining the site by means of spot heights and cross-sections, proposed siting and finished floor levels of all buildings and structures, have been submitted to and approved by the Local Planning Authority. The development shall then be implemented in accordance with the approved level details. **Reason:** To safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policies QD2 and QD27 of the Brighton and Hove Local Plan.

- vii) No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. **Reason:** To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.
- viii) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, boundary treatments, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. **Reason:** To enhance the appearance of the development in the interest of the visual and residential amenities of the area and to comply with policies QD1, QD15 and QD27 of the Brighton & Hove Local Plan.
- ix) All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied. **Reason:** To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.
- x) The new dwellings hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter. **Reason:** To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.
- xi) If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme. **Reason:** To safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.
- xii) The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor 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.

- xiii) The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times. **Reason:** To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.
- xiv) Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 3 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable. **Reason:** To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.
- xv) Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority. **Reason:** To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.
- xvi) No development shall take place until a written Waste Minimisation Statement, in accordance with Supplementary Planning Document 03: Construction and Demolition Waste, 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 to landfill is reduced and to comply with policies WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.
- xvii) The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property. **Reason:** To reduce the risk of flooding and

pollution and increase the level of sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.

- xviii) No development shall take place until details of the construction of the green roofs have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement, the seed mix, and a maintenance and irrigation programme. The roofs shall then be constructed in accordance with the approved details and shall be retained as such thereafter. **Reason:** To ensure that the development contributes to ecological enhancement on the site and in accordance with policy QD17 of the Brighton & Hove Local Plan.
- xix) No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times. **Reason:** To ensure the provision of satisfactory facilities for the storage of refuse and to comply with policy QD27 of the Brighton & Hove Local Plan.

Informatives:

- i) The applicant is advised that details of Lifetime Homes standards can be found in Planning Advice Note PAN 03 Accessible Housing & Lifetime Homes, which can be accessed on the Brighton & Hove City Council website (www.brighton-hove.gov.uk).
- ii) The applicant is advised that details of the Code for Sustainable Homes can be found on the Planning Portal (www.planningportal.gov.uk), on the Department for Communities and Local Government website (www.communities.gov.uk) and in Supplementary Planning Document SPD08 Sustainable Building Design, which can be accessed on the Brighton & Hove City Council website (www.brighton-hove.gov.uk). Accreditation bodies at March 2010 include BRE and STROMA; other bodies may become licensed in future.
- iii) The applicant is advised that details of the Council's requirements for Waste Minimisation Statements can be found in Supplementary Planning Document SPD03 Construction and Demolition Waste, which can be accessed on the Brighton & Hove City Council website (www.brighton-hove.gov.uk).
- iv) The applicant is advised that advice regarding permeable and porous hard surfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens' which can be accessed on the DCLG website (www.communities.gov.uk).
- v) In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the

presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

This decision to grant Planning Permission has been taken:

- i) having regard to the policies and proposals in the National Planning Policy Framework and the Development Plan, including Supplementary Planning Guidance and Supplementary Planning Documents:(Please see section 7 of the report for the full list); and
- ii) for the following reasons:-
The proposed development was of an attractive and innovative design, was not overbearing and provided sufficient outdoor space.

Note 1: Councillor Carden proposed that planning permission be granted on the grounds set out above. This was seconded by Councillor Davey. A vote was taken and the 10 Members present when the vote was taken voted that planning permission be granted on a vote of 5 to 4 with 1 abstention. Councillor Carden then proposed that planning be granted on the grounds set out above. This was seconded by Councillor Davey. A recorded vote was then taken and Councillors Carden, Davey, Hamilton, Littman and Wells voted that planning permission be granted. Councillors Mac Cafferty (Chair), Jones, Hyde and Norman voted that planning permission be refused. Councillor Cox abstained.

Note 2: A Councillors Gilbey and Phillips were not present when the vote was taken.

44 TO CONSIDER ANY FURTHER APPLICATIONS IT HAS BEEN DECIDED SHOULD BE THE SUBJECT OF SITE VISITS FOLLOWING CONSIDERATION AND DISCUSSION OF PLANNING APPLICATIONS

44.1 **RESOLVED** – There were none.

45 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS

45.1 The Committee noted the position regarding pre application presentations and requests as set out in the agenda.

46 LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS)

46.1 That the Committee notes the details of applications determined by the Executive Director Environment, Development & Housing under delegated powers.

[Note 1: All decisions recorded in this list are subject to certain conditions and reasons recorded in the planning register maintained by the Executive Director Environment, Development & Housing. The register complies with legislative requirements.]

[Note 2: A list of representations received by the Council after the Plans List reports had been submitted for printing was circulated to Members on the Friday preceding the meeting. Where representations are received after that time they should be reported to the Chairman and Deputy Chairman and it would be at their discretion whether they should in exceptional circumstances be reported to the Committee. This is in accordance with Resolution 147.2 of the then Sub Committee on 23 February 2006.]

47 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE

47.1 The Committee noted the new appeals that had been lodged as set out in the planning agenda.

48 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES

48.1 The Committee noted the information regarding informal hearings and public inquiries as set out in the planning agenda.

49 APPEAL DECISIONS

49.1 The Committee noted the content of the letters received from the Planning Inspectorate advising of the results of planning appeals which had been lodged as set out in the agenda.

The meeting concluded at 6.55pm

Signed

Chair

Dated this

day of

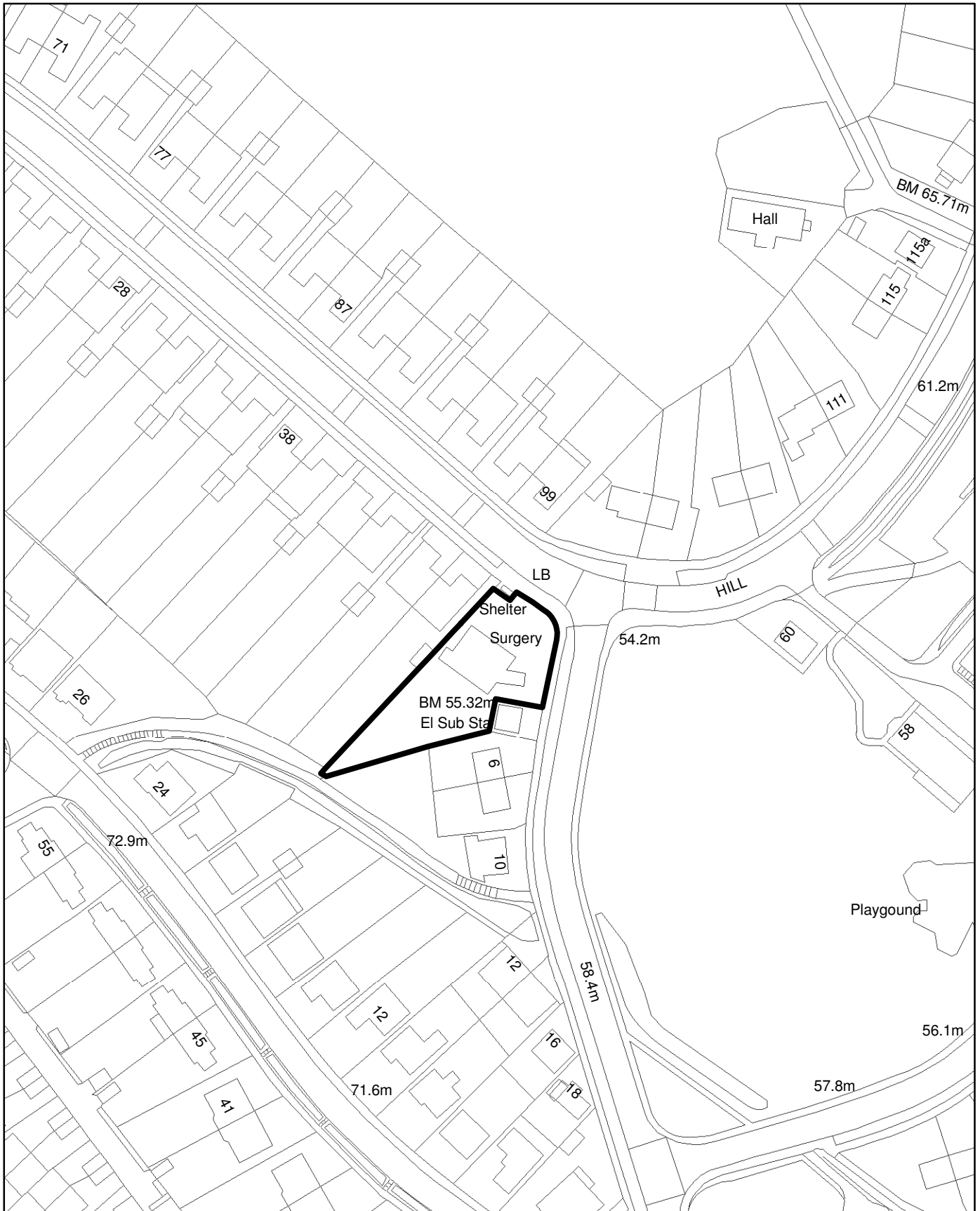
ITEM A

Willow Surgery, 50 Heath Avenue, Brighton

**BH2014/00331
Removal or variation of condition**

27 AUGUST 2014

BH2014/00331 Willow Surgery, 50 Heath Hill Avenue, Brighton.



N



**Brighton & Hove
City Council**

Scale: 1:1,250

<u>No:</u>	BH2014/00331	<u>Ward:</u>	MOULSECOOMB & BEVENDEAN
<u>App Type:</u>	Removal or Variation of Condition		
<u>Address:</u>	Willow Surgery 50 Heath Hill Avenue Brighton		
<u>Proposal:</u>	Application for variation of condition 2 of application BH2012/03818 (Demolition of existing surgery and residential accommodation and erection of new surgery and student accommodation comprising of 19 rooms) to permit internal alterations and changes to fenestration to increase accommodation to 24 rooms.		
<u>Officer:</u>	Andrew Huntley Tel 292321	<u>Valid Date:</u>	10 February 2014
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	07 April 2014
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Lewis and Co Planning SE Ltd, 2 Port Hall Road, Brighton BN1 5PD		
<u>Applicant:</u>	WP Properties Ltd, Mr Bill Packham, 2 Port Hall Road, Brighton BN1 5PD		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to be **MINDED TO GRANT** planning permission subject to a S106 Planning Obligation Agreement and the Conditions and Informatives set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application relates to a triangular area of land fronting both Heath Hill Avenue and Auckland Drive in Lower Bevendean. The site is a former residential property which is currently in use as a Doctors Surgery, however a single residential property has been retained on the upper floors of the site.
- 2.2 The surgery is a two storey property with a pitched roof. The adjacent properties are residential, with bungalows within Heath Hill Avenue and two and three storey houses and flats in Auckland Drive. The front of the premises is dominated by a large willow tree which is subject of a Tree Preservation Order.
- 2.3 The site rises steeply from front to back where the land is in use as a garden. There are car parking spaces to the front of the existing surgery.

3 RELEVANT HISTORY

BH2012/03818: Demolition of existing surgery and residential accommodation and erection of new surgery and student accommodation comprising of 19 rooms. Refused 24/05/2013. Appeal Allowed 19/11/2013.

BH2011/00793: Demolition of existing surgery and residential accommodation and erection of new surgery and student accommodation comprising 17 rooms and a self-contained flat at ground floor level. Refused 09/12/2011 Appeal Dismissed

BH2008/03566: Demolition of existing surgery and residential accommodation. Erection of new surgery with 7 self contained flats. Approved 30/09/2011

BH2007/03872: Demolition of existing doctor's surgery and residential accommodation. Erection of new doctor's surgery with five self-contained flats above (resubmission of BH2006/03331). Minded to Approve 10/09/2008 Finally Disposed

BH2006/03331: Demolition of existing surgery and residential accommodation above and construction of new doctor's surgery with 7 self-contained flats above. (Re-submission of withdrawn application BH2005/01577/FP). Refused 03/01/2007. Appeal Dismissed.

BH2005/06219: Redevelopment of existing surgery and residential accommodation to provide a 3-storey building comprising, new doctors surgery, dispensary and 7 self-contained flats (4 x one-bedroom, 2 x two-bedroom and 1 x three-bedroom units). Provision of a bin store and car parking. Withdrawn – 22/06/2006.

BH2005/01577/FP: Redevelopment of existing surgery and residential accommodation to provide a 3-storey building comprising new doctors surgery and 8 self-contained flats (5 one-bedroom, 2 two-bedroom and 1 three-bedroom units). Additional car parking and new garaging. Withdrawn – 22/11/2005.

4 THE APPLICATION

4.1 Planning permission is sought for the Application for variation of condition 2 of application BH2012/03818 allowed on appeal (Demolition of existing surgery and residential accommodation and erection of new surgery and student accommodation comprising of 19 rooms) to permit internal alterations and changes to fenestration to increase accommodation to 24 rooms.

4.2 The application is of similar design to the previously considered schemes. The ground floor remains the same as within application BH2012/03818. The ground floor of the proposed student accommodation would provide 3 individual student bedrooms a communal kitchen and a large common area. The ground floor element would extend between 3.4m and 5.5 beyond the rear building line of the first floor stepping in from the southern boundary of the site by 1m. The flat roofed single storey element extends across to form a 3.4m extension to the rear of the proposed doctors surgery. A garden is proposed to the rear of the site which also includes details the segregation of the space between the two proposed uses.

4.3 The doctors surgery comprises two consulting rooms, two treatment rooms and waiting, reception, staff and counselling rooms. The application also includes

the formation of a new access and hardstanding for vehicle parking to the front of the site.

- 4.3 The main alterations to the scheme from application BH2012/03818 are within the first floor and roofspace. Within application BH2012/03818, the first floor had two lounge and kitchen areas with a further lounge and kitchen area within the roofspace. These lounge and kitchen areas have been removed and replaced with the addition bedrooms. The proposal also now shows each of the bedrooms within the first floor and roofspace having individual kitchenettes. This results in three additional rooms within the first floor and two within the roofspace.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: Fifty Eight (57)** letters of representation have been received from **2, 18, 34, 40, 42, 46, 48 (x2), 50A, 67, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 97, 101 Heath Hill Avenue, 12, 43A, 90, 125 Auckland Drive, 9 Norwich Drive, 80 Plymouth Avenue, 28 Montpelier Road, 5, 14 Bamford Close, 16 Honby Place, 1 Taunton Grove, 2 Norwich Crescent, 13 Norwich Close, 40 Taunton Road, 85 The Avenue, 153 Thordean Road, 77 Norwich Drive, 22 Ghyllside, 4 Knepp Close, 1, 25, 57 Bodiam Avenue** objecting to the application for the following reasons:

- Size and appearance out of character with the area.
- Overlooking and loss of privacy.
- Proposal now shows self contained apartments.
- Overdevelopment.
- Increased Noise and Disturbance including late night noise and increased litter.
- Creation of a busy access point, increased strain on parking
- Already a high percentage of HMO's in the area and further student accommodation is not required.
- Lack of existing infrastructure.
- A representative of the planning committee and highways department should visit the area and discuss the problems with local residents.
- A traffic survey should be undertaken and yellow lines should be considered.
- Existing surgery is within the oldest building in the area and local historical value.
- Licensing rule that no HMO can be within 50m of another.

- 5.2 **Two (2)** letters of representation have been received from Councillor Mo Marsh and Councillor Anne Meadows objecting to the application. Correspondence attached.

Internal:

- 5.3 **Environmental Health:** I note that the application seeks a change to the number of rooms. Whilst I have previously commented on this application, this

has been in relation to the application of a discovery strategy to deal with any unexpected findings due to the close proximity of an electricity sub station. Given that the application is to vary a planning inspectors decision notice, I am satisfied that there is a condition as I requested it and as such I do not have any further comments to add.

5.4 **Planning Policy:** No comments.

5.5 **Sustainable Transport:** Recommended approval as the Highway Authority has no objections to this application subject to the applicant providing a contribution of £13,510 towards sustainable transport and £2000 towards a TRO amendment and inclusion of a condition to secure details of cycle parking.

6 MATERIAL CONSIDERATIONS

6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

6.2 The development plan is:

- Brighton & Hove Local Plan 2005 (saved policies post 2007);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013);
- East Sussex and Brighton & Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton & Hove;
- East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.

6.3 The National Planning Policy Framework (NPPF) is a material consideration.

6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.

6.5 The Brighton & Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.

6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan:

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TR1	Development and the demand for travel
TR7	Safe development
TR14	Cycle parking
TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU9	Pollution and nuisance control
SU10	Noise nuisance
SU13	Minimisation and re-use of construction industry waste
QD1	Design – Quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD3	Effective and efficient use of sites
QD4	Design – Strategic impact
QD5	Design – Street frontages
QD15	Landscape design
QD16	Trees and hedgerows
QD27	Protection of amenity
QD28	Planning obligations
HO3	Dwelling type and size
HO4	Dwelling densities
HO5	Provision of private amenity space
HO6	Provision of outdoor recreation space in housing schemes
HO7	Car free housing
HO13	Lifetime homes
HO19	New community facilities
HO20	Retention of community facilities
HO21	Provision of community facilities in residential and mixed use schemes

Supplementary Planning Guidance:

SPGBH1	Roof alterations and extensions
SPGBH4	Parking standards
SPD03	Construction and demolition waste
SPD06	Trees and development sites
SPD08	Sustainable Building Design

Brighton & Hove City Plan Part One (submission document)

SS1	Presumption in Favour of Sustainable Development
CP21	Student Accommodation and Houses in Multiple Occupation

8 CONSIDERATIONS & ASSESSMENT

- 8.1 Application BH2012/03818 for the demolition of the existing surgery and residential accommodation and erection of new surgery and student accommodation comprising of 19 rooms was allowed on appeal. Therefore, matters relating to the principle of the demolition of the existing surgery and replacement with new doctors surgery and student accommodation are not material planning considerations in regard to this application.

- 8.2 The only matters that can be considered in the determination of this application relate to the design changes to the proposed building and the impact the five additional rooms would have on neighbouring amenity and the highway network.

Design and Character:

- 8.3 The only considerations in regard to the proposals design and impact on the character and appearance of the area relate to the changes to the design included within this application.
- 8.4 The external appearance of this proposal is almost identical to that within application BH2012/03818. The changes are considered very minor and include a small reduction in the width of the entrance canopy to the residential accommodation. A slightly enlarged ground floor window on the southern elevation, and the doors to the cycle and refuse areas being slightly further apart.
- 8.5 It is considered that these changes are acceptable in their own right and are in accordance with development plan policy. In addition, these alterations do not materially alter the appearance of the proposal which was allowed on appeal. Therefore, the proposal has no greater impact on the character and appearance of the area than the proposal allowed on appeal.
- 8.6 As such, no objections are raised in regard to the design of the proposal and its impact on the character and appearance of the area.

Impact on Amenity:

- 8.7 The only considerations that can be considered is whether the additional five bedrooms and associated alterations have a detrimental impact on neighbouring amenity and whether the standard of accommodation for future occupiers is still acceptable.
- 8.8 In regard to amenity, the Inspector stated within his reasoning for allowing the appeal to application BH2012/03818:
- 8.9 *'The amenity issues previously identified have been satisfactorily addressed in the new proposals, leaving, at the time of the Council's consideration, the need for a management plan, as part i)A)6 of emerging Policy CP21 and to accord with the aims of adopted Policy QD27 on the protection of amenity. The appellant has submitted a signed and dated Unilateral Undertaking that provides for a management plan to be entered into with the University of Brighton or the University of Sussex to ensure that the 19 rooms are managed thereafter by either of the two universities, and that the rooms shall only be occupied by students of those institutions. This arrangement would ensure that there is a link between the behaviour of individual occupiers and their continued ability to occupy the premises. It is of note that the situation of the premises, on a corner plot and opposite a large area of open space, would limit the likelihood of noise and disturbance affecting a large number of neighbours.'*

- 8.10 While this application is not supported by an up to date Unilateral Undertaking, the applicant's agent has stated that the applicant would enter into a new undertaking on the same basis as the previous undertaking. The additional bedrooms, which replace the previous kitchen and lounge areas would not have a detrimental impact on overlooking or result in any further loss of privacy and no new windows are being proposed. This is because these windows mainly look out onto Heath Hill Avenue and Auckland Drive and not into private rear areas.
- 8.11 The window to the new bedroom 5 on the first floor would look back out across the garden of number 50 Heath Hill Avenue and across parts of the rear gardens of the properties also on Heath Hill Avenue. This window has no greater impact than the windows of Bedrooms 5 and 6 (1 and 2 within application BH2012/03818). Therefore, the proposal would not have a detrimental impact on neighbouring privacy or result in overlooking, which would warrant the refusal of this application.
- 8.12 While it is accepted that students do have the potential to create greater noise and disturbance at times when many people could expect a reasonable degree of quietude. However, the increase from 19 to 24 students is not considered to be of such an increase that it would materially alter the proposals impact on neighbouring amenity over and above that of the proposal allowed on appeal. Therefore, the proposal would not have a greater impact on neighbouring amenity in regard to noise and disturbance, which would warrant the refusal of this application.
- 8.13 The new rooms are of a similar size to the ones allowed within application BH2013/03818 and now include kitchenettes all the rooms within the first floor and within the roofspace. While there is a reduction in communal areas within the first floor and roofspace, the proposal maintains a large common room on the ground floor. Overall, it is considered that the proposal maintains a suitable standard of accommodation for the future occupiers of the site.
- 8.14 Therefore, subject to the completion of a s106 Planning Obligation Agreement, the proposal is in accordance with local plan policy QD27 and emerging City Plan Policy CP21.

Sustainable Transport:

- 8.15 The Highway Authority has been consulted and raise no objections to the variation of Condition 2 of application BH2013/03818.
- 8.16 The Highway Authority has stated that the variation of condition 2 of planning permission BH2012/03818 intends to increase the number of student rooms from 19 to 24 and therefore would have an increased transport impact above that already permitted by the previous permission.
- 8.17 Previously the applicant offered a Unilateral Undertaking of £11,200 towards the provision of public transport, pedestrian and cycle infrastructure and £2000 to advertise a traffic regulation order to implement double yellow lines on Auckland Drive south of the junction with Heath Hill Avenue. These contributions are still

relevant as part of this application. However, as this application is likely to have a greater transport impact due to the additional units this should be reflected within the level of contribution sought.

8.18 As such, the Highway Authority is now recommending a contribution of £13,510 towards sustainable transport and £2000 towards a TRO amendment. In addition, the Highway Authority recommends a condition to secure details of the proposed cycle parking. It is considered that the increased sustainable transport contribution and the cycle parking can be secured by a new Unilateral Undertaking and a suitably worded condition respectively.

8.19 As the Highway Authority has not objected to the proposed increase of 5 student rooms in regard to its transport impact, no objections are raised. Therefore, subject to the submission of a new unilateral undertaking securing the increased transport contribution, the proposal is in accordance with local plan policies TR1, TR7, TR14 and TR19.

Other Considerations:

8.20 As the application seeks a variation of a condition following the grant of planning permission, a new permission would be granted. As such the conditions attached by the planning inspector need to be attached to this consent. In addition, the application submission contains a Unilateral Undertaking but this relates to the previous application and as such needs to be replaced as this is a new permission. It will be necessary to secure the completion of a s.106 Planning Obligation Agreement to secure the Highway contributions, temporary replacement doctors surgery and management plan.

8.21 The majority of objections received are in the form of a standard letter and relate to the principle of an HMO in this area, size and appearance of the building being out of keeping, overdevelopment and the impact on neighbouring amenity and the highway network. The principle of the proposal has already been established as well as the design and size of the building. As previously stated, it is only the changes from application BH2012/03818 that can be considered within this application. A refusal on any other grounds would be considered unreasonable and likely result in a costs award against the Local Planning Authority.

8.22 Overall, the objections received do not in this instance, outweigh the policies of the Brighton & Hove Local Plan, the emerging City Plan and the NPPF.

9 CONCLUSION

9.1 The additional five bedrooms with the associated layout and fenestration alterations are acceptable in regard to development plan policy and is in accordance with the Planning Inspector's appeal decision for application BH2012/03818. The proposal would not have any significant greater impact on neighbouring amenity or on the highway network than that approved within application BH2012/03818.

10 EQUALITIES

10.1 The development would need to accord with current Building Regulations standards.

11 PLANNING OBLIGATION / CONDITIONS / INFORMATIVES

11.1 S106/Unilateral Undertaking Heads of Terms

- Sustainable transport contribution of £13,510
- TRO amendment contribution of £2000
- Provision of a temporary replacement doctors surgery
- Occupation by students from the University of Brighton or the University of Sussex only.
- Management Plan

11.2 Regulatory Conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.
2. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.
Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site Location Plan			31/01/2014
Building as Existing	24		03/12/2012
Proposed Floor Plans & Elevations	03		31/01/2014
Landscape & Site Plan	S 12		03/12/2012
Street Elevations	05	A	11/12/2012

3. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.
Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.
4. The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

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

5. If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme.
6. No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.
7. Unless otherwise agreed in writing by the Local Planning Authority, no healthcare development shall commence until:
 - a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM Healthcare (either a 'standard' BREEAM or a 'bespoke' BREEAM) and a Design Stage Assessment Report showing that the development will achieve an BREEAM Healthcare rating of 50% in energy and water sections of relevant BREEAM Healthcare assessment within overall 'Very Good' for all non-residential development have been submitted to the Local Planning Authority; and
 - b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM Healthcare rating of 50% in energy and water sections of relevant BREEAM Healthcare assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.A completed pre-assessment estimator will not be acceptable.
Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.
8. Unless otherwise agreed in writing by the Local Planning Authority, no student accommodation development shall commence until:
 - a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM Multi Residential (either a 'standard' BREEAM or a 'bespoke' BREEAM) and a Design Stage Assessment Report showing that the development will achieve an BREEAM Multi Residential rating of 50% in energy and water sections of relevant BREEAM Multi Residential assessment within overall 'Very Good' for all student

accommodation development have been submitted to the Local Planning Authority; and

b) BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM Multi Residential rating of 50% in energy and water sections of relevant BREEAM Multi Residential assessment within overall 'Very Good' for all student accommodation development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

9. No development shall commence until a scheme for the planting within the site of replacement trees (not less than two in number) has been submitted to and agreed in writing by the Local Planning Authority. The planting of the replacement trees shall be carried out in the first planting season following commencement of the development, and any trees 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 within the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

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

10. No development shall commence until a scheme of soundproofing has been submitted to and approved in writing by the Local Planning Authority. The use of the premises shall not commence until all specified works have been carried out as approved.

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

11. No development shall commence until full boundary details which shall include elevational details have been submitted to and approved in writing by the Local Planning Authority. Prior to occupation of the building the scheme shall be implemented fully in accordance with the approved details and shall be retained as such thereafter.

Reason: To enhance the appearance of the development in the interest of the visual and residential amenities of the area and to comply with policies QD1, QD15 and QD27 of the Brighton & Hove Local Plan.

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

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

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13. The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.
Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.
14. Unless otherwise agreed in writing by the Local Planning Authority, none of the healthcare development hereby approved shall be occupied until a Building Research Establishment issued Post Construction Review Certificate confirming that the healthcare development built has achieved a BREEAM Healthcare rating of 50% in energy and water sections of relevant BREEAM Healthcare assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.
Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.
15. Unless otherwise agreed in writing by the Local Planning Authority, none of the student accommodation development hereby approved shall be occupied until a Building Research Establishment issued Post Construction Review Certificate confirming that the student accommodation development built has achieved a BREEAM Multi Residential rating of 50% in energy and water sections of relevant BREEAM Multi Residential assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.
Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

11.3 Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. This decision to grant Planning Permission has been taken:
 - (i) having regard to the policies and proposals in the National Planning Policy Framework and the Development Plan, including Supplementary Planning Guidance and Supplementary Planning Documents:
(Please see section 7 of the report for the full list); and

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- (ii) for the following reasons:- The additional five bedrooms with the associated layout and fenestration alterations are acceptable in regard to development plan policy and the previous Planning Inspector's appeal decision for application BH2012/03818. The proposal would not have any significant greater impact on neighbouring amenity or on the highway network than that approved within application BH2012/03818.
- 3. The applicant is advised that details of the BREEAM assessment tools and a list of approved assessors can be obtained from the BREEAM websites (www.breeam.org). Details about BREEAM can also be found in Supplementary Planning Document SPD08 Sustainable Building Design, which can be accessed on the Brighton & Hove City Council website (www.brighton-hove.gov.uk).
- 4. The applicant is advised that advice regarding permeable and porous hardsurfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens' which can be accessed on the DCLG website (www.communities.gov.uk).

Dear Martin,

**Re: Planning application no: BH2014/00331
Willow Surgery – 50 Heath Hill Avenue**

I am writing to oppose the above planning application on the grounds of severe overdevelopment. The infrastructure isn't able to cope with the added bed spaces requested by the applicant. Also there is already a predominance of student housing within this area which, in my opinion, takes it over the threshold for HMO's under the local Article 4 directive.

I am also concerned that the buses would be full before they reach stops lower down Heath Hill Avenue which means that local older residents will not be able to access a bus for another 20 or 30 minutes.

I am aware that the government appeal previously said that there were no cars in the vicinity of this application however I would point out that this is on the corner of a main road into and out of the estate with buses trying to negotiate that corner. Lorries and other large vehicles also have to negotiate this corner to access the Industrial estate and with cars unable to see a pedestrian if a bus is at the bus stop on the corner. This makes it a very dangerous corner and to add bed spaces for students is to further increase the problems incurred at this point.

And who said students don't have cars! This will cause more problems as parking is at a premium already at this part of the estate.

I hope that sense prevails and that this application to increase bed spaces is refused.

Yours sincerely

Anne Meadows

Anne Meadows
Councillor

From: Mo Marsh
Sent: 06 March 2014 09:38
To: Nicola Hurley
Cc: Anne Meadows; [REDACTED]
Subject: Fw: BH2014/00331 Willow Surgery

Dear Nicola, I would like to register my objections to this further application on the same grounds that the applicant's initial proposals were refused by the Council in May 2013, prior to their subsequent successful appeal in November 2013. The proposed student housing sets a precedent, compromises the council housing targets, is detrimental to the amenity for local residents, has no adequate sustainable transport plans.

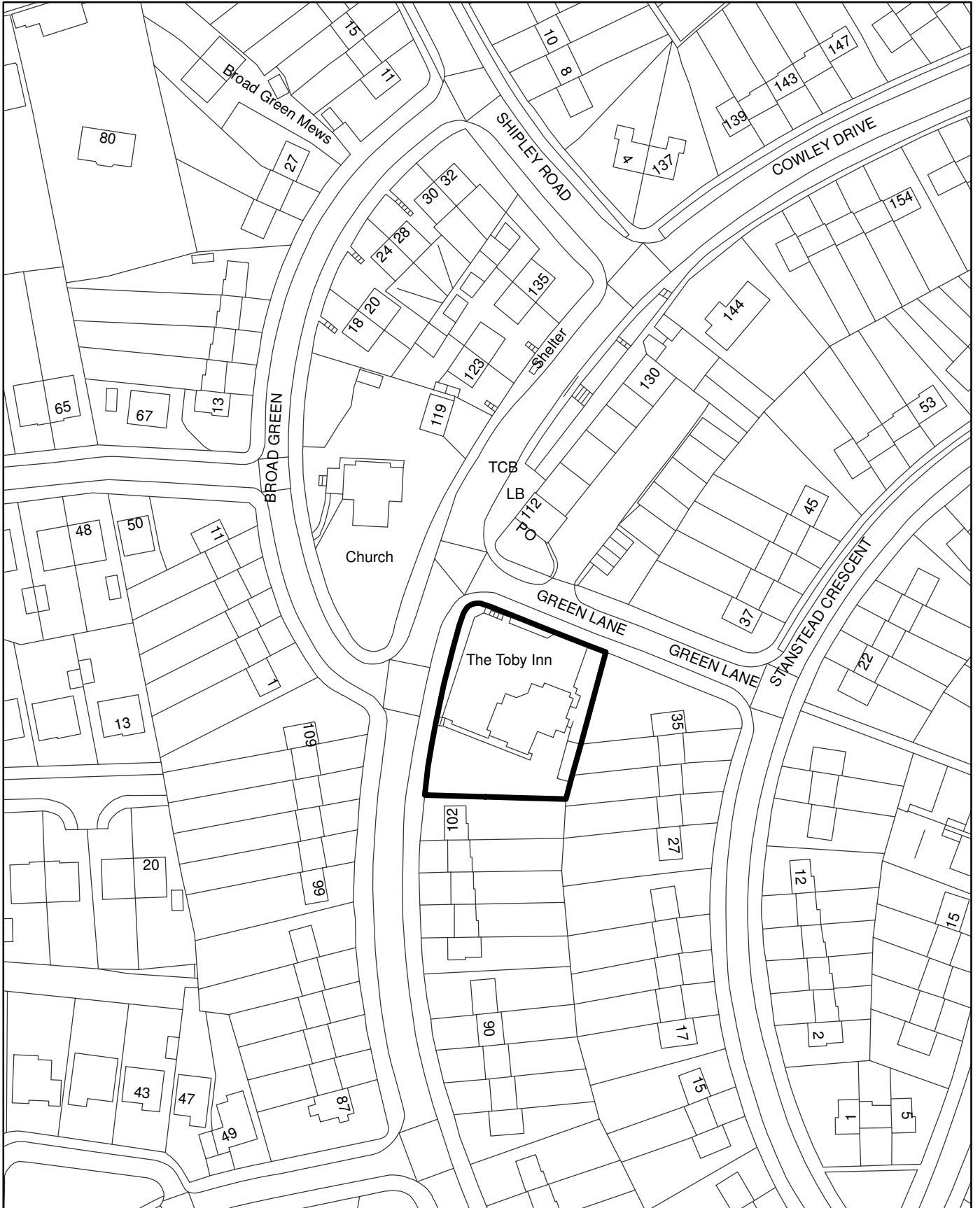
ITEM B

Toby Inn, 104 Cowley Drive, Brighton

BH2014/02105
Full planning

27 AUGUST 2014

BH2014/02105 Toby Inn, 104 Cowley Drive, Brighton.



N



Scale: 1:1,250

<u>No:</u>	BH2014/02105	<u>Ward:</u>	WOODINGDEAN
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Toby Inn 104 Cowley Drive Brighton		
<u>Proposal:</u>	Extensions and alterations to existing building including additional floor to facilitate change of use from Public House (A4) to Hostel (Sui Generis).		
<u>Officer:</u>	Wayne Nee Tel 292132	<u>Valid Date:</u>	02 July 2014
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	27 August 2014
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	N/A		
<u>Applicant:</u>	Tim Martin Interiors Limited, Tim Martin, 17 Adelaide Crescent, Hove BN3 2JF		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to be **MINDED TO GRANT** planning permission subject to a S106 Agreement and the Conditions and Informatives set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site relates to an existing three storey public house located on the south east corner of Green Lane and Cowley Drive, Woodingdean. The public house has not been in full operational use for some period of time as it was originally closed in 2006. Since 2009 it has been opened for private functions and events only.

3 RELEVANT HISTORY

BH2014/00492 Extension and alterations to existing building including additional floor to facilitate change of use from Public House (A4) to Public House and Hostel (A4/Sui generis) – Refused 17/04/2014 for the following reasons:

1. *The proposed development, by reason of its scale and design, represents an incongruous form of development that fails to improve the appearance of the site or the visual amenities of the area, contrary to policies QD1, QD2 & QD14 of the Brighton & Hove Local Plan.*
2. *The proposed development, by reason of its scale and design, would result in a significant loss of amenity to adjacent properties at 31, 33 & 35 Stanstead Crescent by way of loss of privacy and oppression of outlook, contrary to policy QD27 of the Brighton & Hove Local Plan.*

BH2013/03082 Extension and alterations to existing building to facilitate change of use from Public House (A4) to Public House (A4) and Hotel (C1). Refused 08/01/2014.

BH2005/00940/FP- New entrance lobby plus insertion of door, decking and steps to rear. Approved 19/05/2005.

4 THE APPLICATION

- 4.1 Planning permission is sought for extensions and alterations to existing building including additional floor to facilitate change of use from Public House (A4) to Hostel (Sui Generis).
- 4.2 Following the previously refused planning application (BH2014/00492), the proposal now is for the loss of the existing A4 use and to convert the whole of the building into a Hostel use. The proposed roof alterations have also been redesigned.

5 PUBLICITY & CONSULTATIONS

External:

- 5.1 **Neighbours: Nine (9)** letters of representation have been received from **(31 Stanstead Crescent, 1 & 3 Broad Green, 42 Ainsworth Avenue, 3 Sycamore Close, 51 The Brow, 100 Greenways, 111 Cowley Drive, and one unknown address in Cowley Drive)** objecting to the application for the following reasons:

- Concerns over proposed hostel use;
- No community benefit to proposal;
- Overlooking towards neighbouring gardens;
- Increase in parked cars impacting on supply and safety;
- No kitchen or laundry facilities for occupants;
- Would be more appropriate for residential flats;
- Poor access for wheelchair users.

- 5.2 **Councillor Dee Simson** has objected to the application. Correspondence attached.

Internal:

5.3 Planning Policy:

The loss of the public house use on the site is acceptable, given the history of anti-social behaviour at the pub, the lack of viability of a public house use and the lack of interest from prospective tenants. This is in accordance with policies SA6 of the City Plan and HO20 of the Local Plan.

- 5.4 Further details should be provided and secured by condition, to safeguard the amenity of neighbouring residents and potential occupants, in accordance with policy QD27 of the Local Plan.
- 5.5 Given the significant demand for housing in the city, a C3 housing use for the site would be preferable to the proposed hostel use, which would only be suitable for short- to medium-term accommodation and for which there is not a demonstrable need in the city.

5.6 Environmental Health:

The applicant should be aware that whilst a planning condition has not been placed, should complaints be received the Environmental Health Department will be required to investigate the matter further under statutory provisions.

5.7 Sustainable Transport: Support

Recommended approval as the Highway Authority has no objections to this application subject to the inclusion of conditions to secure on site cycle parking, disabled car parking and a Travel Plan. Also recommend a contribution under s.106.

5.8 The Highway Authority comments are similar to the two recent applications on this site.

6 MATERIAL CONSIDERATIONS

6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

6.2 The development plan is:

- Brighton & Hove Local Plan 2005 (saved policies post 2007);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013);
- East Sussex and Brighton & Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton & Hove;
- East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.

6.3 The National Planning Policy Framework (NPPF) is a material consideration.

6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.

6.5 The Brighton & Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.

6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan:

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TR1	Development and the demand for travel
TR7	Safe development
TR14	Cycle access and parking
TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU13	Minimisation and re-use of construction industry waste
QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD3	Design – efficient and effective use of sites
QD4	Design – strategic impact
QD14	Extensions and alterations
QD15	Landscape design
QD27	Protection of Amenity
HO20	Retention of community facilities
SR14	New hotel and guest accommodation

Supplementary Planning Guidance:

SPGBH4 Parking Standards

Supplementary Planning Documents:

SPD03 Construction & Demolition Waste
SPD08 Sustainable Building Design
SPD12 Design guide for extensions and alterations

Brighton & Hove City Plan Part One (submission document)

SS1 Presumption in Favour of Sustainable Development
SA6 Sustainable Neighbourhoods
CP6 Visitor Accommodation

8 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to the principle of the development, the impact of the proposed extensions and alterations on the appearance of the building and amenity of future and adjacent occupiers, and highway issues and sustainability matters.

Principle of Use:

8.2 The existing building comprises a ground floor public house with associated residential accommodation on the upper floor. The application proposes conversion of the existing public house use to form an 18 room hostel (sui generis use class).

Loss of existing public house use

8.3 A proposal involving the loss of a public house use, which is defined as a community use by the NPPF, must be considered having regard to policy HO20 of the Brighton & Hove Local Plan which states that:

8.4 *'Planning permission will not be granted for development proposals, including changes of use, that involve the loss of community facilities, including: hospitals,*

health centres, surgeries/clinics, museums, art galleries, exhibition halls, places of worship, day care centres, libraries, schools, crèches, public toilets, church and community halls, theatres and cinemas.

8.5 *Exceptions may apply when:*

- a. the community use is incorporated, or replaced within a new development; or*
- b. the community use is relocated to a location which improves its accessibility to its users; or*
- c. existing nearby facilities are to be improved to accommodate the loss; or*
- d. it can be demonstrated that the site is not needed, not only for its existing use but also for other types of community use.*

Where an exception (a-d) applies, a priority will be attached to residential and mixed use schemes which may provide 'live work' and, or starter business units to meet identified local needs.'

- 8.6 A public house can serve an important community function and the loss of such a facility could be to the detriment of the community as a whole. This is reflected in policy SA6 (Sustainable Neighbourhoods) of the City Plan, where it is recognised that public houses within easy walking distance for local residents contribute to the achievement of sustainable neighbourhoods.
- 8.7 The applicant has asserted in the planning statement that the proposed loss of the public house complies with criteria d. The existing public house use has suffered from a poor local reputation in the past, with incidences of anti-social behaviour recorded at the site. The premises ceased operation as a pub in July 2006, and since 2009 has been used for events and functions. Evidence has been supplied (by McKoy's Pub Brokers Ltd) which demonstrates that the pub would not be able to be profitable, given previous performance. Further evidence (supplied by Paramount Investment & Development Brokerage) shows that the pub was marketed 'to let' for 3 years after 2006 with no tenants found, after which time the pub was marketed for sale as a development opportunity. Paramount has also supplied additional information which supports the claim that the pub is not a viable prospect.
- 8.8 The loss of a public house in this location is regrettable. The nearest alternative establishments are located roughly 1.5 miles away in Rottingdean or on Warren Road. However, it is clear from the evidence submitted that a pub in this location would struggle to be profitable and that there has been a lack of demand from potential tenants. The troubled history of the pub also suggests that this particular pub has historically not made a positive contribution to the community.
- 8.9 It is not clear to what extent alternative community uses have been explored by the applicant. It is recognised, however, that the building would likely require investment to fund alterations in order to be suitable for alternative community uses. It is also recognised that the history of the site may make the building unattractive for community uses. There are a number of other community buildings in Woodingdean, including three church buildings, one of which – St Patrick's RC church – lies opposite the application site.

- 8.10 Therefore it is considered that the proposal would not be contrary to the objectives of policy HO20, City Plan Policy SA6 or the objectives set out in the NPPF in this case.

Proposed Hostel Use

- 8.11 The supporting information states that the hostel would form medium to long term temporary accommodation primarily for use by transient persons who may need accommodation whilst either temporarily working in the area or in between permanent accommodation elsewhere. The supporting document states that guests would be likely to stay for months rather than days and would be accommodated on a self-catering basis (albeit with limited facilities). The applicant has submitted an agreement that would be signed by future occupiers which refers to guests rather than tenants, and states that the occupants of the rooms are not meant for permanent accommodation. It is considered that the nature of the proposed use constitutes a sui generis use class hostel, as applied for, and this can be secured by condition for the avoidance of doubt in the event permission is granted.
- 8.12 To support this judgement, in an appeal relating to a similar proposal (Torbay Council v Sheddon Hall Hotel 2011) in which the Inspector found that the building in question had been subject to a change of use from a hotel to a hostel, a *sui generis* use (appeal ref. APP/X1165/C/11/2156090). Matters that the Inspector found material were whether the great majority of guests would best be described as “transient passengers”, the nature of services and facilities provided to guests, the periods of stay, personalisation of rooms, the regularity of payments and what this includes, the number of staff and the number of people accommodated in the rooms. This largely corresponds with the nature of the proposed use under this application.
- 8.13 Given the nature of the proposed accommodation, which is not directed at tourism, policy SR14 of the Brighton & Hove Local Plan and policy CP6 of the submission City Plan Part One are not considered applicable. There is not considered to be a particular requirement for this type of hostel use in the city, particularly in this non-central location which is a significant distance from the main public transport hubs in the city and major employment areas. The application should therefore be considered in light of the presumption in favour of sustainable development, as set out in the NPPF, which requires planning permission to be granted unless adverse impacts would outweigh the benefits. The acceptability of use is therefore dependant on the standard of accommodation to be provided and its impacts on the appearance of the building and amenities of adjacent occupiers.
- 8.14 In terms of accommodation, the 18 units would form double and twin studio rooms, as well as 2 no. ‘studios’ on the second floor which would have a living/kitchen room separate from the bedrooms. Each proposed room is generally of a good size with good access to natural light and outlook. The plans do not include shared communal space such as kitchens, and it appears that the rooms would include limited cooking/fridge/washing facilities. The size of the accommodation and its limited facilities for day-to-day living is considered appropriate for the temporary use proposed, however it would be unacceptable

as permanent living accommodation. Whilst the proposed use is for a hostel use, there are concerns that the building could be used in the future for long-term residential use. This concern is exacerbated by the addition of the two larger units of accommodation on the second floor. For these reasons, and for the avoidance of doubt, a condition can be attached in the event permission is granted to secure the use of the building as a sui generis hostel only.

Design and Appearance:

- 8.15 Local Plan policy QD3 seeks the more effective and efficient use of development sites. However, in seeking the more efficient use of sites, Local Plan policies QD2, and QD3 also seek to ensure that developments are not viewed in isolation and must be characteristic of their surroundings. Considerations of layout and design should be informed by the wider context having regard not just to neighbouring buildings, but the townscape and landscape of the wider locality.
- 8.16 Policy QD14 relates to extensions and alterations and states that they will only be granted if the proposals are well sited, designed and detailed in relation to the host property.
- 8.17 As previous, the application proposes extensions to the existing property to enable the change of use to take place. A three storey side extension is proposed to the existing south-west corner of the building, whilst a single storey extension with hipped roof is proposed to the existing flat roofed section at first floor level. The existing pitched roof is now to be altered with additional pitches rather than the previously proposed bulky flat roofed top floor.
- 8.18 The proposed alterations now retain the modest pitched roof appearance, which sits more comfortably in its suburban context. The additional pitched roofs would result in the removal of the blocky flat roof frontage appearance. The proposed alterations to the window arrangement are considered appropriate and the proposed rooflights are considered acceptable.

Impact on Amenity:

- 8.19 Policy QD27 relates to amenity issues and confirms that permission will not be granted for proposals which cause material nuisance and loss of amenity to adjacent, existing or proposed occupiers.
- 8.20 The existing building sits in the rear corner of a plot on land that slopes steeply from west to east. As a result of this slope, the dwellings to the east fronting Stanstead Crescent are on significantly lower ground level to the building, with the building sitting within 4m of their rear boundaries. When viewed from the rear windows and gardens to properties on Stanstead Crescent, the building currently has a looming and oppressive presence, with direct overlooking from a first floor roof terrace and adjacent windows. The proposal would replace the terrace with an extension with no windows on the south-east elevation, and the removal of the existing first floor south-east elevation window. The extensions to the building on significantly higher ground level immediately rear of their rear boundaries would add to the dominance of the building to an extent. However the alterations would now not result in significantly more overlooking or overbearing presence than already exists for the most affected neighbouring properties.

- 8.21 To the south, the building is separated from the nearest residential dwelling at 102 Cowley Drive by a minimum 10m across a communal garden. Although new studio windows are proposed in the south elevation of the building, this separation is sufficient to ensure that any overlooking would not be excessively harmful, and directed towards the rear of the garden to 102 Cowley Drive, rather than into rear windows.
- 8.22 Residents have objected to the hostel use and concerns how it would be managed and run. The hostel has the potential to cause amenity issues by way of potential noise disturbance due to the temporary nature of its occupation. However, there is no indication that this harm would be significant or otherwise reasonably controllable by way of the use of conditions. In the event disturbance occurs, this can be managed via separate legislation.

Sustainable Transport:

- 8.23 Brighton & Hove Local Plan policy TR1 requires new developments to address the travel demand arising from proposals. Policy TR7 requires that new development does not increase the danger to users of adjacent pavements, cycle routes and roads. Policy TR14 requires the provision of cycle parking with new development in accordance with the Council's minimum standard, as set out in BHSPG note 4. Policy TR19 requires development to accord with the Council's maximum car parking standards, as set out in BHSPGH note 4.
- 8.24 There is considered to be an increase in trip generation to and from the site as a result of these proposals, especially by persons travelling by motor vehicle from a wider catchment area. As such a contribution of £12,000 towards sustainable transport improvements in the area is sought by way of a s106 agreement to offset this increase, in accordance with policies TR1, TR7, TR19 of the Brighton & Hove Local Plan.
- 8.25 The proposed provision of 11 on-site car parking spaces is in line with current standards and the proposed level of car parking is deemed to be acceptable in this location. Full details of the disabled parking spaces can be secured by condition in the event permission is granted. Cycle parking is proposed however full details have not been provided. A condition can also be attached to secure appropriate details.

Sustainability:

- 8.26 Policy SU2 and SPD08 require medium scale development such as this to demonstrate an increase in net annual CO2 emissions, a reduction in water consumption, and minimisation of surface water run-off. No information has been submitted with the application however such matters can be addressed by condition in the event permission is granted.

9 CONCLUSION

- 9.1 The principle of the proposed development is considered acceptable in this case. The proposed external alterations would be of an appropriate appearance, no significant harm to future occupiers or neighbouring amenity

would be caused, subject to compliance with conditions matters relating to transport and sustainability. Approval is therefore recommended.

10 EQUALITIES

None identified

11 PLANNING OBLIGATION / CONDITIONS / INFORMATIVES

11.1 S106 Heads of Terms

- Contribution of £16,000 towards sustainable transport improvements.

11.2 Regulatory Conditions:

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.
- 2) The development hereby permitted shall be carried out in accordance with the approved drawings listed below.
Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Existing ground floor plan	GSB.002		25 June 2014
Existing first floor plan	GSB.003		25 June 2014
Existing roof plan	GSB.004		25 June 2014
Existing basement plan	GSB.001		25 June 2014
Existing elevations	GSB.006		25 June 2014
Existing elevations	GSB.007		25 June 2014
Proposed elevations	GSB.012		25 June 2014
Proposed elevations	GSB.013		25 June 2014
Proposed elevations	GSB.014		25 June 2014
Proposed elevations	GSB.015		25 June 2014
Proposed block and location plan	GSB.016		25 June 2014
Proposed street scene flat roof	GSB.141		25 June 2014
Existing street scene	GSB.140		25 June 2014
Proposed basement	GSB.008		25 June 2014
Ground floor	GSB.009		25 June 2014
Proposed first floor	GSB.010		25 June 2014
Proposed roof plan	GSB.017		25 June 2014
Proposed second floor	GSB.020		25 June 2014
Site plan	n/a		25 June 2014

- 3) The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully

implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

- 4) Within 3 months of occupation of the development hereby approved, the Developer or owner shall submit to the Local Planning Authority for approval in writing a detailed Travel Plan (a document that sets out a package of measures tailored to the needs of the site, which is aimed at promoting sustainable travel choices by residents, visitors, staff, deliveries and parking management) for the development. The Travel Plan shall include such commitments as are considered appropriate, and should include as a minimum the following initiatives and commitments:
- (i) Promote and enable increased use of walking, cycling, public transport use, car sharing, and car clubs as alternatives to sole car use:
 - (ii) A commitment to reduce carbon emissions associated with business and commuter travel:
 - (iii) Increase awareness of and improve road safety and personal security:
 - (iv) Undertake dialogue and consultation with adjacent/neighbouring tenants/businesses:
 - (v) Identify targets focussed on reductions in the level of business and commuter car use:
 - (vi) Identify a monitoring framework, which shall include a commitment to undertake an annual staff travel survey utilising iTrace Travel Plan monitoring software, for at least five years, or until such time as the targets identified in section (v) above are met, to enable the Travel Plan to be reviewed and updated as appropriate:
 - (vii) Following the annual staff survey, an annual review will be submitted to the Local Planning Authority to update on progress towards meeting targets:
 - (viii) Identify a nominated member of staff or post to act as Travel Plan Co-ordinator, and to become the individual contact for the Local Planning Authority relating to the Travel Plan.
 - (ix) Providing details of sustainable travel options to the site at the point of booking:
 - (x) Include details of bus, train and walking information to the site on the hotels website:
 - (xi) Provision of public transport, cycle maps and walking maps for the local area in the hotel's reception:

Reason: To ensure the promotion of sustainable forms of travel and comply with policies TR1 and TR4 of the Brighton & Hove Local Plan.

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- 5) No development shall commence until details of disabled car parking provision for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented and made available for use prior to the first occupation of the development hereby permitted and shall thereafter be retained for use at all times.
Reason: To ensure the development provides for the needs of disabled staff and visitors to the site and to comply with Local Plan policy TR18 and SPG4.
- 6) Notwithstanding the submitted details, the development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.
Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.
- 7) 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 include an EST Home Energy Report, and how the development would reduce water consumption and minimise surface water run-off. The development shall be carried out in strict accordance with the approved details.
Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.
- 8) The building shall only be used for temporary guest accommodation purposes in the manner of a hostel and for no other purpose.
Reason: To ensure the premises provides guest rather than permanent accommodation for future occupants, and to protect amenity for occupiers of adjoining properties and to comply with policies SR14 and QD27 of the Brighton & Hove Local Plan.

11.3 Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. This decision to grant Planning Permission has been taken:

PLANNING COMMITTEE LIST- 27 AUGUST 2014

- (i) having regard to the policies and proposals in the National Planning Policy Framework and the Development Plan, including Supplementary Planning Guidance and Supplementary Planning Documents:
(Please see section 7 of the report for the full list); and
- (ii) for the following reasons:-
The principle of the proposed development is considered acceptable in this case. The proposed external alterations would be of an appropriate appearance, no significant harm to future occupiers or neighbouring amenity would be caused, subject to compliance with conditions matters relating to transport and sustainability. Approval is therefore recommended.

From: Dee Simson
Sent: 04 August 2014 15:00
To: Wayne Nee
Cc: Jeanette Walsh
Subject: Application No: BH2014/02105
Importance: High

Re: Application No: BH2014/02105 Toby Inn Woodingdean

Dear Wayne

I am writing on behalf of residents living close to this site who have contacted me over the weekend complaining that they have not been given sufficient time for the consultation. This is for two reasons. The first being that papers were received almost two weeks after the initial consultation date and secondly that documents were unavailable on the Council's website for several days. In fact documents are still unavailable today as I, myself, tried to download the application form.

I am therefore requesting that I be allowed to object to this application on their behalf and am offered the same extension of time that has been offered to St. Patricks Church.

My reasons for objecting are as follows:

- 1) The loss of this site as an important community facility contrary to HO 20 of the Brighton & Hove Local Plan. This part of Woodingdean lost an important community facility when the pub closed and any development there should include this valuable amenity.
- 2) The application does not make it clear what the hostel will be used for.
- 3) There are insufficient kitchen/catering and laundering facilities for the number of units.
- 4) The proposed development, by reason of its scale and design, represents an incongruous form of development that fails to improve the appearance of the site or the visual amenities of the area, contrary to policies QD1, QD2 & QD14 of the Brighton & Hove Local Plan.
- 5) The proposed development, by reason of its scale and design, would result in a significant loss of amenity to adjacent properties at 31, 33 & 35 Stanstead Crescent by way of loss of privacy and oppression of outlook, contrary to policy QD27 of the Brighton & Hove Local Plan.

If you are minded to grant this application then I would ask that it is referred to the Planning Sub Committee for their final decision following a site visit and would request the opportunity to speak at that meeting.

Yours sincerely



PLANNING COMMITTEE LIST
27 AUGUST 2014
COUNCILLOR REPRESENTATION

Dee Simson

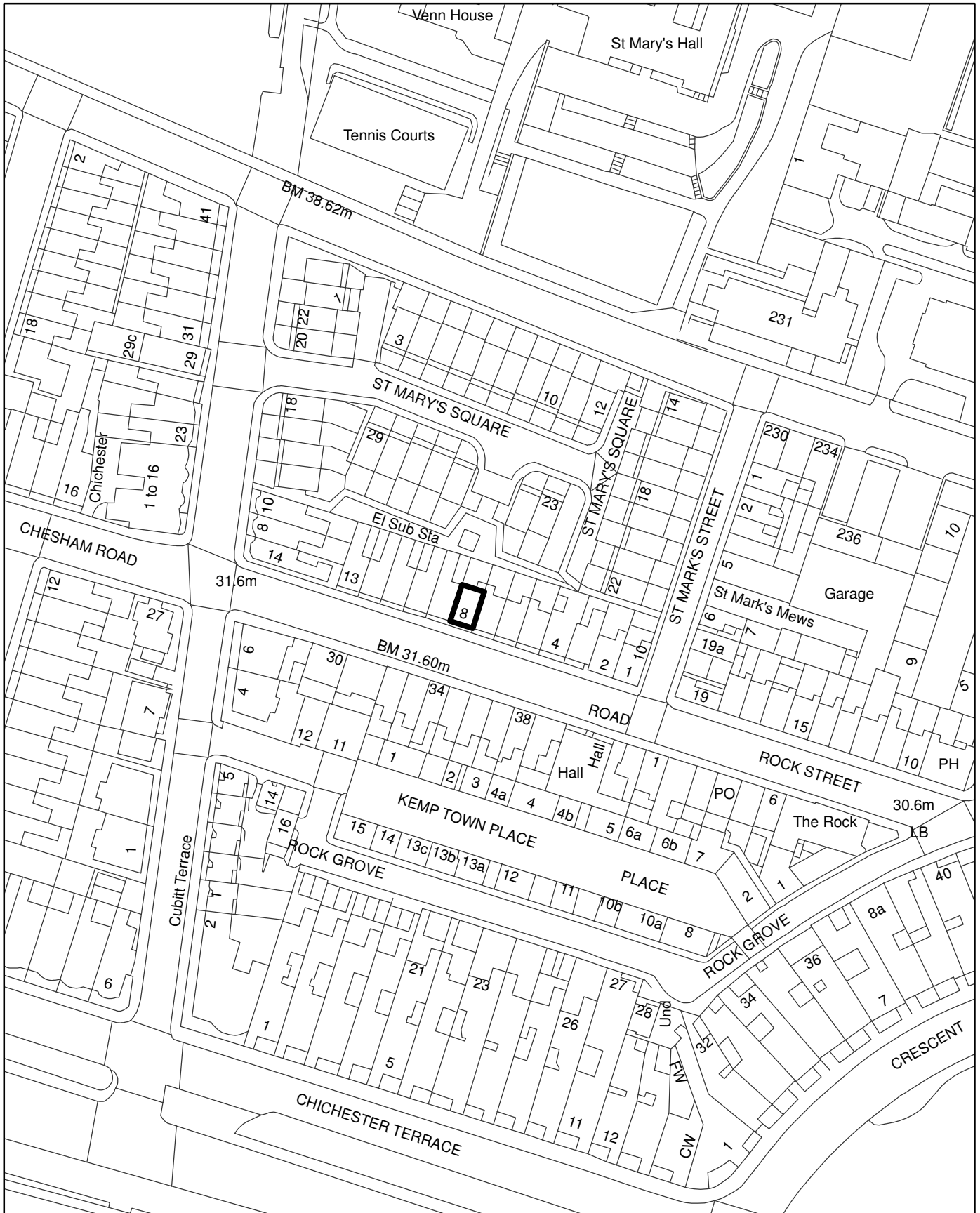
ITEM C

8 Chesham Road, Brighton

BH2014/02404
Householder planning consent

27 AUGUST 2014

BH2014/02404 8 Chesham Road, Brighton.



N



Scale: 1:1,250

<u>No:</u>	BH2014/02404	<u>Ward:</u>	EAST BRIGHTON
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	8 Chesham Road Brighton		
<u>Proposal:</u>	Alterations incorporating changes from rear pitched roof to mansard roof, dormer to front elevation and revised fenestration.		
<u>Officer:</u>	Tom Mannings Tel 292322	<u>Valid Date:</u>	18 July 2014
<u>Con Area:</u>	East Cliff	<u>Expiry Date:</u>	12 September 2014
<u>Listed Building Grade:</u>	n/a		
<u>Agent:</u>	Arch-Angels Architects Ltd, 3 Dorset Place, Brighton BN2 1ST		
<u>Applicant:</u>	Mr James Eyre, 8 Chesham Road, Brighton BN2 1NB		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **REFUSE** planning permission subject to no new material considerations being raised that are not addressed within this report, and for the reasons set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 This application relates to a two-storey mid-terrace property with a basement level located on the north side of Chesham Road, within the East Cliff Conservation Area. The property forms part of a group of four dwellings (nos.5-8) which are similar in style but have various alterations to their roofs and backs on to the modern St Marys residential development to the north.

3 RELEVANT HISTORY

BH2014/00653 – Householder Planning Consent – Alterations incorporating changes from rear pitched roof to mansard roof, dormer to front elevation and revised fenestration. Refused 17/04/2014.

BH2012/03360 – Householder Planning Consent – Conversion of rear pitched roof to mansard roof and new dormer to front. Alterations to front and rear elevations. Refused 25/02/2013. An appeal was subsequently dismissed.

7 Chesham Road

89/0545/F, Top Floor Flat, 7 Chesham Road. Alterations to front dormer and rear dormer extension with balcony to existing room in the roof. Approved 15/08/1989.

4 THE APPLICATION

- 4.1 The application is a re-submission following the above refusal and again seeks permission for the conversion of the rear roof pitch to a mansard roof and the addition of a flat roof dormer to the front. Further alterations are proposed to

enlarge a rear ground floor window and convert another ground floor window to French doors with steps to the rear garden. A new window opening is also to be created at first floor level above the entrance door. As previous, photovoltaic panels are proposed on the flat roof created by the mansard.

5 PUBLICITY & CONSULTATIONS

External:

- 5.1 **Neighbours: One (1)** letter of representation have been received from **4 Chesham Road** in support of the application, there are no reasons identified.
- 5.2 **Councillor Mitchell:** In support of the application. Correspondence attached.

6 MATERIAL CONSIDERATIONS

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”
- 6.2 The development plan is:
- Brighton & Hove Local Plan 2005 (saved policies post 2007);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013);
 - East Sussex and Brighton & Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton & Hove;
 - East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.
- 6.3 The National Planning Policy Framework (NPPF) is a material consideration.
- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.
- 6.5 The Brighton & Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan:

QD14	Extensions and alterations
QD27	Protection of Amenity
HE6	Development within or affecting the setting of conservation areas

Supplementary Planning Documents:

SPD12	Design Guide for Extensions and Alterations
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Brighton & Hove City Plan Part One (submission document)

SS1	Presumption in Favour of Sustainable Development
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8 CONSIDERATIONS & ASSESSMENT

- 8.1 The Appeal Inspector's decision in relation to the previous application **BH2012/03360** is a material planning consideration. The Inspector considered the alterations to the front and rear fenestration to be acceptable. No changes to these aspects of the scheme are proposed as part of this submission. As a consequence, the main issue is the impact of the proposed roof additions on the character and appearance of the property and surrounding East Cliff Conservation Area, and the amenities of the neighbouring properties.
- 8.2 Policy QD14 of the Brighton & Hove Local Plan states that planning permission for extensions or alterations to existing buildings, including the formation of rooms in the roof, 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;
 - would not result in significant noise disturbance or loss of privacy, outlook, daylight/sunlight or amenity to neighbouring properties;
 - takes account of the existing space around buildings and the character of the area and an appropriate gap is retained between the extension and the joint boundary to prevent a terracing effect where this would be detrimental to the character of the area; and
 - uses materials sympathetic to the parent building.
- 8.3 In considering whether to grant planning permission for extensions to residential and commercial properties, account will be taken of sunlight and daylight factors, together with orientation, slope, overall height relationships, existing boundary treatment and how overbearing the proposal will be.
- 8.4 Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.
- 8.5 SPD12 'Design guide for extensions and alterations' supersedes SPGBH1 'Roof alterations and extensions' but retains the guidance on mansard roof extensions in Annex B. SPD12 states that within conservation areas '*Alterations to the shape of the roof, the use of unsympathetic materials and the loss of original features can all have a serious effect on the appearance and character*

of historic areas....The original form, shape and fabric of the main roof must not be altered’.

Design and Appearance:

- 8.6 The scale of the rear mansard roof extension is as previous in application **BH2014/00653**, as are the two dormer windows. Each dormer would have a sash window and would align with the windows below. Originally, no’s 5-8 Chesham Road would have been of matching appearance, however this continuity has now been lost with no’s 5 & 6 having similar mansard roof extensions to the rear with single dormer windows, and no.7 having a large dormer window and balcony. There are no planning records for the mansard extensions at no’s 5 & 6. The Appeal Inspector noted the presence of these other roof additions but considered the principle of a mansard roof at the application site to be unacceptable.
- 8.7 Paragraph 4 of the Inspector’s decision stated: *‘The proposed rear roof extension would considerably alter the simple traditionally pitched roof profile of the appeal property. It would introduce a steeply sloping rear face and a flat roofed section with a shape and profile which would be alien to the host property. The overall effect would significantly detract from the character and appearance of the appeal property. It would unbalance the existing roof and dominate the rear of the host dwelling at roof level. Even though it would not be visible from Chesham Road, as the rear of the property is open to public view from St Mary’s Square, even though this is a privately gated street, it would still have a significantly detrimental impact on the character and appearance of the locality. This would be the case, even though its shape may be similar to some roof alterations in the same terrace and it may result in less harm than a traditionally detailed mansard roof.*
- 8.8 Paragraph 6 further stated: *‘In addition, I am aware that other properties in this small group of similar terraced properties and in the vicinity have large roof extensions. Even though the proposal has been designed to match these altered roofscapes, I am not aware of the circumstances that led to them and they do not provide justification for further unacceptable development.’*
- 8.9 As this proposal has not changed from the previous, it is still considered that although the inclusion of dormer windows improves its appearance, the principle of a mansard roof extension at the rear of the building cannot be supported having regard to policies QD14 and HE6 of the Brighton & Hove Local Plan, SPD12 guidance, and the Inspector’s decision, which is a material planning consideration.
- 8.10 With regard the front dormer window, this matches exactly that at no.7 Chesham Road adjacent and is considered an acceptable addition in compliance with the design guidance set out in SPD12. The Appeal Inspector raised no concern with this aspect of the proposal.

Amenity:

- 8.11 The previous application proposed two dormer windows containing sash windows and this has not changed. This arrangement is not substantially more

harmful in amenity terms than the windows in the adjacent roof extensions at no's 5-7 Chesham Road. On this basis the proposal is in accordance with policy QD27 of the Brighton & Hove Local Plan regarding loss of privacy to neighbouring properties.

9 CONCLUSION

- 9.1 The proposal, by virtue retaining a mansard roof form, has failed to satisfactorily address the design concerns that led to the previous refusals of permission and the dismissing of the subsequent appeal. Consequently the proposed development remains harmful to the appearance of the building and to the character and visual appearance of the conservation area, contrary to development plan policies and the guidance contained in SPD12

10 EQUALITIES

- 10.1 None identified

11 REASON FOR REFUSAL / INFORMATIVES

11.1 Reasons for Refusal:

- The proposed development, by virtue of the form of the mansard roof, conflicts with the original character of the building and would be detrimental to the visual appearance of the host building, the terrace, and the wider conservation area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan 2005 and SPD12 'Design guide for extensions and alterations'.

11.2 Informatives:

- In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

- This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Location Plan	1235/E01		18 th July 2014
Block Plan	1235/P01		18 th July 2014
Existing Plans	1235/E02		18 th July 2014
Existing Elevations	1235/E03		18 th July 2014
Proposed Plans	1235/P02	A	18 th July 2014
Proposed Elevations	1235/P03		18 th July 2014
Proposed Section C	1235/P04		18 th July 2014
Existing Sections	1235/E04		18 th July 2014

Dear Ross,

**Re. Planning Application No BH2014/02404
8, Chesham Road, Kemp Town, Brighton.**

I would request that this letter in support of the above application is placed on the agenda of the relevant Planning Committee and that I can attend to speak to it.

This application for a new mansard roof with windows is a re-submission with the plans having been significantly redesigned taking a traditional approach with reduced glazing. Given these changes, that have addressed many of the concerns originally raised, I felt that it was important to give the committee the opportunity to look at the proposals and make its own decision.

The alterations being proposed are in order to extend headroom for a re-positioned staircase allowing the creation of three separate bedrooms and to meet the requirements of fire and building regulations.

The proposed re-designed, new mansard roof to the rear now matches the similar roofs of the neighbouring properties.

The new windows to the roof will not impact the neighbouring properties by overlooking and the whole scheme will be built in a form that is in-keeping with the other neighbouring properties, using traditional materials to match the existing building.

The proposals incorporate sustainable development features such as solar and thermal PV, thermal efficient glazing and external wall insulation. These improvements are designed to have minimal or no impact on the Conservation Area and to be sympathetic to the period and character of the house.

I hope that the committee will agree that the re-designed scheme does present a far more acceptable proposition and will be able to approve the application.

Yours sincerely,

Councillor Gill Mitchell

PLANNING COMMITTEE	Agenda Item 57 Brighton & Hove City Council
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Information on Pre-application Presentations and Requests

Upcoming presentations – Dates TBC

Anston House, Preston Road, Brighton – site redevelopment

Date	Address	Ward	Proposal
1 st April 2014	Land at Meadow Vale, Ovingdean	Rottingdean Coastal	Construction of 112 new dwellings with vehicular access provided from a new junction on Ovingdean Road, on-site open space and a landscaping buffer along the Falmer Road boundary.
11 th March 14	Hove Park Depot, The Droveaway, Hove	Hove Park	Demolition of existing buildings and construction of a new two storey primary school building with brise soleil solar shading, solar panels and windcatchers with associated external hard and soft landscaping
18 th February 14	City College, Wilson Avenue, Brighton	East Brighton	Additional accommodation
29 th October 13	Hippodrome, Middle Street, Brighton	Regency	Refurbishment and Extension
17 th Sept 13	One Digital, Hollingdean Road, Brighton	Hollingdean and Stanmer	Student accommodation development
27 th Aug 13	The BOAT, Dyke Road Park, Brighton	Hove Park	Outdoor theatre
16 th July 13	Circus Street, Brighton	Queen's Park	Pre-application proposed re-development

NOTE: The Pre Application Presentations are not public meetings and as such are not open to members of the public. All Presentations will be held in Hove Town Hall on the date given after scheduled site visits unless otherwise stated.

PLANS LIST 27 August 2014

BRIGHTON & HOVE CITY COUNCIL LIST OF APPLICATIONS DETERMINED BY THE HEAD OF PLANNING & PUBLIC PROTECTION FOR EXECUTIVE DIRECTOR ENVIRONMENT, DEVELOPMENT & HOUSING UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION

PATCHAM

BH2014/00833

28 Petworth Road Brighton

Change of use from residential dwelling (C3) to mixed use residential dwelling (C3) and day nursery (D1). Erection of single storey outbuilding in rear garden. (Part retrospective).

Applicant: Mrs Tanya Foreman

Officer: Adrian Smith 290478

Approved on 01/08/14 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	-	-	14/03/2014
Block plan	-	-	31/03/2014
Existing floor plans	-	-	15/05/2014
Proposed floor plans	-	-	15/05/2014
Proposed outbuilding floor plan and elevations	-	-	31/03/2014

2) UNI

The day nursery hereby permitted shall accommodate no more than 20 children at any one time.

Reason: To safeguard the amenities of the locality and to comply with policies HO26, SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The premises shall not be used as a day nursery except between the hours of 07.30 to 18.30 Monday to Friday with no use permitted on Saturdays, Sundays or Bank Holidays.

Reason: To safeguard the amenities of the locality and to comply with policies HO26, SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

Outdoor play sessions in connection with the day nursery use hereby permitted shall be restricted to within the hours of 08.00 to 18.00 Monday to Friday with no use permitted on Saturdays, Sundays or Bank Holidays.

Reason: To safeguard the amenities of the locality and to comply with policies

HO26, SU10 and QD27 of the Brighton & Hove Local Plan.

5) UNI

Within 3 months of the date of this permission a written Management Plan for the outdoor play area shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall detail how all outside areas are to be managed, including details of staff supervision, layout of area showing types of play areas (e.g. quiet, wet, sand areas, planting, etc). The agreed scheme shall be implemented in full and the garden thereafter used in accordance with the agreed Plan.

Reason: To ensure the effective management of the outdoor space and safeguard the amenities of the locality and to comply with policies QD27 and HO26 of the Brighton & Hove Local Plan.

6) UNI

Within 3 months of the date of implementation of this permission the applicant or owner shall submit to the Local Planning Authority for approval in writing a detailed Travel Plan (a document that sets out a package of measures tailored to the needs of the site, which is aimed at promoting sustainable travel choices by residents, visitors, staff, deliveries and parking management for the development. The Travel Plan shall include such commitments as are considered appropriate, and should include as a minimum the following initiatives and commitments:

(i) Promote and enable increased use of walking, cycling, public transport use, car sharing, and car clubs as alternatives to sole car use:

(ii) Increase awareness of and improve road safety and personal security:

(iii) Undertake dialogue and consultation with adjacent/neighbouring tenants/businesses:

(iv) Identify targets focussed on reductions in the level of car use:

(v) Following the annual staff survey, an annual review will be submitted to the Local Planning Authority to update on progress towards meeting targets:

(vi) Identify a nominated member of staff or post to act as Travel Plan Co-ordinator, and to become the individual contact for the Local Planning Authority relating to the Travel Plan.

Reason: To ensure the promotion of sustainable forms of travel and comply with policies TR1 and TR4 of the Brighton & Hove Local Plan.

7) UNI

The premises shall be used for the use described by this planning permission only and for no other purpose (including any other purpose in Classes C3 and D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

8) UNI

The rooms allocated for residential purposes as indicated on drawing no. 'proposed floor plan' received on 15 May 2014 shall be retained as such and shall not be used as part of the day nursery.

Reason: In order to protect the stock of residential accommodation within the city, in accordance with policy HO8 of the Brighton & Hove Local Plan.

9) UNI

Within 3 months of the date of implementation of this permission details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall be submitted for approval in writing by the Local Planning Authority. These facilities shall thereafter be retained for use at all times.

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

10) UNI

Within 3 months of the date of implementation of this permission a scheme for landscaping, which shall include details of all terrace levels and boundary treatments shall be submitted for approval in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved plan.

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

11) UNI

No amplified music or musical equipment shall be used in the outdoor play area in connection with the day nursery use hereby permitted.

Reason: To safeguard the amenities of the locality and to comply with policies HO26, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2014/00985

9 Ridgeside Avenue Brighton

Demolition of existing garage and erection of 1 no two bedroom dwelling.

Applicant: Mr & Mrs R Counsell

Officer: Wayne Nee 292132

Refused on 28/07/14 DELEGATED

1) UNI

The development fails to enhance the positive qualities of the neighbourhood. The small plot is an awkward shape and is out of character with the surrounding area and the development appears cramped within the plot and the layout fails to reflect the spacious character of the area. The proposal represents an overdevelopment of the site, out of keeping with the surrounding area, and contrary to policies QD1, QD2, and QD3 of the Brighton & Hove Local Plan which seek to ensure a high standard of design, and secure an intensity of development appropriate to the locality.

2) UNI2

The proposal does not make adequate provision for private usable amenity space in this suburban locality, where predominantly neighbouring properties benefit from generous rear gardens, contrary to policy HO5 of the Brighton & Hove Local Plan.

3) UNI3

The proposed dwelling, by reason of the limited plot size and the arrangement of the adjoining sites, would result in a loss of amenity by virtue of actual loss of privacy and overlooking to the rear gardens of properties on Grangeways. The proposal would therefore be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/01433

120 Mackie Avenue Brighton

Erection of single storey front extension.

Applicant: Mr & Mrs M Bacon

Officer: Roselle Goacher 292265

Approved on 22/07/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	13303-LP		02/05/14
Block Plan	13303-BP		02/05/14
Existing Ground Floor Plan	13303-01		02/05/14
Existing First Floor Plan	13303-02		02/05/14
Proposed Ground Floor Plan	13303-03		02/05/14
Proposed First Floor Plan	13303-04		02/05/14
Existing Elevations	13303-05		02/05/14
Proposed Elevations	13303-06		02/05/14

BH2014/01474

9 Sanyhills Avenue Brighton

Removal of existing conservatory and erection of single storey extension to the rear.

Applicant: Mr & Mrs Smith

Officer: Joanne Doyle 292198

Approved on 17/07/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	ADC662/LP		06 May 2014
Block Plan	ADC662/BP		06 May 2014
As Existing	ADC662/01		06 May 2014
As Proposed	ADC662/02		06 May 2014

BH2014/01509

3 Braeside Avenue Brighton

Creation of a pitched roof extension over existing ground floor rear extension incorporating 1no rooflight.

Applicant: Paul Yeates

Officer: Sue Dubberley 293817

Approved on 18/07/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed extension and site plan	576/01		8 May 2014
Existing plans			8 May 2014

BH2014/01537

15 Solway Avenue Brighton

Erection of a single storey rear extension.

Applicant: Ann Barrows

Officer: Joanne Doyle 292198

Approved on 06/08/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The windows in the north and south elevations of the development hereby permitted 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.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	PBP0117/02		12 May 2014
Block Plan	PBP0117/03		12 May 2014
Existing & Proposed Floor Plans & Elevations	PBP0117/01A		12 May 2014

BH2014/01811

14 Highview Avenue South Brighton

Erection of single storey rear extension, alterations to existing garage and alterations to fenestration.

Applicant: Marcello Mirto

Officer: Lorenzo Pandolfi 292337

Approved on 06/08/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and Block Plan	AD101	A	09/07/2014
Existing and Proposed Plans and Elevations	AD101	A	09/07/2014

BH2014/01813

3 Old Farm Road Brighton

Erection of single storey rear extension.

Applicant: Mr & Mrs David Whittle

Officer: Christine Dadswell 292205

Refused on 29/07/14 DELEGATED

1) UNI

The proposed extension, by reason of its height, depth and proximity to the shared boundary, would appear overbearing and result in a loss of light and outlook to the adjoining property, 4 Old Farm Road. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

Report from: 17/07/2014 to: 06/08/2014

The proposed extension, by reason of its scale, bulk and massing, would result in an unsympathetic and visually harmful addition to the rear of the property, to the detriment of the character and appearance of the building. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

BH2014/01901

46 Greenfield Crescent Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.2m, for which the maximum height would be 3.6m, and for which the height of the eaves would be 2.8m.

Applicant: Phil Harbour

Officer: Jessica Hartley 292175

Prior approval not required on 30/07/14 DELEGATED

BH2014/02049

25 Woodbourne Avenue Brighton

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, creation of rear dormer, installation of 4no rooflights to front and 1no window to side.

Applicant: Mr & Mrs G Williams

Officer: Jessica Hartley 292175

Refused on 29/07/14 DELEGATED

PRESTON PARK

BH2014/00854

26 & 28 Southdown Avenue Brighton

Erection of single storey infill extensions to adjoining properties. Installation of front and rear rooflights and rear dormer to 26 Southdown Avenue.

Applicant: Mr Christopher Wickham

Officer: Joanne Doyle 292198

Approved on 06/08/14 DELEGATED

1) BH01.01

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

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

2) UNI

The rooflight hereby approved to the front roofslope at no. 26 Southdown Avenue shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

3) UNI

The extensions at no.26 & 28 Southdown Avenue hereby approved shall be constructed and completed concurrently.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			17 Mar 2014
Block Plan			17 Mar 2014
Existing Southern & Northern Elevations			13 May 2014
Existing Eastern Elevations			08 May 2014
Proposed Eastern Elevations			08 May 2014
Proposed Section A:A no 26 Southdown Avenue			02 Apr 2014
Proposed Section A:A no 28 Southdown Avenue			02 Apr 2014
Existing & Proposed Ground Floor Plan no 26 Southdown Road	13/01/01		02 Apr 2014
Existing & Proposed Ground Floor Plan no 28 Southdown Road			02 Apr 2014
Existing & Proposed Floor Plans, Section, Rear Elevation no 26 Southdown Road	093-03/2		08 Jul 2014
Front Elevation no 26 Southdown Road			08 Jul 2014

5) UNI

The external elevations of the extensions hereby permitted shall match in material, colour, style 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.

BH2014/01124

Port Hall Mews Brighton

Demolition of existing workshops and erection of 2no two bedroom single storey houses (C3) with associated parking places.

Applicant: Ms M Mutawa

Officer: Sue Dubberley 293817

Approved on 24/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

Piling or any other foundation designs using penetrative methods shall not be

Report from: 17/07/2014 to: 06/08/2014

permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the Phase 2 site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

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

4) UNI

If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme.

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

5) UNI

The development hereby permitted shall not be occupied or brought into use until there has been submitted to the local planning authority verification by a competent person approved under the provisions of condition (i)c that any remediation scheme required and approved under the provisions of condition (i)c has been implemented fully in accordance with the approved details (unless varied with the written agreement of the local planning authority in advance of implementation). Unless otherwise agreed in writing by the local planning authority such verification shall comprise:

- (a) as built drawings of the implemented scheme;
- (b) photographs of the remediation works in progress;
- (c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

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

6) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no development shall commence until a Design Stage / Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 3 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

7) UNI

No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the local planning authority:

- (a) A desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and unless otherwise agreed in writing by the local planning authority,
- (b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top

study in accordance with BS10175; and unless otherwise agreed in writing by the local planning authority,

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

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

8) UNI

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

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

9) UNI

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

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

10) UNI

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

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

11) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			7/04/14
Block plan	RAF14/302/BP		
Existing and proposed elevations	RAF14/302/01		7/04/14
Existing floor plans	RAF14/302/02		7/04/14
Proposed floor plans	RAF14/302/03		7/04/14

12) UNI

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to

Report from: 17/07/2014 to: 06/08/2014

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.

BH2014/01400

201 Preston Drove Brighton

Erection of 1no detached dwelling fronting Hythe Road.

Applicant: Rebecca Spence

Officer: Chris Swain 292178

Refused on 25/07/14 DELEGATED

1) UNI

The proposed dwelling, by reason of design, roof form and excessive bulk to rear, would fail to represent an acceptable level of design for a new dwelling in this location. The proposed dormer, by reason of its size, proportions, design and excessive cladding would result in a bulky and unsympathetic element to the front roofslope whilst the flat roofed roof form to the rear at second floor level would result in an overly dominant and bulky appearance to the rear façade that would cause significant harm to the character and appearance of the locality contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI2

The proposed raised terrace area, due to its elevated position, would result in significant overlooking and loss of privacy towards the adjoining properties and their respective private gardens to the detriment of the residential amenity of the occupiers of these dwellings. As such, the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/01604

160 Dyke Road Brighton

Application for approval of details reserved by conditions 7 & 8a of application BH2012/03534.

Applicant: Rogan Investments Ltd

Officer: Sue Dubberley 293817

Approved on 23/07/14 DELEGATED

BH2014/01652

73 Florence Road Brighton

Erection of a single storey rear extension with associated alterations to fenestration.

Applicant: Adam Penwarden

Officer: Joanne Doyle 292198

Approved on 31/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

The external elevations of the extension hereby permitted shall match in material, colour, style and texture those of the existing building.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	L-100		20 May 2014
Block Plan	L- 101		20 May 2014
Existing Drawings	L- 102		20 May 2014
Proposed Drawings	L- 103		20 May 2014

BH2014/01681

10b Old Shoreham Road Brighton

Installation of 1no rooflight to south elevation.

Applicant: Cobus Heyl

Officer: Jessica Hartley 292175

Approved on 06/08/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Location and Block Plans with Existing Elevations and Floor Plans.	1255 A.001		22/05/2014
Proposed Location and Block Plans with Proposed Elevations and Floor Plans.	1255 D.001	A	02/07/2014

BH2014/01787

Flat 3 35 Chatsworth Road Brighton

Installation of rooflights to side elevation.

Applicant: Paul Edge

Officer: Roselle Goacher 292265

Approved on 31/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
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Report from: 17/07/2014 to: 06/08/2014

Site Location Plan	1307_37CR_1 00		02/06/14
Existing Plans & Sections	1307_35CR-2 00	A	02/07/14
Proposed Plans & Sections	1307_35CR_2 10	A	02/07/14
Existing & Proposed Elevations	1307_35CR_3 00	A	02/07/14

BH2014/01967

22 Dyke Road Drive Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.46m, for which the maximum height would be 3.1m, and for which the height of the eaves would be 2.2m.

Applicant: Lucy Major

Officer: Jessica Hartley 292175

Prior Approval is required and is approved on 25/07/14 DELEGATED

REGENCY

BH2014/00642

2A Regency Mews Brighton

Alterations to convert offices (B1) to form 2no three bedroom dwellings (C3) incorporating revised fenestration and associated works.

Applicant: Mr N Wafae

Officer: Jason Hawkes 292153

Approved on 23/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

No cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of 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.

3) UNI

The new dwellings hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

4) UNI

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

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

5) UNI

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made

Report from: 17/07/2014 to: 06/08/2014

available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

6) UNI

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

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

7) UNI

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

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

8) UNI

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

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

9) UNI

The development hereby permitted shall not be occupied until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

10) UNI

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

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

Plan Type	Reference	Version	Date Received
Block & Site Location Plans	TA752/01		27th February 2014
Existing Floor Plans	TA752/02	A	27th February 2014
Existing Floor Plans	TA752/03	A	27th February 2014
Elevation to Regency Mews	TA752/04		27th February 2014
Existing Section AA	TA752/05		27th February 2014
Existing Section BB	TA752/06		27th February 2014
Proposed Floor Plan	TA/752/20	C	19th March 2014

Report from: 17/07/2014 to: 06/08/2014

Proposed Floor Plans	TA752/21		27th February 2014
Elevation to Regency Mews	TA752/22	B	4th June 2014
Proposed Section AA	TA752/23		27th February 2014
Proposed Section BB	TA752/24		27th February 2014

11) UNI

All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron / cast aluminium and shall be painted black 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.

BH2014/01207

6 Norfolk Terrace Brighton

Removal of external fire escape to rear, replacement of existing door with timber window to rear and infilling of door openings, replacement rooflights, formation of a parapet gutter and associated alterations. Internal alterations to upgrade the fire precautions in the building including fitting new fire doors.

Applicant: Dr Paul Lyon

Officer: Christine Dadswell 292205

Approved on 30/07/14 COMMITTEE

1) UNI

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

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

2) UNI

Notwithstanding the approved drawings, the installation of the new sash window to the second floor kitchen and the new rainwater goods shall not take place until the detailed design including materials and finishes of the following items has been submitted to and approved in writing by the Local Planning Authority:

1. New vertically sliding timber sash window to third floor (including reveals, cill and head treatment)
2. All new cast iron rainwater goods

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections, where mouldings are used. The works shall thereafter be implemented strictly in accordance with the agreed details.

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

3) UNI

The new box gutter shall be dressed in code 5 or 6 lead unless otherwise agreed in writing by the Local Planning Authority and shall thereafter be maintained 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

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.

5) UNI

Prior to the repair and reinstatement of the decorative band and moulding detail to the rear elevation renderwork, the detailed design including the dimensions, profiles and composition of the render and a method statement for the works shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be carried out in strict accordance with the agreed 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.

6) UNI

All new and disturbed surfaces shall be made good at the time of development using materials of matching composition, form and finish to those of the listed building.

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

7) UNI

Notwithstanding the approved drawings all new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and shall be painted to match the colour of the renderwork background walls and retained as such thereafter.

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

8) UNI

Any fireproofing to new doors shall be an integral part of the door construction, and self closing mechanisms to new and existing doors, 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.

9) UNI

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

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

BH2014/01281

6 Norfolk Terrace Brighton

Removal of external fire escape to rear, replacement of existing door with timber window to rear and infilling of door openings, replacement rooflights, formation of a parapet gutter and associated alterations.

Applicant: Dr Paul Lyons

Officer: Christine Dadswell 292205

Approved on 30/07/14 COMMITTEE

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			29 April 2014
Block Plan			22 April 2014
Existing and Proposed Rear Elevation	Jj/01/norfolkter race6 revb	B	16 June 2014
Existing and Proposed Floor Plans	Jj/02/norfolkter race6	A	16 June 2014
Existing and Proposed Parapet Details	Jj/03/norfolkter race6		22 April 2014
Proposed Rooflight Section	GGL-EKN-011 4-1124		09 May 2014

3) UNI

Prior to the repair and reinstatement of the decorative band and moulding detail to the rear elevation renderwork, the detailed design including the dimensions, profiles and composition of the render and a method statement for the works shall be submitted to and agreed in writing by the Local Planning Authority. The scheme should be carried out in strict accordance with the agreed details and retained as such thereafter.

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

4) UNI

Notwithstanding the approved drawings all new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and shall be painted to match the colour of the renderwork background walls and retained as such thereafter.

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

5) UNI

The new box gutter shall be dressed in code 5 or 6 lead unless otherwise agreed in writing by the Local Planning Authority and shall thereafter be maintained as such.

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

6) UNI

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

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

7) UNI

All new and disturbed surfaces shall be made good at the time of development using materials of matching composition, form and finish to those of the listed building.

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

8) UNI

Notwithstanding the approved drawings, the installation of the new sash window to the second floor kitchen and the new rainwater goods shall not take place until the detailed design including materials and finishes of the following items has been submitted to and approved in writing by the Local Planning Authority:

1. New vertically sliding timber sash window to third floor (including reveals, cill

and head treatment)

2. All new cast iron rainwater goods

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections, where mouldings are used. The works shall thereafter be implemented strictly in accordance with the agreed details.

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

BH2014/01435

Flat 12 31 Regency Square Brighton

Installation of double glazed UPVC windows to rear elevation (Retrospective).

Applicant: Mr Michael Weaver

Officer: Helen Hobbs 293335

Refused on 29/07/14 DELEGATED

1) UNI

The replacement windows, by virtue of their material, frame thickness, method of opening and profile, form incongruous and inappropriate additions that harm the significance of the listed building and the character and appearance of the Regency Square Conservation Area. The development is therefore contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 09, Architectural Features.

BH2014/01460

12 - 14 West Street Brighton

Display of internally illuminated fascia and projecting signs.

Applicant: Ms Helen Springer

Officer: Jason Hawkes 292153

Approved on 30/07/14 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2014/01559

Steine House 55 Old Steine Brighton

Installation of structural beam to unit 7 at third floor level, restoration of double doors to reception room at second floor level and other internal alterations (Part retrospective)

Applicant: YMCA Brighton

Officer: Liz Arnold 291709

Approved on 18/07/14 DELEGATED

1) UNI

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

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

BH2014/01565

3 Windlesham Road Brighton

Certificate of lawfulness for existing use of property as a single dwelling house.

Applicant: Sussex Partnership NHS FT

Officer: Andrew Huntley 292321

Approved on 05/08/14 DELEGATED

BH2014/01654

72 Preston Street Brighton

Change of use from retail (A1) to hot food takeaway (A5).

Applicant: Regency Square Ltd

Officer: Christopher Wright 292097

Refused on 06/08/14 DELEGATED

1) UNI

The proposed change of use from retail (A1) to a takeaway (A5) is not acceptable in principle because the applicant has not demonstrated that the retail use is no longer economically viable and the proposed use is not considered likely to make a positive contribution to the vitality and viability of the street. As such the proposal is contrary to policy SR7 of the Brighton & Hove Local Plan.

2) UNI2

The proposed takeaway (A5) would have an adverse impact on the amenities of neighbouring residents and the local community in terms of increased noise, disturbance and anti-social behaviour, in an area already identified as being of special concern and within the Cumulative Impact Zone. The proposal would therefore be contrary to policies SR7, QD27 and SU10 of the Brighton & Hove Local Plan.

BH2014/01725

Flat 4 8 Oriental Place Brighton

Alterations to first floor front balcony. (Part retrospective)

Applicant: Watson Property Management

Officer: Robert Hermitage 290480

Approved on 06/08/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plan	SY1	A	11th June 2014
Listed Building Consent. Refurbish of Balcony	SK1	-	2nd July 2014

3) UNI

The replacement timbers should exactly match the appearance and dimensions of the existing timbers.

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

BH2014/02271

Royal York Buildings 41-42 Old Steine Brighton

Application for approval of details reserved by condition 4 of application BH2014/01075.

Applicant: YHA (England & Wales) Ltd

Officer: Liz Arnold 291709

Approved on 05/08/14 DELEGATED

ST. PETER'S & NORTH LAINE

BH2013/03166

Unit 7 Brighton Station Queens Road Brighton

Conversion of existing ticket office to Superdrug retail unit incorporating new

shopfront, air conditioning, signage and associated works.

Applicant: A.S. Watson

Officer: Wayne Nee 292132

Finally Disposed of on 30/07/14 DELEGATED

BH2014/00500

6A Oxford Street Brighton

Erection of extension at second floor level to front and rear elevations, installation of an external rear staircase to second floor level and alterations to fenestration.

Applicant: Behnam Behdad

Officer: Adrian Smith 290478

Refused on 04/08/14 DELEGATED

1) UNI

The proposed extension, by virtue of its scale, design, massing and bulk, represents a visually discordant addition that would result in the loss of the existing roof form and chimney, would fail to complement the appearance of the existing building, and would cause harm to the character of the street, contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 guidance.

BH2014/00716

94-103 London Road Brighton

Application for Approval of Details Reserved by Conditions 24 & 27 of application BH2013/03310.

Applicant: Watkin Jones Group

Officer: Kathryn Boggiano 292138

Approved on 18/07/14 DELEGATED

BH2014/00760

120-132 London Road Brighton

Internal and external alterations to facilitate the subdivision of existing retail unit including replacement entrance doors, installation of new entrance doors and associated works.

Applicant: The Cooperative Group Food Limited

Officer: Chris Swain 292178

Approved on 23/07/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and block plans	1808/SL-27	A	18 March 2014

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Existing ground floor and basement plans	1808/BL-117	A	18 March 2014
Existing and proposed elevations	1808/BL-119	A	18 March 2014
Proposed ground floor plans	1808/BL-112	A	18 March 2014

BH2014/00896

23 Ditchling Road Brighton

Application for approval of details reserved by conditions 5i, 5ii, 5iii and 6 of application BH2013/02662.

Applicant: Zize Ltd

Officer: Sue Dubberley 293817

Approved on 23/07/14 DELEGATED

BH2014/01108

Land rear of 41-42 London Road Brighton

Erection of 3 storey building comprising of 5no one bedroom flats (C3).

Applicant: Threadneedle Investments

Officer: Sue Dubberley 293817

Refused on 18/07/14 DELEGATED

1) UNI

The proposed development, by reason of its design, detailing, form and materials, would fail to provide a suitable standard of design and appearance, would relate poorly to neighbouring development and would result in a prominent and incongruous appearance within the street scene, which would be detrimental to the character of the local area. The proposal is therefore contrary to policies QD1, QD2, QD3, and QD5 of the Brighton & Hove Local Plan and The National Planning Policy Framework.

2) UNI2

The proposed development would lead to a significant level of overlooking and consequential loss of privacy to the rear of residential properties in London Road. The proposal would therefore be contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The increased scale and bulk is considered to result in an unneighbourly form of development which would have an overbearing impact and lead to an increased sense of enclosure and loss of outlook to the rear of residential properties in London Road contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The applicant has failed to demonstrate that the proposed units would receive adequate levels of daylight / sunlight. The units would also suffer from a poor outlook as result of the proposed timber screening to the front and rear of the building, which would result in a sense of enclosure. There is an overall lack of usable outdoor amenity space for the development appropriate to the scale and character of the development. As such it is considered that the units would provide a poor standard of accommodation harmful to the amenity of future occupiers. The proposed development is therefore contrary to policy QD27 and HO5 of the Brighton & Hove Local Plan.

5) UNI5

The development does not make sufficient provision for cycle parking and thus the proposal is inadequate in its provision of cycle parking. The proposal is therefore contrary to policy TR14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note BH4.

BH2014/01127**(Former Co-op Department Store) 94-103 London Road and 6-11 & 12 Baker Street Brighton**

Application for variation of condition 1 of application BH2013/03310 (Application for variation of condition 2 of BH2012/02675) to allow for the flexible provision of a gymnasium (D2) and/or retail uses (A1) within the approved scheme at part of ground floor retail unit 1 and retail units 1 and 2 at basement level.

Applicant: Watkin Jones Group

Officer: Kathryn Boggiano 292138

Approved after Section 106 signed on 17/07/14 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Shopfront Glazing Proposals 01	31_032_D		23 June 2014
London Road and Baker Street Elevations	EL_001	L	23 June 2014
London Terrace Elevations	EL_002	G	27 November 2013
Kingsbury Road Elevations and London Terrace back gardens	EL_003	G	27 November 2013
Wing Elevations	EL_004	F	27 November 2013
Existing Elevations	EL_005		30 August 2012
Existing Elevations	EL_006	A	10 September 2012
North Courtyard Section	EL_007	B	14 November 2012
24 Kingsbury Road Sections	EL_008	A	22 November 2012
Fire Escape Door Detail	EL_009	A	8 November 2012

2) UNI

47. The area of the basement and ground floor for which a gymnasium use is hereby approved, shall be used for the provision of a gymnasium only and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

Plan Type	Reference	Version	Date Received
Roof Plan Proposed	PL_008	E	27 November 2013
Basement Plan Proposed	PL_009	J	8 April 2014
Site Location Plan Proposed	10_002	A	26 September 2013

Student Entrance and Management Office Plan	PL_012	B	14 November 2012
Existing Basement Plan	PL_013		30 August 2012
Existing Ground Floor Plan	PL_014		30 August 2012
Existing First Floor Plan	PL_015		30 August 2012
Existing Second Floor Plan	PL_016		30 August 2012
Existing Third Floor Plan	PL_017		30 August 2012
Existing Fourth Floor Plan	PL_018		30 August 2012
Proximity of Proposed Building to London Terrace	PL_019	A	18 September 2011
Block Plan	PL_027		10 September 2012
Block Plan - Existing	PL_028		10 September 2012
Typical 5 Bed Flat Cluster	PL_029		2 November 2012

4) UNI

Plan Type	Reference	Version	Date Received
Typical Studio Layouts	PL_030		2 November 2012
Typical Small Studio Layouts	PL_031		2 November 2012
Public Realm Improvements	PL_032	A	16 November 2012
Site Sections Sheet 1	SE_001	B	8 November 2012
Site Sections Sheet 2	SE_002	B	8 November 2012
Site Section Locations	SE_003		A 8 November 2012
Retained Facade Details	SE_004		B 4 June 2013
Façade retention assumed sequence of works	WEL_407_SK 20	P1	12 October 2012
Site Sections Sheet 3	SE_005		B 22 November 2012
3D Views 1	SK_005		15 November 2012
3D Views 2	SK_006		15 November 2012
3D Views 4	SK_008		15 November 2012
3D Views 5	SK_009		15 November 2012
3D Views 014	SK_014		15 November 2012
3D Views 010	SK_020		15 November 2012
Ground floor landscape proposals	03		
First floor landscape proposals	04	E	30 August 2012
Ground floor planting proposals	05	A	30 August 2012

5) UNI

Plan Type	Reference	Version	Date Received
First floor planting proposals	06	B	30 August 2012
Proposed delivery lay-by	2370-TR-23	B	2 November 2012
Proposed delivery lay-by	2370SK-21	H	26 October 2012
CGI Sheet-1	RE_001		30 August 2012

Report from: 17/07/2014 to: 06/08/2014

CGI Sheet - 2	RE_002		30 August 2012
CGI Sheet - 3	RE_003		30 August 2012
CGI Sheet - 4	RE_004	A	14 September 2012

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

6) UNI

2. Unless otherwise agreed in writing, demolition of the building and retention of the façade shall be carried out in strict accordance with the 'Westlakes Consulting Design Consultants Demolition & Façade Retention Strategy - ref: 407_Struct_001, issue 01' and drawing no. WEL_407_SK20_P1 'Façade Retention - Assumed Sequence of Works'.

Reason: To ensure the satisfactory preservation of the facade and to comply with policies QD1 and HE10 of the Brighton & Hove Local Plan.

7) UNI

3. The windows within the east elevation of the north rear wing at first, second and third storey levels, which serve the communal kitchens/living rooms 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 policy and QD27 of the Brighton & Hove Local Plan.

8) UNI

4. The windows within the east elevation at first storey level serving the 'Student Common Room' as shown on drawing numbers EL_002 revision G, PL_003 revision J received on 27 November 2013 and PL_012 revision B received 14 November 2012 shall be fixed shut and thereafter permanently retained as such.

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

9) UNI

5. The angled windows servicing the bedrooms on the north elevation of the Baker Street frontage block, on the upper ground, first, second and third storey floor level shall be glazed with obscure glazing and screens erected on the exterior of the window as shown on the floor plans - drawing number PL_002 revision E, PL_003 revision J, PL_004 revision G and PL_005 revision F and EL_004 revision F received 27 November 2013, this element of the glazing should also be fixed shut and thereafter permanently retained as such and shall only be opened for cleaning and maintenance purposes. For clarity, this restriction does not relate to the glazing on the shorter aspect of the angled window which face west.

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

10) UNI

6. The angled windows servicing the ground and upper ground floor level bedrooms opposite London Terrace shall be glazed with obscure glazing and screens erected on the exterior of the window as shown on the floor plans - drawing number PL_001 revision N received on 8 April 2014, PL_002 revision E, EL_002 revision G received on 27 November 2013, and this element of the glazing should also be fixed shut and thereafter permanently retained as such. The angled bay window to communal kitchen/living rooms associated with these bedrooms should also be obscure glazed as shown on the aforementioned drawings, fixed shut and thereafter permanently retained as such and shall only be opened for cleaning and maintenance purposes. For clarity, this restriction does not relate to the glazing on the shorter aspect of the angled window.

Report from: 17/07/2014 to: 06/08/2014

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

11) UNI

7. The ground floor London Road A1 retail units hereby permitted shall not be open to customers except between the hours of 07:00 and 22:00 on Mondays to Saturdays and 10:00 and 16:00 on Sundays and Bank/Public Holidays.

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

12) UNI

8. No deliveries to or from the retail and gymnasium development and student management and marketing unit hereby approved, shall occur except between the hours of 07.00 and 21.00 Monday to Saturday, and between 10.00 and 16.00 Sundays, Bank or Public Holidays. All deliveries to the larger retail units which front onto London Road shall be made from the loading bay on London Road and not to the rear of the development.

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

13) UNI

9. No servicing for collection of refuse/recycling at the site shall occur except between the hours of 08:00 and 19:00 on Mondays to Saturdays not at all on Sundays or Bank/Public Holidays.

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

14) UNI

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

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

15) UNI

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

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

16) UNI

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

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the

Brighton & Hove Local Plan.

17) UNI

13. Access to flat roof areas across the development hereby approved, other than those areas which are expressly defined as amenity space as shown on drawing number PL_003 revision J received 27 November 2013 and labelled 'North and South Garden' and 'North and South Courtyard', shall be for maintenance or emergency purposes only and the flat roofs shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

18) UNI

14. The development shall be carried out in accordance with the details contained the Nesting Bird Mitigation and Enhancement Strategy which was submitted and approved as part of application BH2013/00787.

Reason: To safeguard these protected species from the impact of the development and ensure appropriate integration of new nature conservation and enhancement features in accordance with policy QD17 and QD18 of the Brighton & Hove Local Plan.

19) UNI

15. Within 2 months of the date of this decision notice, the following shall be submitted to and approved in writing by the Local Planning Authority:

a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM Retail Shell and Core and a Design Stage Assessment Report showing that the retail development will achieve a BREEAM rating of 60% in energy and 60% in water sections of relevant BREEAM assessment within overall 'Excellent' for the development have been submitted to the Local Planning Authority; and

b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and 60% in water sections of relevant BREEAM assessment within overall 'Excellent' for the retail development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

20) UNI

16. Within 2 months of the date of this decision notice, the following shall be submitted to and approved in writing by the Local Planning Authority:

a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve a Multi Residential BREEAM rating of 60% in energy and 60% in water sections of relevant BREEAM assessment within overall 'Excellent' for the development have been submitted to the Local Planning Authority; and

b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a Multi Residential BREEAM rating of 60% in energy and 60% in water sections of relevant BREEAM assessment within overall 'Excellent' for the development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use

of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

21) UNI

17. The provision of foul and surface water drainage shall be implemented in accordance with the details shown on WL_407-061 Rev P1 and WL_407_060 Rev P1 which were submitted and approved as part of application BH2013/00787.

Reason: To prevent the increased risk of flooding and to prevent the pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and to comply with policy SU3 of the Brighton & Hove City Plan.

22) UNI

18. The development shall be carried out in accordance with the details shown on Tree Constraints Plan referenced 1400 11 Rev B which was submitted and approved as part of application BH2013/00787. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

23) UNI

19. (i) The development shall be carried out in accordance with the details contained within the Phase 1 Desk Top Study and a Phase 2 Site Investigation Report along with associated appendices and supporting information which were submitted as part of application BH2013/01410.

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

- a) as built drawings of the implemented scheme;
- b) photographs of the remediation works in progress; and
- c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under (i)

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

24) UNI

20. The bird boxes shall be installed in accordance with the details contained within the Nesting Bird Mitigation and Enhancement Strategy which was submitted and approved as part of application BH2013/00787. The scheme shall be retained as such thereafter.

Reason: To safeguard these protected species from the impact of the development and ensure appropriate integration of new nature conservation and enhancement features in accordance with policies QD17 and QD18 of the Brighton & Hove Local Plan.

25) UNI

21. The green roofs shall be constructed entirely in accordance with the John Dobbs Roofing Limited - Method Statement, IKOgreen Sedum Roof specification, plans referenced 21_015 A submitted on 27 September 2013, plans referenced

1400 06 E, 1400 05 D submitted on 3 March 2014 and plan referenced 27_009 submitted on 25 April 2014 which were submitted and approved as part of application BH2013/03316. The green roofs and shall be retained as such thereafter.

Reason: To ensure that the development contributes to ecological enhancement on the site and in accordance with policy QD17 of the Brighton & Hove Local Plan.

26) UNI

22. The green walls shall be constructed entirely in accordance with the details on shown on plans referenced 1400 06E, 1400 20 B, 1400 05D submitted on 3 March 2014 and 1400 21 A submitted on 1 May 2014 which were submitted and approved as part of application BH2013/03316 and shall be retained as such thereafter.

Reason: To ensure that the development contributes to ecological enhancement on the site and in accordance with policy QD17 of the Brighton & Hove Local Plan.

27) UNI

23. The cycle parking within the basement shall be implemented entirely in accordance with the details shown on plan referenced 72_306_ which was submitted on 27 September 2013 and was approved as part of application BH2013/03316. These cycle parking facilities shall be fully implemented and made available for use prior to the occupation of the student accommodation hereby permitted and shall thereafter be retained for use at all times.

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

28) UNI

24. Within 28 days of the date of this decision notice, a scheme for landscaping features shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping features shall include drawings illustrating the landscape features, including fencing, screening, the steps, walls and seating areas across the development, at a scale of 1:20 or greater. The development shall then be carried out in accordance with the approved details.

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

29) UNI

25. The gymnasium, retail units and student management and marketing office hereby approved shall not be occupied unless or until a scheme for the storage of refuse and recycling for the gymnasium, retail units and student management and marketing office has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

30) UNI

26. The scheme shall be implemented fully in accordance with the details of materials which were submitted and approved as part of application BH2014/00618.

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

31) UNI

27. Within 28 days of the date of this decision notice, a scheme for landscaping

features shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping features shall include drawings illustrating the landscape features, including fencing, screening, the steps, walls and seating areas across the development, at a scale of 1:20 or greater. The development shall then be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

32) UNI

28. The shopfront and doors and the three external fire doors within the shop fronts, shall be implemented fully in accordance with the details shown on plans referenced 31_033_A, 31_035, 31_036 submitted on 3 April, 31_034A, 21_041 submitted on 24 April 2014, EL_001 K, EL_002 H, EL_003 H, EL_004 G submitted on 1 May 2014 which were submitted and approved as part of application BH2014/00618 and plan referenced 31_032_D submitted on 23 June 2014. The scheme shall be retained as such thereafter. Any variations to the shop front design which are to be made prior to the retail and retail/student management and marketing units which they relate to being first brought into use, shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation. The shop fronts shall be fully implemented in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD5 and QD10 of the Brighton & Hove Local Plan.

33) UNI

29. Within 28 days of the date of this decision notice, full details of the proposed replacement window frames within the retained façade including any opening mechanism, sections and the profiles of the glazing bars at 1:20 scale, along with a window sample, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 and HE10 of the Brighton & Hove Local Plan.

34) UNI

30. Within 3 months of the date of this decision notice, details of external lighting shall have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details prior to first occupation of the student accommodation and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

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

35) UNI

31. Within 3 months of the date of this decision notice, details of the proposed glazing and ventilation method to be installed to the bedrooms identified in the submitted report, 'WYG Environmental: Former Co-op Building, London Road, Brighton, Proposed Mixed Retail and Student Residential Development, November 2012, A069178-3, revision 3 08/11/12', which shall achieve a BS8233 'Good' standard, shall have been submitted to and approved in writing by the Local Planning Authority. The approved glazing and ventilation method shall then be installed to the bedrooms as per the aforementioned reports recommendations prior to first occupation of the student accommodation.

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

36) UNI

32. Within three months of the date of this decision notice, a scheme for the

soundproofing of the floors and walls between plant rooms and the student accommodation and between the commercial units and the student accommodation, as recommended by submitted report, 'WYG Environmental: Former Co-op Building, London Road, Brighton, Proposed Mixed Retail and Student Residential Development, November 2012, A069178-3, revision 3 08/11/12', shall have been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the first occupation of student accommodation of the development and shall thereafter be retained as such.

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

37) UNI

33. Within 28 days of the date of this decision notice, details of the junction between the retained façade and the new build at each end, including the formation of the short returns of the retained stone façade, 1:10 scale, shall have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and HE10 of the Brighton & Hove Local Plan.

38) UNI

34. Unless otherwise agreed in writing by the Local Planning Authority, the privacy screening as shown on drawing number PL_003 revision J received on 27 November 2013 and EL_007 revision B received 14 November 2012, shall be erected prior to first occupation of the student accommodation hereby approved. The screen shall then be retained as such at all times.

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

39) UNI

35. The development hereby permitted shall not be occupied until the cycle parking facilities shown on drawing number PL_001 revision N received 8 April 2014 and located outside the student foyer have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

40) UNI

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

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

41) UNI

37. Within 6 months of the date of the first occupation of the student residential accommodation, a Multi Residential BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the development built has achieved a Multi Residential BREEAM rating of 60% in energy and 60% in water sections of relevant Multi Residential BREEAM assessment within overall 'Excellent' shall have been submitted to, and approved in writing by, the Local Planning Authority.

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

Building Design.

42) UNI

38. The Baker Street A1/student management and marketing unit hereby permitted shall not be open to customers except between the hours of 07:00 and 22:00 on Mondays to Saturdays and 9:00 and 19:00 on Sundays and Bank/Public Holidays.

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

43) UNI

39. Prior to the Baker Street ground floor unit being brought into A1 use, details of an alternative location for a student accommodation management office shall be submitted to and approved in writing by the Local Planning Authority. The student management office shall be brought into use in accordance with the approved details, prior to commencement of the Baker Street A1 use, and shall be retained as such thereafter.

Reason: To ensure that appropriate facilities exist for the management of the student accommodation office and to comply with policies QD27 of the Brighton & Hove Local Plan and policy CP21 of the Brighton & Hove Submission City Plan.

44) UNI

40. Within 28 days of the date of this decision notice, a sample of the proposed retained façade replacement window frame, for both the attic level and the central portico, which contain the framing bars where necessary and the bird mesh installed within the frame sample, shall have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 and HE10 of the Brighton & Hove Local Plan.

45) UNI

41. The dry risers shall be implemented in accordance with the details shown on plan referenced EL_001K submitted on 1 May 2014, 31_032_C submitted on 24 April 2014 which were approved as part of application BH2014/00618.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 and HE10 of the Brighton & Hove Local Plan.

46) UNI

42. The CHP and flue shall be fully installed in accordance with the details shown on plan referenced EL_001 Rev J submitted on 17 December 2013 and plans referenced EL_002 G, EL_003 G, EL_004 F prior to first occupation of the student accommodation hereby approved. The CHP shall only use gas fuel as a power source and prior to first occupation of the student accommodation building details of the colour of the flue shall be submitted to and approved in writing by the Local Planning Authority and the scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: To ensure the CHP does not adversely affect local air quality and to ensure that it has a satisfactory appearance and to comply with policies QD1 and SU9 of the Brighton & Hove Local Plan.

47) UNI

43. Prior to first occupation of one of the individual A1 retail units or D2 gymnasium unit, information regarding the Energy Strategy and Air Source Heat Pumps to be installed to serve that particular A1 retail unit or D2 gymnasium unit shall be submitted to and approved 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 that the development is sustainable and makes efficient use of energy and to comply with policy SU2 of the Brighton & Hove Local Plan and

48) UNI

44. All audio/visual equipment to be used in the gymnasium hereby approved shall be fitted with anti-vibrational mounts. Prior to the gymnasium being first bought into use, details of the anti-vibrational mounts for all audio/visual equipment 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 unless otherwise agreed in writing with the Local Planning Authority shall be retained as such thereafter.

Reason: To safeguard the amenities of the occupiers of the residential student accommodation, particularly with regard to noise and vibration and to comply with policies SU9 and SU10 of the Brighton & Hove Local Plan.

49) UNI

45. All floors/ceilings and walls which separate the gymnasium use hereby approved from the student residential use, shall be installed and maintained to achieve a sound insulation between the gymnasium accommodation and the residential accommodation of a minimum of 55dB Dnt,w+ctr. Testing to confirm that this has been achieved shall be undertaken post completion and prior to first occupation of the gymnasium use hereby approved. The results of this testing shall be included within a report which shall be submitted to and approved in writing by the Local Planning Authority prior to the gymnasium being first brought into use.

Reason: To safeguard the amenities of the occupiers of the residential student accommodation, particularly with regard to noise and vibration and to comply with policies SU9 and SU10 of the Brighton & Hove Local Plan.

50) UNI

46. A noise/vibration mitigation scheme for the flooring of the gymnasium to reduce noise and vibration shall be submitted to and approved in writing by the Local Planning Authority prior to the gymnasium use hereby approved being first brought into use. This scheme shall incorporate the use of acoustic mats in the free weights area to reduce the potential for impact noise to be transmitted to the building structure. The noise/vibration mitigation scheme shall be implemented fully in accordance with the approved details and unless otherwise agreed in writing with the Local Planning Authority shall be retained as such thereafter.

Reason: To safeguard the amenities of the occupiers of the residential student accommodation, particularly with regard to noise and vibration and to comply with policies SU9 and SU10 of the Brighton & Hove Local Plan.

51) UNI

Plan Type	Reference	Version	Date Received
Elevation Details_1 proposed	EL_010		15 November 2012
Elevation Details_2 proposed	EL_011		15 November 2012
Elevation Details_3 proposed	EL_012		15 November 2012
Elevation Details_4 proposed	EL_013		15 November 2012
Fire Strategy Plan Ground Floor	FS_001	A	8 November 2012
Fire Strategy Plan First Floor	FS_002	A	8 November 2012
Fire Strategy Sections	FS_003	A	8 November 2012
Ground Floor Plan_A1	PL_001	N	08 April 2014
Upper Ground Floor Plan Proposed	PL_002	E	27 November 2013
First Floor Plan Proposed	PL_003	J	27 November 2013
Second Floor Plan Proposed	PL_004	G	27 November 2013

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Third Floor Plan Proposed	PL_005	F	27 November 2013
Fourth Floor Plan Proposed	PL_006	G	27 November 2013
Fifth Floor Plan Proposed	PL_007	F	27 November 2013

BH2014/01264

26 Clifton Street Brighton

Replacement of front door.

Applicant: Mrs Angela Atter

Officer: Jessica Hartley 292175

Approved on 06/08/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			12/06/2014
Block Plan			12/06/2014
New Front Door Proposal			22/04/2014

BH2014/01285

35 Baker Street Brighton

Erection of three storey rear extension incorporating installation of 2no. dormers to rear and 2no. rooflights to front.

Applicant: M&G Properties (Sussex) Ltd

Officer: Liz Arnold 291709

Approved on 23/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

Report from: 17/07/2014 to: 06/08/2014

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

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

Plan Type	Reference	Version	Date Received
Site Location & Block Plans	AL-100	-	22nd April 2014
Existing Floor Plans	AL-101	-	22nd April 2014
Existing Elevation & Section AA	AL-102	-	22nd April 2014
Proposed Floor Plans	AL-103	Rev. A	17th July 2014
Proposed Elevations & Section AA	AL-104	Rev. A	17th July 2014

5) UNI

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

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

BH2014/01453

Buckingham Lodge Buckingham Place Brighton

Application for Approval of Details Reserved by Condition 10 of application BH2011/02675.

Applicant: Natterjack Construction

Officer: Sue Dubberley 293817

Approved on 18/07/14 DELEGATED

BH2014/01542

13 Ashdown Road Brighton

Replacement of existing double panelled glass front door with hardwood panelled door.

Applicant: Mr Jeremy Holtom

Officer: Joanne Doyle 292198

Approved on 06/08/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			12 May 2014
Proposed door picture			23 May 2014

BH2014/01584

36 Gardner Street Brighton

Erection of rear extension to basement and ground floor.

Applicant: LB International Ltd

Officer: Helen Hobbs 293335

Refused on 29/07/14 DELEGATED

1) UNI

The proposed enlargement of the roof terrace, including the repositioning of the balustrade, would form an inappropriate and incongruous feature, due to the resulting size, positioning and visibility, to the detriment of the existing character and appearance of the existing property, street scene and surrounding conservation area. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 Design Guide for Extensions and Alterations.

BH2014/01750

Former Co-Op 94-103 London Road Brighton

Application for approval of details reserved by conditions 15 and 16 of application BH2013/03310.

Applicant: Watkin Jones Group

Officer: Kathryn Boggiano 292138

Approved on 18/07/14 DELEGATED

BH2014/01761

Premier House 11-12 Marlborough Place Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2014/00790.

Applicant: Pillsbury Winthrop Shaw Pittman LLP

Officer: Christopher Wright 292097

Approved on 23/07/14 DELEGATED

BH2014/01762

Alfred Davey Court Bread Street Brighton

Replacement of existing windows and doors with UPVC units.

Applicant: Raglan HA

Officer: Tom Mannings 292322

Approved on 04/08/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed Elevations - Sheltered Accommodation	01		9th June 2014
OS Map - Alfred Davey Court. Scale 1:1250	05		9th June
OS Map - Alfred Davey	05		28th May 2014

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Court. Scale 1:500			
Proposed Elevations - Sheltered Accommodation	02		9th June 2014
Proposed Elevations - Nrs 11-14	03		9th June 2014
Proposed Window and Door Profiles	04		9th June 2014
Proposed Window and Door Specifications			28th May 2014
OS Map - Margaret Philipson Court	05		28th May 2014
Proposed Elevations - Sheltered Accommodation	01		28th May 2014
Proposed Elevations - Sheltered Accommodation	02		28th May 2014
Proposed Window and Door Specifications			28th May 2014

BH2014/01851

28 West Hill Street Brighton

Replacement of existing timber framed single glazed windows with timber framed double glazed windows.

Applicant: Mr Keith Baxter

Officer: Roselle Goacher 292265

Approved on 31/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall take place until 1:20 scale elevational drawings of the new sash windows have been submitted to and approved in writing by the Local Planning Authority. The windows shall be double glazed painted timber vertical sliding sashes with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			05/06/2014
Product Survey Sheet			05/06/2014
Proposed Windows Section			05/06/2014
Proposed Windows Plan			05/06/2014

BH2014/01931

26 Princes Road Brighton

Erection of single storey rear extension, insertion of rooflights to front and rear roof slopes and alterations to fenestration.

Applicant: Mr & Mrs M Waite

Officer: Tom Mannings 292322

Refused on 06/08/14 DELEGATED

1) UNI

The proposed development would seek to extend beyond the rear wall of the outrigger and wrap around to the side elevation, to the detriment of the original plan of the building resulting in harm to the host property and the wider Conservation Area. Therefore the proposed extension is considered to contravene Policies QD14 and HE6 of the Brighton & Hove Local Plan and SPD12.

2) UNI2

The proposed Velux rooflights to the front elevation of the property would be of inappropriate proportions and design and thus would harm the host property, street scene and wider Conservation Area. As such this proposal would be contrary to policies QD14, HE6 of the Brighton & Hove Local Plan and SPD12.

BH2014/02037

48 Warleigh Road Brighton

Application for Approval of Details Reserved by Condition 6 of application BH2013/00734.

Applicant: Ms Gayle Macpherson

Officer: Wayne Nee 292132

Approved on 17/07/14 DELEGATED

WITHDEAN

BH2014/00254

70 Redhill Drive Brighton

Demolition of existing rear store, conservatory, terraces and bays and erection of rear extension to lower ground and ground floor levels.

Applicant: Mr & Mrs Trevor Dodsworth

Officer: Andrew Huntley 292321

Approved on 22/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

With the exception of the flat roof identified as 'terrace' access to the remaining 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: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The hereby approved terrace shall not be brought into use until screening to the western boundary has been erected in accordance with drawing nos. 2011/184/2B and 2011/184/SK1. The screening shall be retained as such thereafter.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Floor Plans	2011/184/1A		27.01.2014
Proposed Floor Plans	2011/184/2B		09.05.2014
Existing Elevations	2011/184/3A		27.01.2014
Proposed Elevations	2011/184/4B		09.05.2014
Site, Block & Location Plan	2011/184/5A		27.01.2014
Balustrade Details	2011/184/SK1		09.05.2014

5) UNI

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

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

BH2014/00458

1 The Parade Valley Drive Brighton

Installation of replacement shopfront.

Applicant: Ms Carolyn Oxonbury & Mr Murray Poole-Connor

Officer: Christine Dadswell 292205

Approved on 06/08/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			12 Feb 2014
Existing Plan, Elevation and Section	1117-LP-001		20 March 2014
Proposed Plan, Elevation and Section	1117-LP-002	A	16 July 2014

BH2014/00595

20 Cornwall Gardens Brighton

Erection of two storey rear extension at ground and lower ground floors.

Applicant: Mr & Mrs Wood

Officer: Helen Hobbs 293335

Refused on 05/08/14 DELEGATED

1) UNI

The proposed extensions, by reason of its scale, design, roof form, bulk and height would appear overly dominant and would relate poorly to the existing building, creating an over-extended appearance and detracting from the appearance and character of the property and the wider surrounding area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations (SPD12).

BH2014/01218

63 Wayland Avenue Brighton

Remodelling of existing bungalow including creation of first floor level, front and rear extensions, pitched roof to existing garage and formation of additional garage at lower ground floor level.

Applicant: Mr Malcolm Hance

Officer: Liz Arnold 291709

Refused on 22/07/14 DELEGATED

1) UNI

The proposed development, by virtue of the design and positioning of the various extensions and alterations would result in a top-heavy appearance to the dwelling, a cluttered front and rear roofslope and a dwelling that lacks overall cohesion. In addition the use of slate roof covering would result in a development out of keeping and incongruous within the Wayland Avenue street scene. The proposed development would be of detriment to the visual amenities of the parent property, the Wayland Avenue street scene and the wider area. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/01236

240 Dyke Road Brighton

Change of use from single dwelling (C3) to children's Home (C2).

Applicant: The Lioncare Group

Officer: Liz Arnold 291709

Approved on 23/07/14 COMMITTEE

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	100 001	P2	20th June 2014
Existing Plan	200 001	P1	16th April 2014
Proposed Plans	200 002	P1	16th April 2014

3) UNI

The number of children residing at the property shall not exceed 5.

Reason: To safeguard the amenities of the locality and to comply with policy

QD27 of the Brighton & Hove Local Plan.

4) UNI

The Children's Home hereby approved, shall not be occupied until a scheme has been submitted to and agreed in writing by the Local Planning Authority for the installation of acoustic fencing along the boundaries of the site and the fence as approved shall be constructed prior to the first occupation of the home.

Reason: In order to safeguard the residential amenity of nearby occupiers and to comply with policies QD27 & HO15 of the Brighton & Hove Local Plan.

5) UNI

No development shall take place until details of the management of the use of the outdoor space 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 prior to the use hereby approved commencing.

Reason: To ensure the effective management of the outdoor space and safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

6) UNI

Within 3 months of occupation of the development hereby approved, the Developer or owner shall submit to the Local Planning Authority for approval in writing, a detailed Travel Plan (a document that sets out a package of measures and commitments tailored to the needs of the development, which is aimed at promoting safe, active and sustainable travel choices by its users (pupils, parents/carers, staff, visitors, residents & suppliers).

Reason: To ensure the promotion of safe, active and sustainable forms of travel and comply with policies TR1 and TR4 of the Brighton & Hove Local Plan.

7) UNI

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

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

8) UNI

Notwithstanding the provisions of Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or any amendment thereto, this permission shall be for a children's home and no other purposes including any other uses within Class C2 of the Schedule to the Order without the prior consent of the Local Planning Authority to whom a planning application shall be made.

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

BH2014/01360

10 Herbert Road Brighton

Installation of 2no rooflights to rear roof slope.

Applicant: Mr D Wood

Officer: Joanne Doyle 292198

Approved on 17/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan Block Plan Existing & Proposed Elevations Proposed Floor Plan Section	JW/14/032		10 Jul 2014
Existing Ground Floor Plan			13 May 2014
Existing First Floor Plan			13 May 2014
Existing Roof Space			13 May 2014

BH2014/01361

39-41 Withdean Road Brighton

Application for approval of details reserved by conditions 4, 5, 6, 8, and 9 of application BH2013/03456.

Applicant: Baobab Developments

Officer: Liz Arnold 291709

Approved on 28/07/14 DELEGATED

BH2014/01372

66 Surrenden Road Brighton

Alterations to existing two storey rear extension to form single storey rear extension and associated alterations.

Applicant: Mr & Mrs Bell

Officer: Paul Earp 292454

Approved on 06/08/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing floor plans	1520/1779		28 April 2014
Existing elevations and sections	1520/1780		28 April 2014
Proposed elevations and sections	1520/1782	B	17 June 2014
Proposed floor plans	1520/1781	A	28 April 2014

BH2014/01476

15 and 17 Bates Road Brighton

Erection of single storey infill and rear extensions to adjoining properties.

Applicant: Mr David Brook

Officer: Helen Hobbs 293335

Refused on 22/07/14 DELEGATED

1) UNI

The proposed extensions would extend beyond the rear walls of the outriggers, detracting from the original plan of the buildings. The footprint of the extensions in combination with their excessive projection would result in the recipient properties having an overextended appearance, detracting from their character and appearance. As such, the proposed developments would be contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/01478

20 Windmill Drive Brighton

Remodelling of existing bungalow including erection of single storey rear extension, raised decking to rear, conversion of garage to habitable space and creation of new hard standing to front elevation. Roof alterations incorporating raising of ridge height, roof extensions and associated alterations.

Applicant: Mr Paul Newman

Officer: Christopher Wright 292097

Refused on 23/07/14 DELEGATED

1) UNI

The proposed extensions by reason of their height, scale, massing and detailing would appear unduly dominant and discordant. The resulting change in scale and proportions would cause demonstrable harm to the prevailing character and appearance of the area. The proposal is thereby contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan, and SPD12: Design Guide for Extensions and Alterations.

2) UNI2

The proposed extensions by reason of their siting, height and scale in relation to adjacent properties would appear overbearing and would result in undue loss of outlook and, in the absence of information to indicate otherwise, would create harmful overshadowing and loss of light to 22 Windmill Drive. The proposal is thereby contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan, and SPD12: Design Guide for Extensions and Alterations.

BH2014/01578

91 Preston Drove Brighton

Erection of a conservatory at first floor level to rear elevation to replace existing.

Applicant: Gabriel Burden

Officer: Tom Mannings 292322

Approved on 22/07/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Planning Statement			14th May 2014
Proposed First Floor Plan	1		14th May 2014
Proposed Side Elevation	2		14th May 2014
Proposed Side Elevation	3		14th May 2014
Proposed Rear Elevation	4		14th May 2014
Existing First Floor Plan	5		14th May 2014
Existing Side Elevation	6		14th May 2014
Existing Side Elevation	7		14th May 2014
Existing Rear Elevation	8		14th May 2014
Site and Block Plan	9		14th May 2014
Proposed Extension			12th June 2014
Proposed Extension Side Elevation			12th June 2014

BH2014/01588

256 Dyke Road Brighton

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

Applicant: Mr T Chakraborty

Officer: Lorenzo Pandolfi 292337

Approved on 28/07/14 DELEGATED

BH2014/01601

7 Hollingbury Copse Brighton

Erection of single storey rear extension with roof terrace above.

Applicant: Mr John Vousden

Officer: Tom Mannings 292322

Refused on 29/07/14 DELEGATED

1) UNI

The roof terrace, by reason of its height and location close to shared neighbouring boundaries, would represent an un-neighbourly form of development resulting in increased overlooking and adverse loss of privacy. This would be to the detriment of residential amenity and the proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/01619

Park Manor London Road Brighton

Application for approval of details reserved by condition 8 of application BH2013/01800.

Applicant: Anstone Properties Ltd

Officer: Jason Hawkes 292153

Approved on 05/08/14 DELEGATED

BH2014/01628**66 Peacock Lane Brighton**

Erection of front porch and enlarged rear patio.

Applicant: Mr & Mrs Meadows**Officer:** Jessica Hartley 292175**Approved on 24/07/14 DELEGATED****1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.***2) UNI**

The external brickwork finish of the hereby permitted front porch shall match in material, colour, style, bonding and texture those of the existing building.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD14 of the Brighton & Hove Local Plan.***3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location Plan	ADC667/LP		19/05/2014
Block Plan	ADC667/BP		19/05/2014
Existing Plan	ADC667/01		19/05/2014
Proposed Plan and Front Elevation	ADC667/02		19/05/2014
Proposed Elevations	ADC667/03		29/05/2014
Existing Elevations	ADC667/04		29/05/2014

BH2014/01629**35 Surrenden Crescent Brighton**

Certificate of lawfulness for proposed enlargement of existing dormers to East elevation.

Applicant: R Ashton**Officer:** Joanne Doyle 292198**Approved on 05/08/14 DELEGATED****BH2014/01643****46 Redhill Drive Brighton**

Erection of single storey rear extension, raised decking to rear and alterations to fenestration. Creation of hardstanding to front and alterations to front boundary wall to facilitate new crossover.

Applicant: Sonny Mears**Officer:** Andrew Huntley 292321**Refused on 05/08/14 DELEGATED****1) UNI**

The proposed rear extension by virtue of its design, size, height, width and depth would result in visually bulky, dominant and overbearing addition to the property, which is unsympathetic to the design of the existing dwelling and as a result would be of detriment to the visual amenities of the parent property and the wider area. The proposal is therefore contrary to policies contrary to policies QD1 and

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QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12.

2) UNI2

The raised terraced area would cause significant harm to neighbouring amenity by reason of overlooking and loss of privacy to 44 and 48 Redhill Drive. Therefore, the proposal would be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/01673

6 Cumberland Road Brighton

Certificate of lawfulness for proposed conversion of 2no flats to a single dwelling.

Applicant: Klas Properties LLP

Officer: Helen Hobbs 293335

Approved on 04/08/14 DELEGATED

BH2014/01718

60 Cornwall Gardens Brighton

Erection of timber boundary fence to replace existing. (retrospective)

Applicant: Mr & Ms Adams-Kirkham

Officer: Helen Hobbs 293335

Refused on 01/08/14 DELEGATED

1) UNI

The replacement fence, due to its height, appearance and positioning on a prominent corner, would result in an inappropriate boundary treatment, out of keeping with the prevailing character of the area. The proposal would therefore be to the detriment of the character and appearance of the building and the surrounding area. As such, the development would be contrary to policy QD14 of the Brighton & Hove Local Plan and guidance within Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/01806

248 Dyke Road Brighton

Erection of single storey extensions to front and rear and extended front porch. Hip to gable roof extension with glazing to front hip, dormers to front, side and rear and removal of rear hipped roof to create roof terrace.

Applicant: Kathy Pinter

Officer: Sonia Gillam 292265

Refused on 30/07/14 DELEGATED

1) UNI

The proposed rear extension, by virtue of its design, size, form and massing would form a bulky and unsympathetic feature resulting in an overextended appearance to the property and failure to make a positive contribution to the visual quality of the environment. Furthermore it would appear overbearing and unneighbourly, particularly when viewed from the adjacent property, No. 246 Dyke Road, and would result in loss of outlook to this property. As such the proposal would be detrimental to the character and appearance of the property and the visual amenity enjoyed by neighbouring properties, and would adversely impact on residential amenity. The development is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD12: Design guide for extensions and alterations.

2) UNI2

The proposed rear and side roof alterations, by virtue of their size, bulk and inappropriate design would form incongruous and visually dominant additions which would be detrimental to the character and appearance of the building and

the visual amenities enjoyed by neighbouring properties. The development is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Document SPD12: Design guide for extensions and alterations.

3) UNI3

The proposed roof terrace, due to its position and height in close proximity to the adjacent properties, would result in overlooking of neighbouring gardens and the rear elevations of neighbouring dwellings, causing significant harm to the privacy of neighbouring residents. The terrace due to its position, size and use would additionally result in a significant noise disturbance to adjacent properties. The proposal would therefore lead to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD12: Design guide for extensions and alterations.

BH2014/01828

10 Dyke Road Avenue Brighton

Installation of light well and new window at lower ground floor level of front elevation to replace 2no existing windows. (part retrospective)

Applicant: Mrs Carolina Rodriguez

Officer: Helen Hobbs 293335

Approved on 01/08/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	P1402-01		3rd June 2014
Block plan	P1402-02		3rd June 2014
Plan, section & elevation as existing	P1402-03		3rd June 2014
Plan, section & elevation as proposed	P10402-04	a	3rd June 2014

BH2014/01883

8 Robertson Road Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.8m.

Applicant: Nikolai Baldgiev

Officer: Benazir Kachchhi 294495

Prior approval not required on 28/07/14 DELEGATED

BH2014/02082

262 Dyke Road Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.3m, for which the maximum height would be 3.65m, and for which the height of the eaves would be

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2.615m.

Applicant: Mr Garry Bleasdale

Officer: Joanne Doyle 292198

Prior approval not required on 04/08/14 DELEGATED

EAST BRIGHTON

BH2014/00291

Peter Pans Playground Madeira Drive Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2013/03181.

Applicant: Jungle Rumble Adventure Golf

Officer: Wayne Nee 292132

Approved on 21/07/14 DELEGATED

BH2014/00309

72A & 72B St Georges Road Brighton

Change of Use from live/work (C3/B1) units to three separate residential flats (C3) and two office units (B1). (Retrospective)

Applicant: Godfrey Investments

Officer: Wayne Nee 292132

Approved on 24/07/14 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed	0145-P001	B	22 April 2014

2) UNI

The commercial units at ground and basement level, identified as units 72A & 72B St George's Road on drawing no. 145-P001 B, shall be used as offices only and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

3) UNI

No vehicular movements nor any loading or unloading of vehicles shall take place other than 7.00am to 7.00pm Monday to Friday, 8.00am to 1.00pm on Saturdays and not at any time on Sundays and Bank Holidays.

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

BH2014/00466

Seymour House Seymour Square Brighton

Installation of railings above existing front boundary walls.

Applicant: Seymour Square Residents Association (Brighton) Ltd

Officer: Emily Stanbridge 292359

Report from: 17/07/2014 to: 06/08/2014

Approved on 30/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

The railings shown on the approved plans shall be painted black within 1 month of their installation and shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			21.07.2014
Location plan			21.07.2014
External railings	02/07/2014	C	21.07.2014

BH2014/01083

8A Bristol Gate Brighton

Erection of new garage and extension above with rooflights and Juliette balcony to rear, replacement roof to existing conservatory and creation of roof terrace above with balustrading and other associated works including solar panels.

Applicant: Mr Behira Graham

Officer: Joanne Doyle 292198

Refused on 24/07/14 DELEGATED

1) UNI

The proposed extension, by reason of its form, width, detailing and proximity to the boundary, would relate poorly to the existing building and would appear an unduly dominant addition and result in loss of the visual gap between the application property and the adjacent neighbour to the south. The proposal would therefore be detrimental to the character and appearance of the building and wider surrounding area, contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

2) UNI2

The proposed balustrade to the southern side of the roof terrace would relate poorly to the terrace itself and the main dwellinghouse. The resulting visual bulk would harm the appearance of the building and is considered contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/01203

2 Chesham Street Brighton

Erection of single storey rear extension.

Applicant: Mr Richard Rutter

Officer: Chris Swain 292178

Approved on 04/08/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

2) UNI

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows shall be constructed in the southern elevation of the extension hereby approved without planning permission obtained from the Local Planning Authority.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing plans and elevations	1220/A.001		14 April 2014
Proposed plans and elevations	1220/D.001	A	4 June 2014

BH2014/01204

2 Chesham Street Brighton

Erection of single storey rear extension with glazed pitched roof.

Applicant: Mr Richard Rutter

Officer: Chris Swain 292178

Refused on 04/08/14 DELEGATED

1) UNI

The proposed rear addition, by reason of design, siting, depth and scale would result in an inappropriate and visually harmful addition that disrupts the original plan form of the building and detracts from the appearance and character of the building, the wider terrace and the East Cliff Conservation Area. The proposal is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

BH2014/01297

Flat 1 2-3 Clarendon Terrace Brighton

Replacement of glazing in existing window and alteration to internal layout of flat.

Applicant: Ms N Larsen Disney

Officer: Christine Dadswell 292205

Approved on 17/07/14 DELEGATED

1) BH01.05

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

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

Report from: 17/07/2014 to: 06/08/2014

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 any works commencing.

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

3) UNI

All new and disturbed surfaces shall be made good at the time of development using materials of matching composition, form and finish to match the existing.

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

BH2014/01322

Flat 1A 4 Clarendon Terrace Brighton

Internal alterations to layout of flat (part retrospective).

Applicant: Mr Adrian Grant

Officer: Chris Swain 292178

Approved on 30/07/14 DELEGATED

BH2014/01375

Flat 1 36 College Place Brighton

Replacement of existing timber framed windows to front and side elevations.

Applicant: Miss Alonso

Officer: Emily Stanbridge 292359

Refused on 29/07/14 DELEGATED

1) UNI

The proposed windows by virtue of their design and detailing form an incongruous addition, disrupting the appearance and uniformity of this prominent building. The proposed replacement windows would cause demonstrable harm to the character and appearance of the host property, street scene and wider East Cliff Conservation Area. The proposal is thereby contrary to policies HE6 and QD14 of the Brighton & Hove Local Plan, and guidance within Supplementary Planning Document 09, Architectural Features, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/01557

Flat 26 Percival Mansions 7 - 10 Percival Terrace Brighton

Removal of existing iron hand rails to front entrance.

Applicant: Richard Romain

Officer: Tom Mannings 292322

Approved on 23/07/14 DELEGATED

1) BH01.05

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

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

2) UNI

All new and disturbed surfaces shall be made good at the time of the works using materials of matching composition, form and finish to 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.

BH2014/01611**Belle Vue Court Belle Vue Gardens Brighton**

Replacement of existing louvers to lift lobby with UPVC windows and installation of UPVC windows to staircase to replace existing.

Applicant: Austin Rees

Officer: Tom Mannings 292322

Approved on 05/08/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Front Elevation - New Windows to Lift Lobby	14-104/01		16th May 2014
Front Elevation - New Windows to Lift Lobby	14-104/02	A	16th May 2014
Specifiers Guide			16th May 2014

BH2014/01832**5 College Gardens Brighton**

Erection of a part one part two storey rear extension with associated roof and fenestration alterations.

Applicant: Mr & Mrs S & L Roberts

Officer: Allison Palmer 290493

Approved on 29/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Access statement	1249/14		3 Jun 2014
Location & Block plan	1249/14/P/01		3 Jun 2014
Proposed plans	1249/14/P/02		3 Jun 2014
Existing plans	1249/14/P/03		3 Jun 2014

BH2014/02010

1 Manor Road Brighton

Application for approval of details reserved by condition 9 of application BH2012/03364.

Applicant: Hill Partnerships Ltd

Officer: Wayne Nee 292132

Approved on 06/08/14 DELEGATED

BH2014/02133

East District Housing Office Manor Place Brighton

Demolition of the existing pre-fabricated building at rear of Robert Lodge formerly used as housing offices.

Applicant: Brighton & Hove City Council

Officer: Adrian Smith 290478

Prior approval not required on 04/08/14 DELEGATED

HANOVER & ELM GROVE

BH2014/00626

167 Elm Grove Brighton

Change of use from retail (A1) to 2no one bed flats and 1no two bed flat incorporating alterations to fenestration, installation of rear access ramp and associated alterations.

Applicant: Mr Michael Davies

Officer: Sue Dubberley 293817

Approved on 30/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

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

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

5) UNI

The development hereby approved shall not be occupied until details of the doors to the rear yard ensuring that they do not open out over the highway have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and retained as such thereafter.

Reason: To ensure that the doors do not cause additional highway safety concerns and to comply with Policy TR7 of the Brighton & Hove Local Plan.

6) UNI

The new crossover and access shall be constructed prior to the first occupation of the development hereby permitted and in accordance with a specification that has been approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

7) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	33934/3		24/02/2014
Block plan	33934/4		24/02/2014
Existing plans and elevations	33934/1		24/02/2014
Proposed plans and elevations	33934/2	F	24/02/2014

8) UNI

If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme.

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

BH2014/00788

Former Connaught House site Melbourne Street Brighton

Application for Approval of Details Reserved by Conditions 4, 5, 7, 8, 9, 11, 14, 16, 17, 18, 19 and 20 of application BH2010/03279.

Applicant: Essam Barakat

Officer: Adrian Smith 290478

Approved on 23/07/14 DELEGATED

BH2014/00869

32 Bear Road Brighton

Conversion of public house (A4) to 1no one bedroom flat, 1no two bedroom flat and 1no three bedroom house (C3) including first floor side extension and extension to roof with alterations.

Applicant: DIM 365 Ltd

Officer: Wayne Nee 292132

Refused on 21/07/14 DELEGATED

1) UNI

The proposed extension, by reason of its design, roof form, and architectural and fenestration detailing, would not sympathetically relate to the existing two storey property on the site. The development would therefore fail to justify the loss of the visual gap between this property and the row of terraces to the west. As a result the proposed development would appear incongruent and overly dominant causing harm to the character of the street scene contrary to Brighton & Hove Local Plan policies QD2, QD3 and HO4.

2) UNI2

There is potential for significant disturbance for future occupants of the proposed residential units from road traffic noise. Insufficient information has been submitted with the application to properly assess the potential effect upon future residents. The proposal is therefore contrary to the aims of Brighton & Hove Local Plan policies SU10 and QD27.

BH2014/01683

Land Rear of 5-11 Cromwell Street Brighton

Demolition of existing garages and erection of 2no dwellings accessed from Cromwell Street.

Applicant: Charles Meloy
Officer: Wayne Nee 292132
Refused on 29/07/14 DELEGATED

1) UNI

The proposed dwellings, by reason of the limited plot size, positioning and the arrangement of the adjoining sites, would represent a cramped and overbearing development that would be intrusive and dominant to the detriment of the amenities of the occupiers of adjoining neighbouring properties. In addition, there would also be a loss of amenity by virtue of loss of privacy and overlooking to neighbouring properties on Cromwell Street. The proposal would therefore be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/01706

10 Bentham Road Brighton

Erection of single storey rear extension.

Applicant: Mr Lee Bennett
Officer: Joanne Doyle 292198
Refused on 04/08/14 DELEGATED

1) UNI

The proposed extension, by virtue of its height on the side boundary, together with its excessive depth would have a significantly enclosing and overbearing impact on the rear and south side facing ground floor windows to 8 Bentham Road, to the detriment of their amenity and contrary to policy QD27 of the Brighton & Hove Local Plan and the guidance contained in SPD12 Extensions and Alterations.

BH2014/01719

55 Whichelo Place Brighton

Certificate of Lawfulness for proposed single storey rear extension and loft conversion incorporating rear dormer and front rooflight.

Applicant: Mr Julian Swales
Officer: Benazir Kachchhi 294495
Approved on 28/07/14 DELEGATED

BH2014/01747

20 Islingword Place Brighton

Certificate of lawfulness for proposed loft conversion incorporating front rooflight and rear dormer and single storey rear extension.

Applicant: Mr David Olrod

Officer: Lorenzo Pandolfi 292337

Approved on 05/08/14 DELEGATED

BH2014/01860

125 Upper Lewes Road Brighton

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

Applicant: Mr Y Rana

Officer: Robert Hermitage 290480

Approved on 28/07/14 DELEGATED

BH2014/02295

The Phoenix Wellesley House 10-14 Waterloo Place Brighton

Application for approval of details reserved by condition 4 of application BH2014/00707.

Applicant: Phoenix Brighton

Officer: Adrian Smith 290478

Approved on 29/07/14 DELEGATED

HOLLINGDEAN & STANMER

BH2014/01579

184 Saunders Hill Brighton

Change of use from residential dwelling (C3) to a six bedroom small house in multiple occupation (C4).

Applicant: Anindita Sengupta

Officer: Chris Swain 292178

Approved on 17/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

No development shall take place until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be implemented in accordance with the agreed details and made available for use prior to first occupation of the hereby approved 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 private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			22 May 2014
Existing floor plans			22 May 2014
Proposed plans			22 May 2014

BH2014/01622

6 Lambourne Close Brighton

Change of use from three bedroom dwelling (C3) to three bedroom house in multiple occupation (C4).

Applicant: Simeon Bowes & Guy Marley

Officer: Chris Swain 292178

Refused on 22/07/14 DELEGATED

1) UNI

The proposed change of use from dwellinghouse (Class C3) to House in Multiple Occupation (Class C4) would fail to support a mixed and balanced community and would result in the area being imbalanced by the level of similar such uses, to the detriment of local amenity. The use is therefore contrary to policy CP21 part ii) of the Brighton & Hove City Plan Part One (submission document) and to policy QD27 of the Brighton & Hove Local Plan.

BH2014/01642

87 Hawkhurst Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating front rooflights, side window and rear dormer and alterations to first floor fenestration.

Applicant: Ms Cassandra Palmer

Officer: Tom Mannings 292322

Approved on 17/07/14 DELEGATED

BH2014/01713

81 Dudley Road Brighton

Demolition of existing rear conservatory and erection of single storey rear and side extension with raised rear decking with steps to garden.

Applicant: Ms Anne-Marie Williams

Officer: Emily Stanbridge 292359

Approved on 29/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The hereby approved decking shall not be bought into use until screening, to the northern and southern boundary of the site, has been erected in accordance with drawing no. 699/01 Rev A. The screen shall be retained as such thereafter.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing layout	699/02		23.05.2014
Proposed extension	699/01	A	23.05.2014

BH2014/01723

278 Ditchling Road Brighton

Erection of single storey rear extension (and associated alterations).

Applicant: KLAS Properties LLP

Officer: Allison Palmer 290493

Approved on 31/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			5 June 2014
Block Plan			5 June 2014
Rear extension - existing	453-01		27 May 2014
Rear extension - proposed	453-03		16 July 2014
Rear extension - proposed elevation & section	453-02		16 July 2014

BH2014/01893

23 Park Close Brighton

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension to rear with dormers to sides and alterations and extension to existing side/rear extension.

Applicant: Fiona Dorward

Officer: Jessica Hartley 292175

Approved on 29/07/14 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2013/04120

108 The Avenue Brighton

Application for approval of details reserved by conditions 7a, 7b and 13 of application BH2010/03550.

Applicant: Aball Construction Limited

Officer: Andrew Huntley 292321

Approved on 29/07/14 DELEGATED

BH2014/01644

55 Bevendean Road Brighton

Change of use from four bedroom dwelling (C3) to four bedroom house in multiple occupation (C4).

Applicant: Rasmini Gardiner

Officer: Wayne Nee 292132

Refused on 23/07/14 DELEGATED

1) UNI

The change of use from dwellinghouse (Class C3) to House in Multiple Occupation (Class C4) would fail to support a mixed and balanced community and results in the area being imbalanced by the level of similar such uses, to the detriment of local amenity. The proposed use is therefore contrary to policy CP21 part ii) of the Brighton & Hove City Plan Part One (submission document) and to policy QD27 of the Brighton & Hove Local Plan.

BH2014/01769

3 Hillside Brighton

Application for Approval of Details Reserved by Conditions 7, 8, 9, 10 and 11 of application BH2014/00597.

Applicant: Archer Construction

Officer: Sonia Gillam 292265

Split Decision on 24/07/14 DELEGATED

1) UNI

Approve the details pursuant to conditions 8 and 10 and subject to full compliance with the submitted details

1) UNI

The details pursuant to conditions 7, 9 and 11 are NOT APPROVED for the reason(s) set out below:

1. Full details of existing and proposed ground levels (referenced as Ordinance Datum) within the site and on land adjoining the site by means of spot heights and cross-sections, proposed siting and finished floor levels of all buildings and structures, have not been received. It is not therefore possible to approve details in respect of condition 7.

2) UNI2

2. A Design Stage/Interim Code for Sustainable Homes Certificate demonstrating

that the development achieves a Code for Sustainable Homes rating of Code level 4 as a minimum for all residential units has not been received. It is not therefore possible to approve details in respect of condition 9.

3) UNI3

3. A detailed Method Statement regarding tree protection has been received. It is not therefore possible to approve details in respect of condition 11.

BH2014/01774

4 Barcombe Road Brighton

Change of use from four bedroom dwelling (C3) to five bedroom small house in multiple occupation (C4).

Applicant: John Wright

Officer: Sonia Gillam 292265

Approved on 30/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			29/05/2014
Existing ground floor plan	1	A	29/05/2014
Existing first floor plan	2	A	29/05/2014
Proposed ground floor plan	3	A	29/05/2014
Proposed first floor plan	4	A	29/05/2014

BH2014/01938

61 Eastbourne Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension with 2no front rooflights and rear dormer. Conversion of existing garage into habitable living space with replacement of existing garage door with window and other associated alterations.

Applicant: Mr Slabbert

Officer: Robert Hermitage 290480

Approved on 06/08/14 DELEGATED

BH2014/01944

American Express Stadium Village Way Brighton

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

Applicant: The Community Stadium Limited

Officer: Kathryn Boggiano 292138

Approved on 28/07/14 DELEGATED

1) UNI

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

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

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

5) UNI

9. The illuminated signs hereby approved shall not contain more than 600 candelas illumination per square metre.

Reason: To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton & Hove Local Plan and in the interest of highway safety and to comply with policy TR7 of the Brighton & Hove Local Plan.

6) UNI

No advertisement shall be sited or displayed so as to -

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

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

7) UNI

The illumination of the advertisement shall be non-intermittent.

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(s) hereby approved shall not be illuminated later than 24:00 (midnight) and shall not be illuminated before 07:00 on any day.

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

9) UNI

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

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

BH2014/01945

American Express Stadium Village Way Brighton

Installation of 10no external kiosk windows with metal and glass canopy above and associated external signage.

Applicant: The Community Stadium Limited

Officer: Kathryn Boggiano 292138

Approved on 23/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the materials for the kiosk and canopy shall be implemented fully in accordance with the details shown on plan referenced 300 P1 received on 13 June 2014 and the details of materials stated in email from DMH Stallard dated 17 July 2014. The materials shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Ticket Office Site Location Plan	001 P1	P1	13 June 2014
Ticket office General Arrangement Plan Existing & Proposed	101 P1	P1	13 June 2014
Ticket Office Window and Canopy Section & Elevation	300 P1	P1	13 June 2014
Existing Signage Elevation	6000 P1	P1	13 June 2014
Proposed Signage Elevation	6001 P1	P1	13 June 2014
Emails dated 17 and 18 July 2014 from DMH Stallard regarding proposed materials.			17 & 18 July 2014

QUEEN'S PARK

BH2013/04336

4-5 Lower Rock Gardens Brighton

Erection of additional floor containing 3no rooms incorporating infill extension within roof space and rear dormers.

Applicant: Lincar Hotels

Officer: Wayne Nee 292132

Approved on 18/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

The dormers hereby approved shall have painted timber vertical sliding sash windows and the dormer cheeks and roofs shall be clad in lead.

Reason: In order to protect the visual amenities of the building and to preserve and enhance the character of the Conservation Area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed	PL01	H	04 July 2014
Site plan	PL03		20 December 2013

BH2014/00321

3 Freshfield Place Brighton

Removal of existing utility room and erection of single storey rear extension. Excavation at basement level with lightwell above at rear.

Applicant: Mr & Mrs A Paice

Officer: Chris Swain 292178

Approved on 23/07/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing ground and first floor plans	212FP3/01		3 February 2014
Existing second floor and roof plans	212FP3/02		3 February 2014
Existing block and location plans existing front and rear elevations	212FP3/03		3 February 2014
Existing side elevations	212FP3/04		3 February 2014
Existing section A-A	212FP3/05		3 February 2014
Proposed basement and ground floor plans	212FP3/06	A	19 June 2014
Proposed roof plans	212FP3/07	A	19 June 2014
Proposed block and location plans existing front and rear elevations	212FP3/08	A	9 April 2014
Proposed side elevations	212FP3/09		3 February 2014
Proposed section A-A	212FP3/10		3 February 2014

BH2014/00825

Unit 6c Freshfield Industrial Estate Stevenson Road Brighton

Display of non illuminated fascia and panel signs.

Applicant: Euro Services Ltd

Officer: Emily Stanbridge 292359

Approved on 30/07/14 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

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public safety and visual amenity.

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

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

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

BH2014/01333

St Lukes Swimming Pool St Lukes Terrace Brighton

Replacement of existing polycarbonate roof glazing with glass patent glazing system.

Applicant: Brighton & Hove City Council

Officer: Andrew Huntley 292321

Approved on 22/07/14 DELEGATED

1) BH01.05

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

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

2) UNI

The framing of the proposed glazing of the development hereby permitted shall match in colour to those of the existing building and have a powder coated finish.

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

BH2014/01398

18 Walpole Terrace Brighton

Erection of rear extension at second floor level, installation of rooflights to front and rear elevations and alterations to fenestration.

Applicant: Mr & Mrs Keith & June Marsh

Officer: Joanne Doyle 292198

Approved on 22/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Block & Site Location Plans	TA 795/01		10 Jun 2014
Existing Floor Plans	TA 795/02	A	10 Jun 2014
Existing Floor Plans	TA 795/03		10 Jun 2014
Existing Elevations	TA 795/04	A	10 Jun 2014
Existing Section AA	TA 795/05		10 Jun 2014
Proposed Floor Plans	TA 795/10	D	10 Jun 2014
Proposed Floor Plans	TA 795/20	E	26 Jun 2014
Proposed Elevations	TA 795/21	E	26 Jun 2014
Proposed Section AA	TA 795/22	C	10 Jun 2014

BH2014/01606

Pavilion House 6-7 Old Steine Brighton

Application for Approval of Details Reserved by Conditions 2 and 3 of application BH2013/02730.

Applicant: Brighton Language College

Officer: Andrew Huntley 292321

Approved on 24/07/14 DELEGATED

BH2014/01778

Flat 2 58 Marine Parade Brighton

Internal alterations to layout of flat.

Applicant: Richard Crosby

Officer: Christine Dadswell 292205

Approved on 24/07/14 DELEGATED

1) BH01.05

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

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

2) UNI

The plasterboard panels shall be scribed around the existing skirting board and dado rail where it meets the chimney breast.

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

3) UNI

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

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

4) UNI

All new and disturbed surfaces shall be made good at the time of development using materials of matching composition, form and finish to those of the listed

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building.

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

5) UNI

The existing internal elevations of the reception room must be fully recorded by photographs and these records passed to the Local Planning Authority prior to the concealing of the wall panels.

Reason: In order to provide a reasonable opportunity to record the history of the listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

6) UNI

No works shall take place until full details of the proposed revision to the window opening to the existing reception room have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2014/01808

Flat 1 16 Bloomsbury Place Brighton

Replacement of existing rear window with timber French doors and blocking up of former door.

Applicant: Mrs Sarah Bailey

Officer: Roselle Goacher 292265

Approved on 06/08/14 DELEGATED

1) BH01.01

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

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

2) UNI

The external finish of the proposed the works to infill the existing rear door hereby permitted shall match in material, colour, and texture those of the existing wall.

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

3) UNI

For the interests of clarity, this consent gives approval for the replacement of existing rear window with timber French doors and blocking up of former door only and no other works as shown on the submitted drawings.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	TG115/LP		02/06/2014
Lower Ground Floor Plan & Detail as Existing	TG115/01	A	12/06/2014
Section/Internal Elevation A-A & B-B as Existing	TG110/02	A	12/06/2014
Section/Internal Elevation C-C & D-D as Existing	TG110/03	A	12/06/2014
Lower Ground Floor Plan &	TG115/04	A	12/06/2014

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Detail as Proposed			
Section/Internal Elevation A-A & B-B as Proposed	TG110/05	A	12/06/2014
Sectional/Internal Elevation C-C & D-D as proposed	TG110/06	A	12/06/2014

5) UNI

No works shall take place until 1:10 scale joinery details of the proposed external doors through the glazing and horizontal dividing bars have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2014/01809

Flat 1 16 Bloomsbury Place Brighton

Internal and external alterations including alterations to layout, replacement of existing rear window with timber French doors and blocking up of former door.

Applicant: Mrs Sarah Bailey

Officer: Roselle Goacher 292265

Approved on 01/08/14 DELEGATED

1) BH01.05

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

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

2) UNI

No works shall take place until 1:10 scale joinery details of the proposed internal doors through the moulding panels have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

3) UNI

No works shall take place until 1:10 scale joinery details of the proposed external doors through the glazing and horizontal dividing bars have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

4) UNI

The external finish of the proposed the works to infill the existing rear door hereby permitted shall match in material, colour, and texture those of the existing wall.

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

BH2014/01820

107-108 St Georges Road Brighton

Certificate of lawfulness for existing use as retail/cafe (A1/A3).

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Applicant: Mr James Farmar
Officer: Adrian Smith 290478
Approved on 05/08/14 DELEGATED

ROTTINGDEAN COASTAL

BH2014/01103

Flat 9 10 Sussex Square Brighton

Replacement of existing steel balustrade to roof terrace with frameless glass balustrade.

Applicant: Mr Jonathan Swain
Officer: Chris Swain 292178

Refused on 30/07/14 DELEGATED

1) UNI

The proposed balustrade would introduce a non-traditional and uncharacteristic material in the roofscape which would be harmful to the historic appearance and character of the Grade I Listed Building, the wider listed set piece Square and the Kemp Town Conservation Area. The proposal is therefore contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan.

BH2014/01104

Flat 9 10 Sussex Square Brighton

Replacement of existing steel balustrade to roof terrace with frameless glass balustrade.

Applicant: Mr Jonathan Swain
Officer: Chris Swain 292178

Refused on 30/07/14 DELEGATED

1) UNI

The proposed balustrade would introduce a non-traditional and uncharacteristic material in the roofscape which would be harmful to the historic appearance and character of the Grade I Listed Building. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2014/01239

68-70 High Street Rottingdean Brighton

Removal of condition 5 of application BH2011/01773 (Erection of 8no 3 bedroom 3 storey town houses with gardens and off road parking.) which states that the windows in the north facing elevation of the northern terrace hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

Applicant: Novus Properties
Officer: Wayne Nee 292132

Refused on 30/07/14 DELEGATED

1) UNI

The proposed clear glass and openable windows would represent an un-neighbourly development that would result in significant overlooking and a loss of privacy to the adjoining St Aubyns School at no. 76 High Street. This would be to the detriment of amenity of the future users of this adjacent site. As such, the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/01274**43 Wivelsfield Road Saltdean Brighton**

Remodelling of roof incorporating increased ridge height, first floor Juliet balcony to front elevation and associated works.

Applicant: Mr & Mrs Glenn Seddington

Officer: Chris Swain 292178

Approved on 18/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

No extension, enlargement or other alteration of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Classes A, B and C of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan			22 April 2014
Existing and proposed floor plans	43WR.01	A	22 April 2014
Existing elevations	43WR.02		22 April 2014
Proposed elevations and section	43WR.03	A	22 April 2014
Existing and proposed street elevations	43WR.04		22 April 2014

BH2014/01677**Flat 4 Marine Court 65 Marine Drive Rottingdean Brighton**

Replacement of existing windows and doors with UPVc windows and doors.

Applicant: Mrs J Snudden

Officer: Christine Dadswell 292205

Approved on 17/07/14 DELEGATED

1) BH01.01

Report from: 17/07/2014 to: 06/08/2014

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plan	6009/01		22 May 2014
Existing and Proposed Elevations	6009/02		22 May 2014
Large Scale Details	6009/03		22 May 2014
Door and Window Sections	6009/04		22 May 2014
Door and Window Sections	6009/05		22 May 2014

BH2014/01704

18 Hempstead Road Saltdean Brighton

Erection of single storey extensions to rear and side.

Applicant: Mr R Solis

Officer: Allison Palmer 290493

Approved on 04/08/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location & Block Plans	0268/01		23/05/2014
Existing Ground Floor	0268/02		23/05/2014
Existing Roof Plan	0268/03		23/05/2014
Existing Front NW Elevation	0268/04		23/05/2014
Existing NE Elevation	0268/05		23/05/2014
Existing SE Elevation	0268/06		23/05/2014
Existing SW Elevation	0268/07		23/05/2014
Proposed Ground Floor	0268/08		23/05/2014
Proposed Roof Plan	0268/09		23/05/2014
Proposed Front NW Elevation	0268/10		23/05/2014
Proposed NE Elevation	0268/11		23/05/2014

Proposed SE Elevation	0268/12		23/05/2014
Proposed SW Elevation	0268/13		23/05/2014
Street scene	0268/14		23/05/2014

BH2014/01861

27 Roedean Crescent Brighton

Erection of single storey rear extension at second floor level. Works to rear garden including creation of sunken terrace, erection of shed and screen walls. Replacement of roof covering with proprietary standing seam flat zinc roof.

Applicant: Mr & Mrs Blomfield

Officer: Adrian Smith 290478

Refused on 04/08/14 DELEGATED

1) UNI

The proposed extension, by virtue of its depth, scale and massing, would have a significantly oppressive and dominating impact on the amenities of the adjacent property to the east, no.29 Roedean Crescent, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/01922

54A Nevill Road Rottingdean Brighton

Erection of single storey rear extension with terrace and side porch.

Applicant: Dr Hilary Bruffell

Officer: Lorenzo Pandolfi 292337

Approved on 05/08/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Block Plan			10/06/2014
Existing layout	466/02		10/06/2014
Proposed Extension & Porch	466/01	A	14/07/2014

BH2014/01970

Blocks F1 and F2 Brighton Marina Outer Harbour Brighton

Non Material Amendment to BH2012/04048 to increase the balcony floor depth by 145mm, reduce the size of the ceramic cladding panels, replace the timber balconies with coloured glass and the timber rainscreen cladding with grey ceramic.

Applicant: Midgard Ltd

Officer: Sarah Collins 292232

Report from: 17/07/2014 to: 06/08/2014

Approved on 17/07/14 DELEGATED

WOODINGDEAN

BH2014/01602

328 Cowley Drive Brighton

Proposed extension at first floor level to front gable, barn end to gable roof alterations and 2no dormers to front roofslope to facilitate loft conversion.

Applicant: Mr David Sawyer

Officer: Chris Swain 292178

Refused on 17/07/14 DELEGATED

1) UNI

The proposed front extension, by reason of scale, siting and design, in conjunction with the proposed front dormers, by reason of their excessive number, scale and design, would result in overly dominant and visually inappropriate additions which would detract from the appearance and character of the building and would be out of character with the existing built form within the locality, harming the visual amenity of the street scene and the wider surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

BH2014/01669

73 Balsdean Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating dormers and rooflights to side elevations.

Applicant: Richard Smith

Officer: Andrew Huntley 292321

Approved on 18/07/14 DELEGATED

BH2014/01727

72a Balsdean Road Brighton

Erection of part single, part two storey rear extension with associated works.

Applicant: Mr Hudson Schwarz

Officer: Chris Swain 292178

Approved on 29/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

The external decked area hereby permitted shall not be brought into use until the privacy screening indicated on the approved drawings has been installed in its entirety. The screening shall be retained as such thereafter. Reason: To safeguard the amenity of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The window in the west facing elevation to the lower ground floor of the development hereby permitted 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.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	4		27 May 2014
Plans and elevations as existing	1		27 May 2014
Plans and elevations as proposed 2	1		17 July 2014

5) UNI

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

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

BH2014/01728

72a Balsdean Road Brighton

Certificate of lawfulness for proposed dormers to side elevations.

Applicant: Mr Hudson Schwarz

Officer: Jessica Hartley 292175

Approved on 28/07/14 DELEGATED

BH2014/01765

78-84 Warren Road Brighton

Application for approval of details reserved by condition 8 of application BH2013/00502.

Applicant: Downsview Developments Ltd

Officer: Wayne Nee 292132

Approved on 22/07/14 DELEGATED

BRUNSWICK AND ADELAIDE

BH2013/04302

Waterloo Street Arch Waterloo Street Hove

Repair works to south column of arch.

Applicant: Brighton & Hove City Council

Officer: Helen Hobbs 293335

Approved on 30/07/14

1) BH01.05

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

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

2) UNI

No works shall take place until full details of the proposed lime based mortar mix render to be used in the works hereby permitted have been submitted and approved in writing by the Local Planning Authority. The works shall be carried

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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.

BH2014/00602

29 Brunswick Street East Hove

Alterations to fenestration, installation of new lightwell to rear elevation and reduction in height of chimney stack following prior approval application BH2013/03874 for the change of use from offices (B1) to residential (C3).

Applicant: Mr I Woodhouse

Officer: Paul Earp 292454

Approved on 06/08/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

Reason: As insufficient information has been submitted, to ensure the satisfactory appearance to development and to comply with policy HE6 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and block plan	TA769/01		24 February 2014
Existing floor plan	TA769/02	B	24 February 2014
Existing front elevation	TA769/03	B	24 February 2014
Existing front elevation	TA769/04	A	24 February 2014
Existing sections	TA769/05	B	24 February 2014
Existing rear elevation	TA769/06	A	24 February 2014
Proposed layout	TA769/10	D	24 June 2014
Proposed front elevation	TA769/11	D	24 June 2014
Proposed front elevation	TA769/12	B	7 March 2014
Proposed exterior elevations	TA769/14	C	24 June 2014

BH2014/01070

36 Waterloo Street Hove

Replacement of existing windows with double glazed and single glazed windows and rebuilding of bay. (Retrospective).

Applicant: Seadragon

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Officer: Liz Arnold 291709

Refused on 30/07/14 DELEGATED

1) UNI

The replacement windows, by reason of their design, detailing, proportions and method of opening, appear incongruous and result in an adverse impact on the character and appearance of the parent property, the Waterloo Street street scene and Brunswick Town Conservation Area. The development therefore fails to preserve or enhance the character and appearance of the Conservation Area and is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 09 on Architectural Features.

BH2014/01221

Flat 2 69 Lansdowne Place Hove

Erection of timber framed garden room to rear and alterations to fenestration.

Applicant: Ned Leeming

Officer: Helen Hobbs 293335

Approved on 22/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing plans	421/P1		15th April 2014
Existing sections and elevations	421/P2		15th April 2014
Proposed replacement window details	421/P5		23rd June 2014
Proposed elevations and details	421/P4A		23rd June 2014
Proposed plan and section	421/P3A		23rd June 2014

BH2014/01302

31 Adelaide Crescent Hove

Replacement of existing external fire escape to the rear.

Applicant: Mr Ben Tait

Officer: Emily Stanbridge 292359

Approved on 23/07/14 DELEGATED

1) BH01.05

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

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

2) UNI

Any existing fixings into masonry which are not to be re-used for the replacement fire escape must be removed in their entirety from the structure and the masonry made good to match the existing.

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

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

3) UNI

No development shall take place until full details including 1:5 scale details of the proposed fixings of the fire escape have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2014/01329

Flat 4 14 Brunswick Square Hove

Internal alterations to layout of flat.

Applicant: Deniston Properties (Hove) Ltd

Officer: Adrian Smith 290478

Approved on 29/07/14 DELEGATED

1) UNI

All existing architectural features (with the exception of those detailed to be removed on drawing no.BN13090002/201 received on 17 June 2014) including doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained and repaired 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.

2) UNI

The bathroom extract to the external wall shall be via an airbrick only, painted to match the external wall adjacent.

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

3) UNI

All servicing for the kitchen and bathroom shall be run through existing notches in the floor joists, and no new notches shall be made.

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

BH2014/01332

Flat 5 2 Brunswick Square Hove

Replacement of existing windows with timber double glazed sash windows and casement window.

Applicant: Mr Peter Ditch

Officer: Tom Mannings 292322

Refused on 05/08/14 DELEGATED

1) UNI

The submitted information for the kitchen and main bedroom windows are in places contradictory and unclear. It is unlikely that the proper reinstatement of traditional sliding sashes appropriate for this grade I listed building would be achieved from the information submitted and it is therefore deemed that this proposal would be detrimental to the architecture, historic character and appearance of the listed building, contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2014/01376

24 Palmeira Avenue Mansions 21 Church Road Hove

Internal alterations to layout.

Applicant: Mr Michael Harvey

Officer: Christopher Wright 292097

Approved on 24/07/14 DELEGATED

1) BH01.05

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

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

2) UNI

All existing 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 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.

3) UNI

No works shall take place until a schedule of all features to be removed, moved, replaced or reinstated has been submitted to and approved in writing by the Local Planning Authority. All replacement and 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 approval by the Local Planning Authority.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

4) UNI

The flat ceiling of the W.C. room to be created by way of partition walls in the back room (existing kitchen) shall be a minimum of 1.2m below the height of the main, original ceiling to that room, and retained as such thereafter.

Reason: In order to safeguard the height and proportions of the room, ensure architectural details are not hidden or interrupted, and to ensure the satisfactory preservation of the Listed Building and to comply with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

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

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

6) UNI

The new kitchen units hereby approved shall be scribed around existing internal architectural features such as skirting boards, and retained as such thereafter.

Reason: In order to safeguard the original features of the building and prevent the loss of original building fabric, and in order to ensure the satisfactory preservation of the Listed Building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2014/01377

Flat 3 16 Palmeira Avenue Hove

Conversion of existing 1no two bedroom flat into 2no one bedroom flats.

Applicant: Mr Martin Heath

Officer: Jason Hawkes 292153

Refused on 29/07/14 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 the original floor area of the unit is greater than 115 square metres or the unit has more than 3 bedrooms as originally built. The policy also states at least one unit of accommodation provided should be suitable for family accommodation and has a minimum of two bedrooms. The floor area of the existing flat is less than 115 square metres and the flat does not have more than 3 bedrooms as originally built. Additionally, the proposed conversion results in the formation of two one-bedroom flats which are not suitable for family accommodation. The scheme is therefore contrary to the above policy and results in the loss of a unit of accommodation which is suitable for smaller households.

2) UNI2

The proposed front rooflight would directly face a window within a dormer window at 14 Palmeira Avenue which serves a habitable room. The proposed rooflight would result in overlooking and loss of privacy of this window. The scheme is therefore deemed contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/01401

Palmeira Mansions 11-19 & 21-33 Church Road Hove

Installation of bollards outside numbers 21 - 33 Palmeira Mansions and replacement of existing bollards outside numbers 11 - 19 Palmeira Mansions.

Applicant: The English Language Centre

Officer: Robert Hermitage 290480

Approved on 24/07/14 DELEGATED

1) BH01.05

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

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

2) UNI

The colour of the chain on the proposed automated bollard system is to be black

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

BH2014/01608

2 Cavendish Mews Hove

Replacement of existing single glazed timber framed windows with double glazed timber framed windows to the front and double glazed UPVC to the rear.

Applicant: Mr Philip Mason

Officer: Tom Mannings 292322

Refused on 24/07/14 DELEGATED

1) UNI

The replacement windows to the front elevation of the building, by virtue of their design and detailing and, in the case of the second floor window, material, would harm the character and appearance of the building and those adjoining and

would erode the character in this part of the Brunswick Town Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and the provisions of Supplementary Planning Document 09, Architectural Features.

BH2014/01648

9b Little Western Street Hove

Creation of roof terrace incorporating timber balustrading, decking, screening and new external stairs from existing third floor roof terrace.

Applicant: Mr & Mrs Brading

Officer: Liz Arnold 291709

Refused on 17/07/14 DELEGATED

1) UNI

The proposed terrace, as a result of its siting on the flat roof of the dwelling and its proposed design, including the use of timber, would result in a development that adds visual clutter to the roof of the property and appears an incongruous development that would be of detriment to the visual amenities of the parent property, the related terrace, the Little Western Street and Western Road street scenes and the wider area Brunswick Town Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/01782

3-4 Western Road Hove

Certificate of lawfulness for proposed change of use from offices (B1) to residential (C3) to form 6 no. residential units.

Applicant: Legal Link Ltd

Officer: Christopher Wright 292097

Approved on 05/08/14 DELEGATED

BH2014/01822

21 Salisbury Road Hove

Certificate of lawfulness for proposed conversion of 8 no residential units to 7no self contained residential units.

Applicant: John Wood

Officer: Christopher Wright 292097

Approved on 25/07/14 DELEGATED

BH2014/01865

The Mews House St Johns Road Hove

Application for removal of condition 2 of BH2014/00106 (Internal alterations to layout of second floor) which states that no works shall take place until full details of the external vent have been submitted to and approved in writing by the Local Planning Authority.

Applicant: Mr & Mrs Payne

Officer: Christopher Wright 292097

Approved on 06/08/14 DELEGATED

1) UNI

The works hereby permitted shall be commenced on or before 25 March 2017. Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

CENTRAL HOVE

BH2013/04367

13 Wilbury Road Hove

Demolition of two storey rear extension and shed to South. Reconfiguration of existing flats and erection of four storey rear extension to form 4no two bedroom additional flats.

Applicant: Haydon Investment Management Ltd

Officer: Steven Lewis 290480

Approved on 21/07/14 COMMITTEE

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and Block Plan	1384-P-01	P1	23/12/2013
Lower Ground Floor Plan as Existing	1384-P-02	P1	23/12/2013
Ground Floor Plan as Existing	1384-P-03	P1	23/12/2013
First Floor Plan as Existing	1384-P-04	P1	23/12/2013
Second Floor Plan as Existing	1384-P-05	P1	23/12/2013
Third Floor Plan as Existing	1384-P-06	P1	23/12/2013
Roof Plan as Existing	1384-P-07	P1	23/12/2013
North & East Elevations as Existing	1384-P-08	P1	23/12/2013
South and West Elevations as Existing	1384-P-09	P1	23/12/2013
Section AA as existing	1384-P-10	P1	23/12/2013
Lower Ground Floor Plan as Proposed	1384-P-12	P2	28/02/2014
Ground Floor Plan as Proposed	1384-P-13	P4	13/05/2014
First Floor Plan as Proposed	1384-P-14	P2	28/02/2014
Second Floor Plan as Proposed	1384-P-15	P2	28/02/2014
Third Floor Plan as Existing	1384-P-16	P3	13/05/2014
North & East Elevations as Proposed	1384-P-18	P6	16/07/2014
South and West Elevations as Proposed	1384-P-19	P6	16/07/2014
Section AA as existing	1384-P-20	P1	23/12/2013

3) UNI

No residential development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a BREEAM Domestic Refurbishment rating of 'pass' as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

4) UNI

None of the residential units hereby approved shall be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each residential unit built has achieved a rating of 'pass' as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

5) UNI

If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme.

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

6) UNI

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

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

7) UNI

No cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of 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.

8) UNI

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

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

9) UNI

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

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

BH2014/01448

First Floor Flat 34 Hova Villas Hove

Replacement of existing timber sash and casement windows with UPVC casement windows to side and rear elevations.

Applicant: Tim Holbrook

Officer: Tom Mannings 292322

Approved on 05/08/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Block Plan 1:1250			03/06/14
Window Specifications			03/06/14
Technical Information			03/06/14
Photo schedule of existing windows			03/06/14
Proposed Works to Ground Floor			03/06/14

BH2014/01459

Flat 1 13 St Catherines Terrace Hove

Formation of side fire door with railed access steps.

Applicant: First Charterhouse Investment Ltd

Officer: Christine Dadswell 292205

Approved on 18/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

The proposed extract grill shall be shall be painted to match the colour of the

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renderwork background walls and retained as such thereafter.

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

3) UNI

The door shown on the approved plans shall be set back from the outer face of the building and recessed into a reveal to the same depth as the original windows.

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

4) UNI

All new and disturbed surfaces shall be made good at the time of development using materials of matching composition, form and finish to 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.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	34954/2		02 May 2014
Block Plan	34954/3		02 May 2014
Existing Floor Plan	34954/4		02 May 2014
Existing Elevation	34954/5		02 May 2014
Proposed Floor Plan	34954/6		02 May 2014
Proposed Elevation	34954/7		02 May 2014

6) UNI

The railings shown on the approved plans shall be painted black within 3 months of installation and shall be retained as such thereafter.

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

BH2014/01597

27A Albany Villas Hove

Replacement of existing timber framed windows with UPVC double glazed windows.

Applicant: Ellie Katsourides

Officer: Tom Mannings 292322

Approved on 18/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
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Report from: 17/07/2014 to: 06/08/2014

Site Location Plan			23rd May 2014
Casement Window Specification			15th May 2014
Confirmation of Survey			15th May 2014
Production Specification			15th May 2014

BH2014/01615

Basement Flat 20 Clarendon Villas Hove

Replacement of existing single glazed timber framed windows with double glazed UPVC windows.

Applicant: Nick Dowrick

Officer: Emily Stanbridge 292359

Approved on 25/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			30.05.2014
Schedule of photographs			30.05.2014
Window quotation page			30.05.2014
Window Brochure			30.05.2014

BH2014/01733

69 Seafieid Road Hove

Re - rendering external walls to front elevation.

Applicant: Janet Bray

Officer: Christine Dadswell 292205

Approved on 28/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

Unless otherwise agreed in writing by the Local Planning Authority the external finish hereby approved shall comprise Monocouche weber.pral M (ivory) render with a scraped finish. The development shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received

Report from: 17/07/2014 to: 06/08/2014

Location Plan			23 May 2014
Block Plan			23 May 2014

BH2014/01772

Basement & Ground Floor 5 The Drive Hove

Change of use of basement and ground floor from educational (D1) to offices (B1).

Applicant: Austin Rees

Officer: Liz Arnold 291709

Approved on 28/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall not be occupied until the sustainability measures [new Worcester Greenstar 36 CD1 boiler, aerators to tap heads and dual flush cisterns] detailed within the letter from Lewis and Co Planning, received on the 25th July 2014, have been fully implemented, and such measures shall thereafter be retained as such.

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

3) UNI

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

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

4) UNI

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

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and Proposed Plans	1415-01	Rev. B	25th July 2014

6) UNI

Notwithstanding the provisions of the Town and Country Planning (Use Classes)

Report from: 17/07/2014 to: 06/08/2014

Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent similar re-enactment, the employment premises hereby granted permission shall be used for Class B1 (business) use and no other use without the prior written consent of the Local Planning Authority to whom a planning application must be made.

Reason: For the avoidance of doubt and to enable the Local Planning Authority to control the future use of the premises, and to retain an adequate level of employment on the site, in compliance with policies EM3, EM4 and QD27 of the Brighton & Hove Local Plan and CP3 of Brighton & Hove Submission City Plan Part One.

BH2014/02143

19 & 21 Norton Close Hove

Application for approval of details reserved by condition 3 of application BH2013/00173.

Applicant: James Cubitt & Partners Architects

Officer: Andrew Huntley 292321

Approved on 05/08/14 DELEGATED

GOLDSMID

BH2014/01136

23 Cambridge Grove Hove

Conversion of 3no existing garages at ground floor level into three bedroom dwelling (C3) with associated alterations.

Applicant: Mr & Mrs Woolf

Officer: Helen Hobbs 293335

Refused on 30/07/14 DELEGATED

1) UNI

The proposed conversion, would result in the loss of three garages/workshops (B1) which have not been sufficiently demonstrated as being redundant. Furthermore no employment space would be retained at ground floor level. The proposal is therefore contrary to policies EM6 and EM11 of the Brighton & Hove Local Plan.

2) UNI2

The proposed windows, door and sidelight to the front, due to their inappropriate design and size, would appear incongruous and out of keeping within the street, therefore causing significant harm to the character and appearance of the existing property and surrounding conservation area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

Insufficient information has been submitted in respect of levels of noise and disturbance generated by the adjoining commercial units and how the amenity and living conditions of future occupants of the proposed flat may be affected by noise and disturbance. As such no assurance is provided that future occupiers' amenity would not be compromised and the proposal is therefore contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposed layout of the proposed flat, by reason of the size and position of the living area and the bedrooms which would be served only by small high level windows, would not provide satisfactory accommodation for future occupiers in terms of natural light, ventilation and outlook. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/01411

St Annes Convent 3 & 3a Lansdowne Road Hove

Application for removal of condition 15 of application BH2012/03223 (Erection of new building providing 4no additional care apartments (Class C2)) which states that the development 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 4 that any remediation scheme required and approved under the provision of condition 4 has been implemented fully in accordance with the approved details.

Applicant: Poor Servants of the Mother of God

Officer: Jason Hawkes 292153

Refused on 29/07/14 DELEGATED

1) UNI

A full verification report has not been submitted to comply with the requirements of condition 15. There is currently no evidence provided to show that the site does not represent a risk to end users in respect of land contamination or that the site requires any remediation to deal with potential land contamination on site. The removal condition 15 would therefore be contrary to policy SU11 of the Brighton & Hove Local Plan.

BH2014/01421

25 Hove Park Villas Hove

Application for variation of condition 2 of application BH2013/00255 (Demolition of existing rear conservatory and erection of part single storey, part two storey rear extension and alterations including changes to fenestration. Loft conversion with dormers to front, side and rear and rooflights to sides to create additional flat) to allow amendments to the approved drawings to allow alterations to layout of gardens, bike storage and waste storage facilities.

Applicant: Lindene GB Promotions Ltd

Officer: Adrian Smith 290478

Refused on 23/07/14 DELEGATED

1) UNI

The proposed subdivision of the rear garden into four separately occupied spaces would be at odds with, and cause significant harm to, the general open garden character and layout of the area, and would cause increased potential for noise and disturbance to adjacent occupiers, contrary to policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/01487

39 Osmond Road Hove

Certificate of Lawfulness for existing use of property as a single dwelling house.

Applicant: Sussex Partnership NHS FT

Officer: Andrew Huntley 292321

Approved on 30/07/14 DELEGATED

BH2014/01506

17 Wilbury Villas Hove

Erection of single storey rear extension.

Applicant: Adrian Marlowe

Officer: Emily Stanbridge 292359

Refused on 17/07/14 DELEGATED

1) UNI

The proposed extension by virtue of its design, scale and roof form would result in a visually poor addition to the property which would relate poorly to the original

plan form of the dwelling, resulting in an over extended appearance. The proposal would therefore be contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, design guide for extensions and alterations.

BH2014/01587

30 Shirley Street Hove

Change of use from food take away (A5) at ground floor level with residential unit above (C3) to 1no residential unit (C3) incorporating removal of existing shopfront, alterations to fenestration including installation of bay windows to ground and first floor.

Applicant: Independent

Officer: Liz Arnold 291709

Approved on 18/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the submitted plans no development shall take place until 1:20 scale details of the proposed replacement windows and two-storey bay window have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: As insufficient information has been submitted and to ensure a satisfactory appearance to the development and to comply with policy QD14 of the Brighton & Hove Local Plan.

3) UNI

The residential unit hereby approved shall not be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that the unit has achieved a rating of 'pass' as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

4) UNI

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

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

5) UNI

The new dwelling hereby permitted shall be constructed to reasonable Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

6) UNI

No development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a BREEAM Domestic Refurbishment rating of 'pass' as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

7) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	-	-	14th May 2014
Block Plan	-	-	14th May 2014
Existing Elevations and Floor Plans	-	-	14th May 2014
Proposed Elevations and Floor Plans	-	-	14th May 2014
New Waste Chamber	-	-	14th May 2014

8) UNI

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

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

BH2014/01609

80 Shirley Street Hove

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

Applicant: Mr & Mrs McCardie

Officer: Joanne Doyle 292198

Approved on 04/08/14 DELEGATED

BH2014/01734

51A Port Hall Road Brighton

Creation of roof terrace with decking, metal railings and glass balustrade to first floor rear.

Applicant: Miss Mel Green

Officer: Wayne Nee 292132

Refused on 23/07/14 DELEGATED

1) UNI

The proposed roof terrace would represent an un-neighbourly addition for the occupiers of no. 50A Port Hall Road by reason of increased overlooking, and the resulting loss of privacy, and increased noise and disturbance. This would be to the detriment of residential amenity and contrary to policies QD14 and QD27 of

Report from: 17/07/2014 to: 06/08/2014

the Brighton & Hove Local Plan.

BH2014/01740

23 Addison Road Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.65m, for which the maximum height would be 3.8m, and for which the height of the eaves would be 2.8m.

Applicant: Mr Izi Muraben

Officer: Emily Stanbridge 292359

Prior approval not required on 21/07/14 DELEGATED

BH2014/01821

Flats 1 & 2 Wilbury Lawn 44 Wilbury Road Hove

Certificate of lawfulness for proposed conversion of 2no flats to a single dwelling.

Applicant: David Jay

Officer: Jessica Hartley 292175

Approved on 04/08/14 DELEGATED

BH2014/01823

92 Goldstone Road Hove

Non material amendment to BH2013/04162 to the roof material from a pitched glazed roof to a pitched slate roof with 2no. velux windows.

Applicant: Viviana Doctorovich

Officer: Liz Arnold 291709

Approved on 29/07/14 DELEGATED

BH2014/01829

4 Wilbury Crescent Hove

Removal of existing chimney stacks to front and rear roof slopes

Applicant: Trustees for Methodist Church Purposes

Officer: Roselle Goacher 292265

Approved on 30/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Site Plan	AC/4WilburyCrescent/01		03/06/2014
Photographic Schedule	1 of 4		03/06/2014
Photographic Schedule	2 of 4		03/06/2014
Photographic Schedule	3 of 4		03/06/2014
Photographic Schedule	4 of 4		03/06/2014

BH2014/01836

St Annes Convent 3 & 3A Lansdowne Road Hove

Application for approval of details reserved by condition 13(b) of application BH2012/03223.

Applicant: Poor Servants of the Mother of God

Officer: Jason Hawkes 292153

Approved on 29/07/14 DELEGATED

BH2014/02070

St Annes Convent 3 & 3A Lansdowne Road Hove

Application for Approval of Details Reserved by Condition 17 of application BH2012/03223.

Applicant: Poor Servants of the Mother of God

Officer: Jason Hawkes 292153

Approved on 29/07/14 DELEGATED

BH2014/02258

Gill House Conway Street Hove

Non material amendment to BH2012/00671 (as amended by BH2012/01611) for proposed alterations to the windows on all elevations.

Applicant: Harket Property LLP

Officer: Andrew Huntley 292321

Refused on 04/08/14 DELEGATED

1) UNI

As such the proposal is not considered to constitute a non material amendment under Section 96A of the Town and Country Planning Act 1990, as amended.

HANGLETON & KNOLL

BH2014/01612

6 Meadway Crescent Hove

Certificate of lawfulness for proposed erection of single storey rear extension and loft conversion incorporating hip to gable extension, front rooflights, rear dormer and side window.

Applicant: Ms Dione Pinel

Officer: Joanne Doyle 292198

Split Decision on 06/08/14 DELEGATED

1) UNI

GRANT a lawful development certificate for the proposed rear dormer and hip to gable roof extension and the proposed front rooflights and side window:

2) UNI

iii The proposed insertion of rooflights to the front roofslope is permitted under Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

3) UNI

ii The proposed rear dormer and hip to gable roof extension is permitted under Schedule 2, Part 1, Classes B of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

4) UNI

i The proposed insertion of side window is permitted under Schedule 2, Part 1, Classes A of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

1) UNI

REFUSE a lawful development certificate for the proposed single storey rear

extension for the following reasons;

2) UNI2

The development is not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended, as the rear extension would have a width greater than half the width of the original dwelling house and would extend beyond the rear wall by more than 3 metres.

BH2014/01635

285 Hangleton Road Hove

Certificate of lawfulness for a proposed loft conversion incorporating a rear hip to gable roof extension, dormers to side elevations, juliet balcony to rear, rooflights and relocation of solar panels.

Applicant: Mamdouh Mansour

Officer: Tom Mannings 292322

Approved on 22/07/14 DELEGATED

BH2014/01785

6 Lark Hill Hove

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension and dormer to rear.

Applicant: Koryn George

Officer: Benazir Kachchhi 294495

Refused on 30/07/14 DELEGATED

BH2014/01802

27 Poplar Avenue Hove

Erection of single storey rear extension.

Applicant: Ms S Bennett Dusauzay

Officer: Benazir Kachchhi 294495

Approved on 01/08/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan, Ground Floor Plan, Existing side elevation and existing rear elevation.			30/05/2014
Proposed Ground floor plan, rear elevation, side elevations			30/05/2014

Report from: 17/07/2014 to: 06/08/2014

and a section.			
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BH2014/01814

113 Hardwick Road Hove

Erection of conservatory to rear.

Applicant: Mrs Luke

Officer: Helen Hobbs 293335

Refused on 30/07/14 DELEGATED

1) UNI

The siting, height and depth of the extension would have an overbearing impact leading to an increased sense of enclosure and loss of outlook for neighbouring residents in particular 109 Hardwick Road, to the detriment of residential amenity and contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

BH2014/01892

9 Hangleton Lane Hove

Demolition of existing garage and erection of single storey side extension.

Applicant: Mr Stickland & Miss Horner

Officer: Lorenzo Pandolfi 292337

Approved on 05/08/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing & Proposed Elevations & Floor Plans	2653-01		10/06/2014
Location & Block Plan	2653-02		10/06/2014

BH2014/02044

88 Amberley Drive Hove

Prior approval for the erection of a single storey rear conservatory, which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 3.099m, and for which the height of the eaves would be 2.250m.

Applicant: Mr S Shukla

Officer: Benazir Kachchhi 294495

Prior approval not required on 25/07/14 DELEGATED

BH2014/02046

12 Holmes Avenue Hove

Certificate of lawfulness for proposed loft conversion incorporating hip to barn

Report from: 17/07/2014 to: 06/08/2014

end roof extension, rear dormer and front rooflights.

Applicant: Ron Fitness
Officer: Benazir Kachchhi 294495
Approved on 28/07/14 DELEGATED

BH2014/02083

The Bungalow 11 Hangleton Lane Hove

Non material amendment to BH2013/04222 to enlarge the fenestration to front and side elevation.

Applicant: Jerjes Philips
Officer: Adrian Smith 290478
Approved on 21/07/14 DELEGATED

BH2014/02233

55 Dale View Hove

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, 2 no front rooflights and rear dormer.

Applicant: Archea Crouch
Officer: Tom Mannings 292322
Approved on 04/08/14 DELEGATED

NORTH PORTSLADE

BH2014/01730

437 Mile Oak Road Portslade

Erection of conservatory to rear.

Applicant: Mr A Potter
Officer: Christine Dadswell 292205
Refused on 21/07/14 DELEGATED

1) UNI

The proposed conservatory by reason of its height and depth would result in a significantly overbearing impact and an unacceptable sense of enclosure to the adjoining property, 439 Mile Oak Road. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

SOUTH PORTSLADE

BH2014/00702

67 Norway Street Portslade

Application for Approval of Details Reserved by Condition 21 of application BH2014/00208.

Applicant: Taylor Wimpey South West Thames
Officer: Jason Hawkes 292153
Approved on 23/07/14 DELEGATED

BH2014/00787

Former Infinity Foods Site 45 Franklin Road & 67 67a & 67b Norway Street Portslade

Application for Approval of Details Reserved by condition 27 of application BH2014/00208.

Applicant: Taylor Wimpey South West Thames
Officer: Jason Hawkes 292153
Approved on 23/07/14 DELEGATED

BH2014/01014

Disused Toilet Block Easthill Park Portslade

Change of use from toilet block (Sui Generis) to cafe (A3) with training room and other associated alterations.

Applicant: Fresh Start

Officer: Jason Hawkes 292153

Approved on 30/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

The café and training room hereby permitted shall not be used except between the hours of 10.00 and 18.00 on any day.

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

3) UNI

No deliveries or waste collections shall occur at the premises except between the hours of 08:00 and 19:00 on Monday to Saturdays and not at anytime on Sundays, Bank or Public Holidays.

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

4) UNI

No development shall commence until a detailed Arboricultural Method Statement for the protection of the adjoining Yew tree has been submitted to and approved in writing by the Local Planning Authority. The tree protection measures shall be implemented in strict accordance with the agreed details prior to the commencement of development and shall be retained until the completion of the development. No vehicles, plant or materials shall be driven or placed within the areas enclosed by tree protection measures.

Reason: To protect the trees in the vicinity of the site, in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

5) UNI

Notwithstanding the submitted drawings, no development shall take place until the detailed design including materials and finishes of the serving hatch 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.

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

6) UNI

The development hereby permitted shall 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 and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

7) UNI

Notwithstanding the submitted plans, the development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of,

and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

8) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			18th July 2014
Site Layout as existing			27th March 2014
North & West Elevations as existing			27th March 2014
South & East Elevation as existing			27th March 2014
North & West elevations as proposed			27th March 2014
Site Layout as proposed			27th March 2014
South & East Elevations as proposed			27th March 2014
Site Layout as proposed (additional drawing)			18th July 2014
East Elevation as proposed (additional drawing)			18th July 2014

9) UNI

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

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

BH2014/01319

Vale House Vale Road Portslade

External alterations including new aluminium windows, enlarged window openings, creation of balconies, insulated walls and roof cladding to all elevations following prior approval application BH2014/00390 for change of use from offices (B1) to residential (C3) to form 42no residential units.

Applicant: C.L.T.X Ltd

Officer: Joanne Doyle 292198

Approved on 30/07/14 DELEGATED

1) BH01.01

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

Report from: 17/07/2014 to: 06/08/2014

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

2) UNI

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

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

3) UNI

Notwithstanding the submitted plans no development shall take place until details of opaque privacy screens to balconies to the south and western elevations have been submitted to and approved in writing by the Local Planning Authority. The privacy screens shall be installed in accordance with the agreed details prior to first occupation and shall be retained as such thereafter.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	985.09-004		24 Apr 2014
Existing Ground Floor Plan	985.09-001		06 May 2014
Existing First Floor Plan	985.09- 002		06 May 2014
Existing Second & Plant Floor Plan	985.09- 003		06 May 2014
Proposed Ground Floor Plan	985.09- 101	C	01 Jul 2014
Proposed First Floor Plan	985.09- 102	A	24 Apr 2014
Proposed Second & Plant Floor Plans	985.09- 103	A	24 Apr 2014
Existing & Proposed South Elevations	985.09-120		24 Apr 2014
Existing & Proposed North Elevations	985.09-121		24 Apr 2014
Existing & Proposed West Elevation	985.09-122		24 Apr 2014
Existing & proposed Rear Ext East Elevation	985.09-123		24 Apr 2014
Existing & Proposed East Section/Elevation Internal Courtyard Elevations	985.09-124		01 Jul 2014

BH2014/01680

46 Shelldale Crescent Portslade

Installation of platform lift to front elevation with associated works.

Applicant: Mrs Rose Payne

Officer: Lorenzo Pandolfi 292337

Approved on 06/08/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
1:1250 Site Location Plan			12/06/2014
1:500 Block Plan			21/05/2014
Existing and Proposed Plan & Section	1246-01		12/06/2014
Existing Front Elevation	1246-02		21/05/2014
Proposed Front Elevation	1246-03		21/05/2014

BH2014/01716

89 Eastbrook Road Portslade

Removal of wall and erection of outbuilding in rear garden.

Applicant: Angela Williams

Officer: Benazir Kachchhi 294495

Approved on 24/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Elevations	WIL01_a_el		27/05/2014
Amended Elevations	WIL01_a_el		21/07/2014
Plan Layout	WIL01_a_pl		27/05/2014
Site Location	WIL01_a_sl		27/05/2014
Block plan	WIL01_a_bp		27/05/2014

BH2014/01846

33 Melrose Avenue Portslade

Erection of single storey rear and side extensions.

Applicant: K Angilley

Officer: Christopher Wright 292097

Approved on 30/07/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or other openings other than those expressly authorised by this permission shall be constructed in the north or south facing flank elevations of the extensions hereby permitted without planning permission obtained from the Local Planning Authority.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			4 Jun 2014
Block Plan			29 Jul 2014
Proposed Extension to Side and Rear	13/892/01	A	4 Jun 2014

BH2014/01888

44 Station Road Portslade

Change of use from retail (A1) to hot food takeaway (A5) incorporating new extract grille to side elevation.

Applicant: Papa Johns (GB) Ltd

Officer: Christine Dadswell 292205

Approved on 06/08/14 DELEGATED

1) BH01.01

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

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

2) UNI

The use hereby permitted shall not be open to customers except between the hours of 10:00 and 23:00] on Mondays to Thursday and [1000 and 00:00] on Fridays and Saturdays and [10:00 and 23:00] on Sundays, Bank or Public Holidays. No other activity within the site shall take place between the hours of 23.30 and 06.30 daily.

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

3) UNI

Noise associated with the development shall be managed in accordance with the noise management plan outlined in the Planning Statement received on the 9th June 2014.

Reason: To safeguard the amenities of the occupiers of neighbouring properties

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

4) UNI

Prior to the first occupation of the development hereby approved a Delivery & Service Management Plan, which includes details of the types of vehicles, how deliveries will take place and the frequency of deliveries shall be submitted to and approved in writing by the Local Planning Authority. All deliveries shall thereafter be carried out in accordance with the approved plan.

Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with policies S10, QD27 and TR7 of the Brighton & Hove Local Plan.

5) UNI

Prior to the first occupation of the development hereby approved the extraction system and plant shall be installed in accordance with information detailed in the Proposed Extraction System and Plant report received on the 9th June 2014.

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

6) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	5033-1		09 June 2014
Block Plan	5033-2		09 June 2014
Existing Plans	00377-01		09 June 2014
Proposed Plans	00377-02		09 June 2014
Existing and Proposed Elevations	00377-03		09 June 2014

7) UNI

Prior to the first occupation of the development hereby permitted the applicant shall reinstate the redundant vehicle crossover on St Aubyns Road adjacent to the electrical sub station back to a footway by raising the existing kerb and footway.

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

BH2014/02016

5 Vale Road Portslade

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 2.8m.

Applicant: Mrs Jackie Snow

Officer: Oguzhan Denizer 290419

Prior approval not required on 21/07/14 DELEGATED

HOVE PARK

BH2013/03815

93 Woodland Avenue Hove

Erection of single storey side and rear extension and garden room with associated alterations.

Applicant: Charles Mitten

Report from: 17/07/2014 to: 06/08/2014

Officer: Robin Hodgetts 292366

Approved on 22/07/14 COMMITTEE

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location and block plan	WA-001		11/11/13
Existing floor plans	WA-002		11/11/13
Existing elevations	WA-003		11/11/13
Proposed block plan	WA-004	B	25/02/14
Proposed floor plan	WA-005	B	25/02/14
Proposed elevations	WA-006	B	25/02/14
Proposed garden room elevations	WA-007		11/11/13

3) UNI

The following condition was recommended and agreed to be added at Committee:

The proposed window in the south facing elevation of the extension hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

4) UNI

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) UNI

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

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

BH2014/00819

18 Sandringham Drive Hove

Erection of timber structure to rear garden.

Applicant: Lou Adams

Officer: Allison Palmer 290493

Approved on 17/07/14 DELEGATED

1) BH01.01

Report from: 17/07/2014 to: 06/08/2014

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

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

2) BH03.03

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

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

3) UNI

The outbuilding hereby permitted shall be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall at no time be occupied as a separate unit of accommodation or for commercial or business use.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan			14 March 2014
Block plan			1 April 2014
Existing layout			10 April 2014
Proposed floor plan			23 April 2014
Proposed elevations			23 April 2014
Proposed layout			23 April 2014

BH2014/01142

50 The Drove way Hove

Erection of garage with single storey extension above and erection of porch to front elevation.

Applicant: Mr & Mrs Gillatt

Officer: Emily Stanbridge 292359

Approved on 17/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan	A01		09.04.2014
Block Plan	A02		09.04.2014
Existing floor plans	A03		09.04.2014
Existing floor plans	A04		09.04.2014
Existing elevations	A05		09.04.2014
Existing elevations	A06		09.04.2014
Proposed plans	D01		09.04.2014
Proposed plans	D02		09.04.2014
Proposed elevations	D03		09.04.2014
Proposed elevations	D04		09.04.2014

BH2014/01279

Unit 17C St Josephs Business Park St Josephs Close Hove

Installation of 2 no windows and 2 no fire exit doors to rear elevation.

Applicant: Smartlines

Officer: Emily Stanbridge 292359

Approved on 29/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	BB/SL/Block		20.05.2014
Existing and proposed elevations	BB/Q8603	1	11.07.2014
Existing ground floor layout	Q8366		11.07.2014
Proposed ground floor layout	Q8366		11.07.2014
Proposed first floor layout	Q8366	2	20.05.2014

BH2014/01280

34 Cobton Drive Hove

Erection of single storey side and rear extension.

Applicant: Nicola Underwood

Officer: Jason Hawkes 292153

Approved on 30/07/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	07		22/04/2014
Existing GF Plan	01		22/04/2014
Proposed GF Plan	02		22/04/2014
Existing Roof Plan	03		22/04/2014
Proposed Roof Plan	04		22/04/2014
Existing Elevations	05		22/04/2014
Proposed Elevations	06		22/04/2014

BH2014/01321

45 Benett Drive Hove

Remodelling of existing dwelling incorporating alterations and extensions to roof including removal of chimneys and dormers and raising of ridge height to form hip end roof. Removal of existing rear conservatory and erection of two storey rear extension. Erection of side extension above existing garage, removal of front porch and insertion of front door, revised fenestration and associated works.

Applicant: rKeely Smith

Officer: Christopher Wright 292097

Refused on 22/07/14 DELEGATED

1) UNI

The proposed first floor level over the side garage would, due to its scale, siting and close proximity to 47 Benett Drive, occupy a first floor level gap which is important to the detached character and spacing of properties in Benett Drive and lead to a 'terracing effect' that would have a detrimental impact on visual amenity and the wider street scene. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12: Design guidance for extensions and alterations.

2) UNI2

The proposed development would, by reason of the scale and siting of the upper floor to the side extension, have an overbearing impact on occupiers of the neighbouring property and would be detrimental to residential amenity as a result. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and SPD12: Design guidance for extensions and alterations.

BH2014/01413

Goldstone Retail Park Newtown Road Hove

Application for Approval of Details Reserved by Condition 8 of application BH2013/03841.

Applicant: Scottish Widows Investment Partnership

Officer: Helen Hobbs 293335

Approved on 29/07/14 DELEGATED

BH2014/01479

159 Nevill Road Hove

Creation of new crossover, dropped kerb and hard standing with alterations to front boundary wall.

Report from: 17/07/2014 to: 06/08/2014

Applicant: Mr Christopher Hider
Officer: Emily Stanbridge 292359

Approved on 22/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall commence until the fences for the protection of the tree to be retained have been erected in accordance with the submitted Arboricultural Method Statement received on the 6 May 2014. The fences shall be erected in accordance with BS5837 (2012) and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD14 and QD16 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			27.05.2014
Block Plan			06.05.2014
Existing and Proposed driveway			06.05.2014
Method statement of tree protection			06.05.2014
Method statement for dropped kerb			06.05.2014

BH2014/01667

6 The Mews Cottage Woodland Drive Hove

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

Applicant: Mark Allsop
Officer: Christine Dadswell 292205

Approved on 28/07/14 DELEGATED

BH2014/01671

Brighton & Hove High Junior School Radinden Manor Road Hove

Certificate of lawfulness for proposed replacement of existing boundary walls to south east and south west elevations with new boundary wall incorporating piers, railings and other external alterations.

Applicant: Girls Day School Trust
Officer: Christine Dadswell 292205

Approved on 28/07/14 DELEGATED

BH2014/01708

4 Barrowfield Close Hove

Demolition of existing house and erection of 5no bedroom house.

Applicant: Mr & Mrs J Platt

Officer: Liz Arnold 291709

Approved on 18/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, dormer windows, rooflights or doors other than those expressly authorised by this permission shall be constructed in the north-east elevation 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

The first floor windows in the north-east elevation, facing no. 6 Barrowfield Close, hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

4) UNI

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

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

5) UNI

No development shall commence until full details of the existing and proposed land levels of the proposed development in relation to Ordinance Datum and to surrounding properties have been submitted to and agreed in writing by the Local Planning Authority. The details shall include finished floor levels. 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 policies QD14 and QD27 of the Brighton & Hove Local Plan.

6) UNI

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

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

7) UNI

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

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

8) UNI

No development or other operations shall commence on site until a scheme which provides for the retention and protection of the hedges growing on or adjacent to the site, has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme. No hedges within the site which are shown as being retained within the approved information in respect of condition 6 shall be wilfully damaged or destroyed or removed without the prior written consent of the Local Planning Authority. Any hedges removed without such consent, or which die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

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

9) UNI

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

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

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 4 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

11) UNI

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

the Local Planning Authority.

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

12) UNI

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

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

13) UNI

The new dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

14) UNI

No hedgerow, tree or shrub shall be removed from the site between 1st March and 31st August inclusive without the prior submission of a report to the Local Planning Authority which sets out the results of a survey to assess the nesting bird activity on the site and describes a method of working to protect any nesting bird interest. The report must first be agreed in writing by the Local Planning Authority and shall then be carried out in strict accordance with the approved details.

Reason: To ensure that wild birds building or using their nests are protected, in accordance with QD18 of the Brighton & Hove Local Plan.

15) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Site Waste Management Statement submitted on the 23rd May 2014 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 to landfill is reduced and to comply with policies WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

16) UNI

The extended crossover and access shall be constructed prior to the first occupation of the development hereby permitted.

Reason: In the interests of highway safety and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan 11.

17) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plan	001	Rev. A	23rd May 2014
Existing Floor Plans	002	-	23rd May 2014
Existing Elevations	003	-	23rd May 2014

Report from: 17/07/2014 to: 06/08/2014

Proposed Ground Floor Plan	004	Rev. A	23rd May 2014
Proposed First & Second Floor Plan	005	Rev. A	23rd May 2014
Proposed Site Plan	006	Rev. A	23rd May 2014
Proposed Elevations Sheet 1	007	Rev. A	23rd May 2014
Proposed Elevations Sheet 2	008	Rev. A	23rd May 2014
Proposed Street Scene	009	-	23rd May 2014

BH2014/01771

93 King George VI Drive Hove

Erection of single storey rear extension, extension and conversion of existing garage to side into habitable living space, raised decking with associated works.

Applicant: Mr K Smith

Officer: Helen Hobbs 293335

Refused on 01/08/14 DELEGATED

1) UNI

The proposed extension, which 'wraps around' the side and rear of the dwelling, is of a non-traditional footprint and would diminish the appreciation of the original plan form of the dwelling. Furthermore, the proposed extension, due to its bulk, height and design would form an unsympathetic addition to the detriment of the character and appearance of the dwelling. The proposed extension is therefore considered contrary to policy QD14 of the Brighton & Hove Local Plan and the guidance set out in SPD12 'Design guide for extensions and alterations'.

BH2014/01784

7 Hove Park Gardens Hove

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, dormer and rooflight to East elevation and rooflights to West elevation.

Applicant: Mr Gavin Langley

Officer: Benazir Kachchi 294495

Approved on 24/07/14 DELEGATED

BH2014/01810

17 Tongdean Road Hove

Installation of rear dormers, front rooflights and side window.

Applicant: Mr & Mrs Savvides

Officer: Emily Stanbridge 292359

Approved on 30/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

The lower half of the hereby approved second floor window to the western elevation shall be obscure glazed and, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, non-opening. The window shall be thereafter permanently retained as such.

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

3) UNI

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

Report from: 17/07/2014 to: 06/08/2014

approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Location plan	ADC635/LP		02.06.2014
Block plan	ADC635/BP		02.06.2014
Plans as existing	ADC635/01		02.06.2014
Elevations as existing	ADC635/02		02.06.2014
Plans as proposed	ADC635/03	C	30.07.2014
Elevations as proposed	ADC635/04	C	30.07.2014

BH2014/01847

3 Kelly Road Hove

Application for Approval of Details Reserved by Conditions 4 and 5 of application BH2012/01502.

Applicant: Caroline King

Officer: Christopher Wright 292097

Approved on 04/08/14 DELEGATED

BH2014/02137

19 Goldstone Crescent Hove

Application for approval of details reserved by condition 11 of application BH2012/03057.

Applicant: Kevin Stagg

Officer: Adrian Smith 290478

Approved on 21/07/14 DELEGATED

BH2014/02154

154 Old Shoreham Road Hove

Non Material Amendment to BH2014/00322 to car parking space layout, modification of proposed roof profile, relocation of access gate to rear yard and elevational amendments.

Applicant: Furniture Village Ltd

Officer: Liz Arnold 291709

Approved on 30/07/14 DELEGATED

BH2014/02209

37 King George VI Drive Hove

Certificate of lawfulness for proposed erection of single storey rear and side extensions including reduction of existing garage.

Applicant: James Gosney

Officer: Allison Palmer 290493

Approved on 30/07/14 DELEGATED

BH2014/02235

Goldstone Retail Park Newtown Road Hove

Application for approval of details reserved by condition 10 of application BH2013/03841.

Applicant: Scottish Widows Investment Partnership

Officer: Liz Arnold 291709

Approved on 05/08/14 DELEGATED

BH2014/02261

154 Old Shoreham Road Hove

Application for approval of details reserved by condition 8 of application BH2014/00322.

Applicant: Furniture Village Limited

Officer: Liz Arnold 291709

Approved on 18/07/14 DELEGATED

WESTBOURNE

BH2014/00598

135 Westbourne Street Hove

Conversion of rear workshop to 1no two bedroom residential dwelling (C3) with single storey infill extension and associated alterations.

Applicant: Mr P Bond

Officer: Paul Earp 292454

Approved on 25/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

No extension, enlargement or other alteration of the dwellinghouse as provided for within Schedule 2, Part 1, Classes A, B and C of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

3) UNI

The lower half of the first floor windows in the west elevation of the development hereby permitted shall be obscure glazed and non-opening, and thereafter permanently retained as such.

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

4) UNI

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

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

5) UNI

The new dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

6) UNI

If, during development, contamination not previously identified is found to be

present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a method statement to identify, risk assess and address the unidentified contaminants

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

7) UNI

(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 otherwise agreed in writing by the local planning authority,

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

(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;

8) UNI

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

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

9) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	CG/01631/01		21 February 2014

Existing details			3 March 2014
Proposed details			3 March 2014

10) UNI

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

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

BH2014/01547

157 Kingsway Hove

Installation of new internal door at ground floor level and ventilation terminal through external wall.

Applicant: RMBI

Officer: Helen Hobbs 293335

Approved on 18/07/14 DELEGATED

1) BH01.05

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

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

2) UNI

All new and disturbed surfaces shall be made good at the time of development using materials of matching composition, form and finish to those of the existing listed building.

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

BH2014/01595

2 Princes Square Hove

Erection of single storey rear extension .

Applicant: Mr & Mrs Marston

Officer: Emily Stanbridge 292359

Approved on 31/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan	ADC665/LP		15.05.2014
Block Plan	ADC665/BP	A	14.07.2014

Report from: 17/07/2014 to: 06/08/2014

Existing plans	ADC665/01		15.05.2014
Existing first floor plans	ADC665/05		15.05.2014
Existing elevations	ADC665/02		15.05.2014
Proposed plans	ADC665/03	C	16.07.2014
Proposed elevations	ADC665/04	C	16.07.2014
Proposed first floor plan	ADC665/06	C	16.07.2014

BH2014/01691

Hove Museum 19 New Church Road Hove

Application for approval of details reserved by conditions 4, 5 and 6 of application BH2013/02823.

Applicant: Brighton & Hove City Council

Officer: Christopher Wright 292097

Approved on 29/07/14 DELEGATED

BH2014/01757

Flat 4 165-167 Kingsway Hove

Loft conversion to create additional floor space to flat, incorporating rooflights to front and rear and rear dormer and roof terrace.

Applicant: Mr A Barrett

Officer: Helen Hobbs 293335

Refused on 24/07/14 DELEGATED

1) UNI

The proposed rooflights, by virtue of their size, number and positioning, would form unsympathetic additions which compromise the uniformity of the terrace and harm the appearance of the building and the surrounding Sackville Gardens Conservation Area. The visual impact of the rooflights would be exacerbated by the proposed dormer, which features an inappropriate window design and would contribute to a cluttered appearance to the rear roofslope. The development is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and guidance set out in Supplementary Planning Document 12, Design guide for extensions.

2) UNI2

The proposed terrace and balustrade would form an incongruous and unsympathetic feature which would be detrimental to the character and appearance of the existing building and the surrounding Sackville Gardens Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the guidance set out in Supplementary Planning Document 12, Design guide for extensions.

BH2014/01873

59 & 59A Coleridge Street Hove

Change of use of rear of site from workshops (B2) and rear unit (B1) and garage to front to 2no two bedroom residential units (C3) and offices (B1), incorporating single storey extension and associated alterations.

Applicant: Mr D Golding

Officer: Christopher Wright 292097

Approved on 01/08/14 DELEGATED

1) BH01.01

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

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

2) UNI

Report from: 17/07/2014 to: 06/08/2014

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

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

3) UNI

The first floor level windows in the west facing elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the windows which can be opened are more than 1.55 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

4) UNI

Access to the flat roofs over the development 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) UNI

The new dwellings hereby permitted shall be constructed to Lifetime Home standards prior to their first occupation and shall be retained as such thereafter.

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

6) UNI

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

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

7) UNI

No extension, enlargement or alteration of the of the dwellinghouses as provided for within Schedule 2, Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

8) UNI

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent similar re-enactment, the hereby approved office buildings, as identified on drawing no. TA791/20, shall be used for Class B1 (business) use and no other use without the prior written consent of

the Local Planning Authority to whom a planning application must be made.

Reason: For the avoidance of doubt and to enable the Local Planning Authority to control the future use of the premises, and to retain an adequate level of employment on the site, in compliance with policies EM3, EM4 and QD27 of the Brighton & Hove Local Plan and CP3 of Brighton & Hove Submission City Plan Part One.

9) UNI

The hereby permitted residential dwellings shall not be occupied until the office buildings, as identified on drawing no. TA791/20, have been built and fitted out to shell and core standard and made available for use.

Reason: To ensure the provision and retention of office accommodation on the site and to comply with policy EM6 of the Brighton & Hove Local Plan.

10) UNI

No residential development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a BREEAM Domestic Refurbishment rating of 'Pass' as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

11) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan detailing the positions, height, design, materials and type of all existing and proposed boundary treatments. The boundary treatments shall be provided in accordance with the approved details before the development is first occupied and shall be retained as such thereafter.

Reason: To enhance the appearance of the development in the interest of the visual and residential amenities of the area and to comply with policies QD1, QD15 and QD27 of the Brighton & Hove Local Plan.

12) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, boundary treatments (including the proposed bollards) and planting of the development.

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

13) UNI

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

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

14) UNI

No development shall take place until details of the construction of the green

roofs have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement, the seed mix, and a maintenance and irrigation programme. The roofs shall then be constructed in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure that the development contributes to ecological enhancement on the site and in accordance with policies QD1 and QD17 of the Brighton & Hove Local Plan.

15) UNI

No development shall commence until a scheme for soundproofing between the rearmost office building and adjoining residential unit (unit 4) has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

16) UNI

(i) The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:

(a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

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

17) UNI

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

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

18) UNI

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

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

19) UNI

None of the residential units hereby approved shall be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each residential unit built has achieved a rating of 'Pass' as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

20) UNI

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

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

Plan Type	Reference	Version	Date Received
Block and Site Location Plans	TA791/01		6 Jun 2014
Existing Ground Floor Plan	TA791/02		6 Jun 2014
Existing First Floor Plan	TA791/03		6 Jun 2014
Existing Ground Floor Plan (part 1 of 2)	TA791/04		6 Jun 2014
Existing Ground Floor Plan (part 2 of 2)	TA791/05		6 Jun 2014
Existing First Floor Plan (part 1 of 2)	TA791/06	A	6 Jun 2014
Existing First Floor Plan (part 2 of 2)	TA791/07		6 Jun 2014
Existing Section AA	TA791/08		6 Jun 2014
Existing Section BB	TA791/09		6 Jun 2014
Existing Section CC	TA791/10		6 Jun 2014
Existing Section DD	TA791/11		6 Jun 2014
Existing Section EE	TA791/12		6 Jun 2014
Existing Front Elevation	TA791/13		6 Jun 2014
Proposed Ground Floor Plan	TA791/20		6 Jun 2014
Proposed First Floor Plan	TA791/21		6 Jun 2014
Proposed Ground Floor Plan (part 1 of 2)	TA791/22		6 Jun 2014
Proposed Ground Floor Plan (part 2 of 2)	TA791/23		6 Jun 2014
Proposed First Floor Plan (part 1 of 2)	TA791/24		6 Jun 2014
Proposed First Floor Plan (part 2 of 2)	TA791/25		6 Jun 2014
Proposed Section AA	TA791/26		6 Jun 2014
Proposed Section BB & FF	TA791/27		6 Jun 2014

Proposed Section CC	TA791/28		6 Jun 2014
Proposed Section DD	TA791/29		6 Jun 2014
Proposed Section EE	TA791/30		6 Jun 2014
Proposed Front Elevation	TA791/31		6 Jun 2014
Proposed Section CC	TA791/32		6 Jun 2014
Phase 1 Environmental Risk Assessment by Land Science dated 10 September 2013	LS0900	V1.0	6 Jun 2014

BH2014/01878

30 Pembroke Crescent Hove

Replacement of timber framed single glazed window with UPVC double glazed window to rear elevation.

Applicant: Ms Hilary Smith

Officer: Allison Palmer 290493

Approved on 01/08/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			9 June 2014
East elevation			9 June 2014
Frame technical specification			9 June 2014

BH2014/02285

86 New Church Road Hove

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

Applicant: Mr & Mrs Clifford

Officer: Tom Mannings 292322

Approved on 05/08/14 DELEGATED

WISH

BH2014/01368

293 Kingsway Hove

Conversion of single dwelling house into 1no one bed ground floor flat and 1no three bed first and second floor maisonette.

Applicant: Mr Parry

Officer: Sonia Gillam 292265

Approved on 30/07/14 DELEGATED

1) BH01.01

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

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

Report from: 17/07/2014 to: 06/08/2014

2) UNI

The new dwelling(s) hereby permitted shall be constructed to Lifetime Homes standards as far as is practicable prior to their first occupation and shall be retained as such thereafter.

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

3) UNI

The development hereby permitted shall not be commenced until details of sustainability measures to reduce the energy and water consumption of the development have been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented prior to occupation and thereafter be retained as such.

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

4) UNI

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

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed ground and first floor plan	BH-176-B-01		29/04/2014
Site location plan, block plan and existing/ proposed second floor plan	BH-176-B-01		29/04/2014
Existing ground and first floor plan	BH-176-B-03		29/04/2014

6) UNI

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

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

BH2014/01546

7 Wish Road Hove

Erection of part one, part two storey side extension and erection of single storey rear extension with roof terrace above to replace existing conservatory.

Report from: 17/07/2014 to: 06/08/2014

Conversion of garage into habitable accommodation and associated alterations.

Applicant: Mr & Mrs Murie

Officer: Liz Arnold 291709

Refused on 17/07/14 DELEGATED

1) UNI

The proposed two-storey side extension, by virtue of its design, bulk, massing and positioning, would have a poor relationship with the main hipped roof of the dwelling and would result in one half of the semi-detached pair of properties having a visually heavy appearance, which would adversely affect the balanced integrity of the pair of semi-detached properties. The development would therefore have a detrimental impact upon the character and appearance of the pair of properties and the Wish Road street scene, and is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

2) UNI2

The proposed rear extension would appear unduly bulky and would dominate the rear elevation of the dwelling, with the proposed mix of fenestration types and designs failing to provide a cohesive appearance to the rear elevation. The proposed development is thereby contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

3) UNI3

The proposed rear roof terrace, by virtue of its excessive size would result in actual and perceived overlooking and loss of privacy to the rear elevations of neighbouring properties and associated garden areas and due to the positioning close to the boundary with the second half of the semi-detached pair of properties, no. 9 Wish Road would result in actual and perceived overlooking and loss of privacy to the existing first floor rear terrace area and a first floor rear window of this neighbouring property. As such the proposal would have a harmful impact on neighbouring amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/01571

Warehouse 1A Marmion Road Hove

Demolition of warehouse and erection of 4no two bedroom terraced houses and 1no office unit (B1).

Applicant: Albany Homes Southern Ltd

Officer: Sonia Gillam 292265

Refused on 18/07/14 DELEGATED

1) UNI

The southern facing elevation of the upper would form, by reason of its detailed design and squat asymmetrical form, would not exhibit the design quality of the remainder of the proposal. It would not be a positive feature in the street scene and would detract from the appearance of the Marmion Road frontage. The proposed development would therefore fail to relate positively to the prevailing character of the surrounding area and would detract from the appearance of the Marmion Road frontage. The proposal is thereby contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

BH2014/01598

20 Kingsthorpe Road Hove

Certificate of lawfulness for proposed loft conversion incorporating removal of chimney stack, front rooflights and rear dormer with Juliette balcony and conversion of garage into habitable accommodation.

Report from: 17/07/2014 to: 06/08/2014

Applicant: Miss Ayiesha Adderley

Officer: Tom Mannings 292322

Approved on 22/07/14 DELEGATED

1) UNI

The development is permitted under Schedule 2, Part 1, Classes B, C and G of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2014/01717

38 St Keyna Avenue Hove

Erection of single storey rear extension and two storey side extension with extension to roof over.

Applicant: Mrs Vivienne Price

Officer: Helen Hobbs 293335

Approved on 31/07/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed and existing drawings	493 (PL)1A		2nd June 2014
Site plan	493(PL)2		23rd May 2014

BH2014/01830

2 4 6 8 10 12 14 16 18 20 22 24 26 & 28 St Leonards Avenue Hove

Replacement of existing single glazed timber sash windows to front elevations with UPVC double glazed windows.

Applicant: Harwood Properties Ltd

Officer: Lorenzo Pandolfi 292337

Approved on 06/08/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Photographic Schedule			03/06/2014
Site Plan			03/06/2014
Window design			03/06/2014
Window frame details			03/06/2014
Window product details			03/06/2014
Window technical info			03/06/2014

BH2014/01877

366 Portland Road Hove

Erection of single storey rear extension.

Applicant: Mr & Mrs M Eaton

Officer: Lorenzo Pandolfi 292337

Approved on 04/08/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing & Proposed Floor Plans & Elevations	14489-100		25/06/2014

BH2014/02074

40A Payne Avenue Hove

Certificate of lawfulness for proposed single storey to south elevation and alterations to fenestration.

Applicant: Ms Francesca McCready

Officer: Lorenzo Pandolfi 292337

Refused on 05/08/14 DELEGATED

BH2014/02115

44 St Leonards Gardens Hove

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Tracy Godding & Jane Vicars

Officer: Tom Mannings 292322

Approved on 05/08/14 DELEGATED

PLANNING COMMITTEE

Agenda Item 58(b)

Brighton & Hove City Council

PLANS LIST 27 August 2014

REGENCY

Application No: **BH2014/02277**

11 Powis Grove, Brighton

Ash - prune new growth back to pollard knuckles. Stags Horn Sumach - crown clean, prune to clear building by 1 metre.

Applicant: Mr G Place

Approved on 22 Jul 2014

WITHDEAN

Application No: **BH2014/02278**

23 Hillside Way, Brighton

1no Fraxinus excelsior at bottom of garden - pollard, leaving a bole approx. 20ft. high.

Applicant: Mr S Griffiths

Approved on 22 Jul 2014

Application No: **BH2014/02280**

8 Friar Close, Brighton

1no Sycamore - reduce height by approx. 5m and the width by 3-4m all round.

Applicant: Dr D Robinson

Approved on 22 Jul 2014

HANOVER & ELM GROVE

Application No: **BH2014/01721**

Brighton & Preston Cemetery, 99 Hartington Road, Brighton

Fell one Horse Chestnut.

Applicant: Mrs Janet Bonwick

Approved on 22 Jul 2014

Application No: BH2014/01833
Hanover Crescent, Brighton

Holm Oak (T1 on photo) - lift overhang on road side; Elm (T5 on photo) - remove snapped out branch.

Applicant: Mr J Hatch
Approved on 22 Jul 2014

Application No: BH2014/01834
Hanover Crescent, Brighton

Holm Oak (T2,3,4 on photo) - reduce height to same as tree on the right and lift/reduce off flower bed; Conifer by path (T6 on photo) - reduce height and trim both sides.

Applicant: Mr J Hatch
Approved on 22 Jul 2014

Application No: BH2014/01835
Hanover Crescent, Brighton

Fell one Eucalyptus (T7 on photo). (T7 Eucalyptus has a very poor form and would not meet the criteria for a TPO.)

Applicant: Mr J Hatch
Approved on 22 Jul 2014

QUEEN'S PARK

Application No: BH2014/01902
3 College Road, Brighton

Fell one Silver Birch. (T1 Silver Birch is not visible from any public space and it has significant structural defects.)

Applicant: Mr Mark Haddock
Approved on 22 Jul 2014

Application No: BH2014/01903
3 College Road, Brighton

1no Acer pseudoplatanus purpureum - 1.5m reduction in height and balance canopy to contain size.

Applicant: Mr Mark Haddock
Approved on 22 Jul 2014

GOLDSMID

Application No: BH2014/02195
4 Cromwell Road, Hove

Sycamore (T1) - reduce by up to 3m to north to reduce away from property and wall; from northern crown width of approx. 7m leaving approx. 4m. Pruning works to leave a natural crown shape, reducing only secondary lateral branches.

Applicant: Duncan Armstrong
Approved on 15 Jul 2014

Application No: BH2014/02275
Flat 1, 79 The Drive, Hove

Fell two Sycamores. (Trees have very limited public visibility, thus do not warrant a TPO.)

Applicant: Mr R Francis
Approved on 22 Jul 2014

NEW APPEALS RECEIVED**WARD****APPEAL APP NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****HOVE PARK**

BH2014/00746

28 Elrington Road, Hove

Erection of two storey side extension. Removal of existing garage and erection of new flat roof garage with front dormer at first floor above and creation of 2no flat roof dormers to rear.

APPEAL LODGED

21 July 2014

Delegated

WARD**APPEAL APP NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****GOLDSMID**

BH2014/00003

Flat 3, 61 Wilbury Crescent, Hove

Replacement of existing timber windows to UPVC windows to front and rear elevations.

APPEAL LODGED

22 July 2014

Delegated

WARD**APPEAL APP NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****ST PETERS & NORTH LAINE**

BH2013/03492

Top Floor Flat, 18 Clifton Street, Brighton

Replacement of existing timber single glazed windows with UPVC double glazed windows (Retrospective).

APPEAL LODGED

23 July 2014

Planning Committee

WARD**APPEAL APP NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****GOLDSMID**

BH2013/02905

Land At R/o, Cromwell Road, Hove

Conversion of outbuilding to form one bedroom dwelling (Retrospective).

APPEAL LODGED

24 July 2014

Committee

WARD**APPEAL APP NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****WISH**

BH2013/01646

Land At R/o, Cromwell Road, Hove

Outline application for demolition of existing building and erection of part three storey and part four storey building comprising of B1 use at ground floor level and 26no residential units with associated works, and approval of reserved matters for scale.

APPEAL LODGED

28 July 2014

Committee

WARD**APPEAL APP NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****PRESTON PARK**

BH2014/00855

4 Chester Terrace, Brighton

Installation of front rooflight and rear dormer.
(Part retrospective)

APPEAL LODGED

29 July 2014

Delegated

WARD**APPEAL APP NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****PATCHAM**

BH2014/00865

82 Vale Avenue, Brighton

Removal of front boundary wall, formation of hardstanding and crossover with dropped kerb.

APPEAL LODGED

30 July 2014

Delegated

WARD**APPEAL APP NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****PATCHAM**

BH2014/00865

82 Vale Avenue, Brighton

Removal of front boundary wall, formation of hardstanding and crossover with dropped kerb.

APPEAL LODGED

30 July 2014

Delegated

WARD**APPEAL APP NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****ROTTINGDEAN COASTAL**

BH2014/01125

49 Wivelsfield Road, Saltdean, Brighton

Erection of hip to barn end roof extension, rear dormer with balcony and front rooflights.
Widening of existing vehicular crossover.

APPEAL LODGED

04 August 2014

Delegated

WARD**APPEAL APP NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****SOUTH PORTSLADE**

BH2014/1087

Aldi Stores Ltd, 7 Carlton Terrace, Portslade

Display of 3no window vinyls.

APPEAL LODGED

05 August 2014

Delegated

WARD**APPEAL APP NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****EAST BRIGHTON**

BH2013/04061

68a St. Georges Road, Brighton

Demolition of existing building and roof covering over site and erection of 2no three bedroom houses with associated alterations.

APPEAL LODGED

05 August 2014

Delegated

WARD**APPEAL APP NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****EAST BRIGHTON**

2012/0557

67 Preston Street, Brighton

Works to a listed building without consent

APPEAL LODGED

06 August 2014

Enforcement



INFORMATION ON HEARINGS / PUBLIC INQUIRIES
27th August 2014

**Brighton & Hove
City Council**

This is a note of the current position regarding Planning Inquiries and Hearings

21 Rowan Avenue, Hove BN3 7JF

Enforcement ref: 2013/0422
Description: Change of use to Dog Kennels.
Decision: Delegated
Type of appeal: Informal Hearing
Date: 7th October 2014
Location: The Learning Centre, Jubilee Library, Jubilee Street, Brighton

20-22 Market Street and 9 East Arcade, Brighton

Planning application no: BH2013/01279
Description: Change of use from retail (A1) to restaurant (A3) incorporating installation of ventilation system.
Decision: Delegated
Type of appeal: Informal Hearing
Date: TBC
Location: TBC

APPEAL DECISIONS

	Page
A – 53 HOLLINGBURY ROAD, BRIGHTON – HOLLINGDEAN & STANMER	205
<p>Application BH2013/03203 – Appeal against refusal to grant change of use from dwelling house to House in Multiple Occupancy. APPEAL ALLOWED (delegated decision)</p>	
B – 154 SAUNDERS HILL, BRIGHTON – HOLLINGDEAN & STANMER	211
<p>Application BH2013/01183 – Appeal against refusal to grant permission for the property to become a House in Multiple Occupancy. APPEAL DISMISSED (delegated decision)</p>	
C – 7 MIDHURST RISE – PATCHAM	215
<p>Application BH2013/03074 – Appeal against refusal for demolition of existing detached garage and the erection of an attached two storey house. Widening of existing vehicular access and provision of two cycle stores. APPEAL ALLOWED - (delegated decision)</p>	
D – PIZZA HUT, 49 MARINA VILLAGE, BRIGHTON – ROTTINGDEAN COASTAL	219
<p>Application BH2013/04297 - Appeal against non-determination for advertisement, proposed free standing pole mounted internally illuminated double sided box sign. APPEAL ALLOWED</p>	

Appeal Decision

Site visit made on 7 May 2014

by Robert Parker BSc (Hons) Dip TP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 21 July 2014

Appeal Ref: APP/Q1445/A/14/2214317
53 Hollingbury Road, Brighton, BN1 7JB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs Donald Rayward against the decision of Brighton & Hove City Council.
 - The application Ref. BH2013/03203, dated 18 September 2013, was refused by notice dated 14 November 2013.
 - The development proposed is change of use from dwelling house to House of Multiple Occupancy.
-

Decision

1. The appeal is allowed and planning permission is granted for change of use from dwelling house to House of Multiple Occupancy at 53 Hollingbury Road, Brighton, BN1 7JB in accordance with the terms of the application, Ref. BH2013/03203, dated 18 September 2013, and the plans submitted with it, subject to the following conditions:
 - 1) Within 2 months of the date of this decision, full details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details and to an agreed timetable, and they shall thereafter be maintained for use in connection with the development.
 - 2) Within 2 months of the date of this decision, a scheme for the storage of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and to an agreed timetable, and it shall thereafter be maintained for the lifetime of the development.

Procedural Matters

2. My site visit included an inspection of the interior of the property and its rear garden. It was clear that the property is already in use as a House in Multiple Occupation (HiMO) providing 8 bedrooms. The application seeks to retain this use, which is classed as *sui generis* due to the number of persons occupying the property.

3. The appellants assert that the previous use of the property was a HiMO falling within Use Class C4¹. The Council accepts that this could be the case. I have therefore taken this into account when determining the appeal.
4. The Government launched the Planning Practice Guidance web-based resource on 6 March 2014, after this appeal was lodged. The content of the guidance has been considered but in light of the facts in this case the Planning Practice Guidance does not alter my conclusions.

Main Issues

5. The main issues in this case are:
 - a) Whether the continued use of the appeal property as a HiMO supports the objective of creating a mixed and balanced community, having regard to emerging development plan policy;
 - b) The effect on the living conditions of nearby residents, with particular reference to noise and disturbance; and
 - c) Whether the HiMO provides acceptable living conditions for its occupants.

Reasons

Community Structure

6. The Council's case rests largely upon Policy CP21 of the Brighton & Hove City Plan Part One (submission document). This emerging policy seeks to balance the increasing accommodation demands from students with the need to create mixed, healthy and inclusive communities. Part (i) of the policy encourages the provision of purpose built student accommodation and allocates specific sites for this form of development. Part (ii) of the policy is aimed at actively managing the location of new HiMOs. The policy states that applications for the change of use to a Class C4 HiMO, a mixed C3/C4 use or a *sui generis* HiMO will not be permitted where more than 10 percent of dwellings within a radius of 50 metres of the application site are already in use for any of these purposes.
7. The Council has supplied data, taken from planning, licensing and Council Tax records, which indicates that there are already 9 HiMOs within 50 metres of the site. This represents 17.6 percent of the total number of properties in the policy radius. The creation of a HiMO at No.53 has increased the figure to nearer 20%. As such, there is a clear conflict with the emerging policy.
8. Policy CP21 does not currently form part of the statutory development plan. However, the National Planning Policy Framework (the Framework) states that weight may be accorded to an emerging plan according to the stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework.
9. The emerging plan has been through examination and therefore it is at a relatively advanced stage in the process. However, the Inspector has indicated that the plan falls well short of meeting the objectively assessed need for housing. Her initial conclusions suggest to me that significant additional work

¹ Use of a dwellinghouse by not more than six residents as a "house in multiple occupation".

is required to make the plan sound and therefore it is unlikely to progress to adoption any time soon.

10. The Council states that the representations received on Policy CP21 at publication stage relate to part (i) of the policy and that no representations or objections were received to part (ii). It argues that, although Policy CP21 was subject to discussion at the examination hearing, part (ii) was not raised as an issue by the Inspector in her initial conclusions. Accordingly it considers that the policy should be accorded significant weight.
11. Whilst I can understand the Council's confidence in its own emerging policies, Policy CP21 is, to all intents and purposes, a policy relating to the delivery of housing. The Inspector's letter has only identified the headline issues in relation to the soundness of the emerging plan. For this reason, I cannot be completely confident that Policy CP21 will be retained in its current form and this significantly limits the weight which I can afford to it. Consequently, the conflict with emerging policy will not be determinative and the appeal will turn on whether the development complies with saved Policy QD27 of the adopted Brighton & Hove Local Plan (2005) (LP) in respect of the other main issues.

Living Conditions of Nearby Residents

12. The Council considers that the conversion of the appeal property to a HiMO would result in a material increase in noise and disturbance for neighbouring residents. However, it has provided no substantive evidence to support this assertion. This is despite the use being in existence, without planning permission, for over six months prior to the appeal being lodged.
13. According to local residents there has been at least one occasion where the police have been called to deal with a noisy party and anti-social behaviour at the property. However, I have not been provided with any police reports to corroborate the residents' version of events, nor is there any record of complaints to the Council's Environmental Health Service. Moreover, there is nothing to indicate that noisy parties are a regular occurrence at the property.
14. Neighbours have also expressed concerns regarding the level of noise emanating from within the appeal property. I accept that with 8 persons occupying the premises the level of activity is likely to be greater than would be expected for the previous use. This will almost certainly manifest itself in additional noise. However, there is no substantive evidence before me to persuade me that this noise is of such duration, volume or frequency so as to amount to material harm to the living conditions of adjacent occupiers, or that excessive noise cannot be controlled by the Council under its HiMO licensing or statutory nuisance powers.
15. Further concerns are expressed by local residents regarding the general effects of HiMOs on the appearance of the street, for example in relation to spill-over of refuse and litter. I accept that such issues are commonly associated with high concentrations of HiMOs. This is well documented in the background reports and studies supplied by the Council. However, I saw no evidence during my visit to indicate that use of the property as a HiMO has harmed the appearance of the street. The building is recently refurbished and in good order, and the front garden is well maintained and kept tidy. Indeed, without entering the property it was impossible for me to differentiate it from a family dwellinghouse.

16. Despite the lack of substantive evidence from the Council, it is clear from the representations received from local residents that there is a tension developing within the community, and a sense of frustration amongst owner occupiers, regarding the concentration of HiMOs in Hollingbury Road. This suggests a community imbalance and it lends weight to the Council's argument, which is supported by considerable background evidence, that the location of new HiMOs needs to be actively managed.
17. However, based upon the evidence before me and my observations whilst on site, I cannot be satisfied that the use of the appeal property as a HiMO has resulted in a material increase in noise and disturbance, or that the other impacts described by local residents can be attributed directly to the appeal property. This being the case, I am unable to conclude that there has been a conflict with saved Policy QD27 of the LP which seeks to prevent material nuisance and loss of amenity for existing residents.

Living Conditions for Occupiers

18. The appeal property has recently been extended at the rear to provide a communal kitchen and associated open plan area. The latter is labelled on the submitted drawings as a breakfast room but there is flexibility to use the area in different ways. At the time of my site inspection it contained a sofa, television and dining table.
19. The combined kitchen and communal area is approximately 22.5 sqm in size and I consider this to be adequate. I acknowledge that it would be a struggle to squeeze all 8 residents into the space available. However, this would be an extremely unlikely scenario. The nature of HiMOs means that occupiers tend to come and go, eat at different times and also spend time in their own rooms.
20. The Council is also concerned regarding bedroom sizes, and in particular the headroom available at second floor within the roof space. This area provides two bedrooms and a toilet/shower room. One of the bedrooms is served by a roof light and it has reduced ceiling height due to the slope of the roof. However, the room was furnished and occupied at the time of my visit and it was clear from my observations that space was not unduly restrictive. The other bedrooms are all reasonable sized and therefore I do not share the view that the accommodation is cramped.
21. The appellants draw my attention to the fact that the HiMO is licensed by the Council's Private Sector Housing team. Whilst this is a separate, albeit parallel, control regime it does reinforce my view that the standards of accommodation for the occupants are acceptable. Accordingly, I find no conflict with saved Policy QD27 of the LP insofar as it relates to the standards of amenity for occupiers of the development.

Other Matters

22. Concerns have been raised regarding overlooking and loss of privacy for residents of the sheltered housing at the rear of the property. These concerns stem from the recent addition of a rear dormer. However, this dormer does not form part of the application and the Council has indicated that it was constructed under permitted development rights.

23. I note the disquiet amongst local residents regarding the fact that planning permission is being sought retrospectively. However, this is not a factor which I can take into account. The appeal must be considered on its planning merits.

24. I accept that the development may have increased pressure on parking within the street. However, this issue does not form part of the Council's case and I have been provided with no evidence on the extent of any parking problems.

Conditions

25. I have imposed a condition requiring the provision of secure cycle parking, to meet the requirements of saved Policy TR14 of the LP and in the interests of promoting more sustainable modes of transport. A condition is also required in connection with the storage of refuse and recycling, to protect the amenity of the area. I have amended the wording of the Council's suggested conditions to reflect the fact that the development has already been implemented.

Conclusion

26. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be allowed.

Robert Parker

INSPECTOR



Appeal Decision

Site visit made on 4 April 2014

by Megan Thomas BA(Hons) in Law, Barrister

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 14 July 2014

Appeal Ref: APP/Q1445/A/13/2206186

154 Saunders Hill, Brighton, Sussex BN1 9ES

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr James McAllister-Dew against the decision of Brighton & Hove City Council.
 - The application Ref BH2013/01183, dated 9 April 2013, was refused by notice dated 13 June 2012.
 - The development proposed is "the property is to become a house in multiple occupancy".
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the living conditions of local residents and on the aim of securing a mixed and balanced community.

Reasons

3. The appeal site is a two storey semi-detached dwelling on the Coldean Estate located on the north-eastern side of Brighton and Hove. Saunders Hill runs along the north-western perimeter of the Estate and there are dwellings to the south, west and east of no.154, the appeal site. To the north, there is open countryside which is within the South Downs National Park.
 4. No.154 is part of a terrace of 5 properties. It is at the end of the terrace and has a rear extension and a front porch. It has a frontage to Saunders Hill and an off-road parking space. Its rear garden slopes down and is decked. The house has four bedrooms. It has a licence for a house in multiple occupation 'HMO'.
 5. The area is subject to a direction under article 4 of the Town and Country Planning (General Permitted Development) Order 1995 removing permitted development rights to change the use of dwellinghouses to HMOs.
 6. Whilst there is an adopted policy in the Brighton & Hove Local Plan 2005 'LP' which is essentially a supportive one towards HMOs, this policy is not up-to-date and does not reflect changes which have occurred since the policy (HO14)
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was saved. The Council is in the course of preparing and adopting a City Plan as part of their Local Development Framework. Draft policy CP21 in the City Plan deals with Student Accommodation and HMOs and it responds to, in part, concerns the Council has about the amenity impacts of an over-concentration of HMOs in sectors of their administrative area. In addition to supporting the provision of additional purpose-built accommodation for students, CP21 seeks to actively manage the location of new HMOs by not permitting them where more than 10% of residences within a radius of 50 metres of an application site are already in use as Class C4, mixed C3/C4 or other types of HMO in a sui generis use.

7. In the case of the appeal site, the Council assert that within a 50 metre radius there are two HMOs, one at 111 Hawkhurst Road and one at 152 Saunders Hill which is adjacent to the site. Whilst neither of these two properties are recorded in the Council's records as being licensed HMOs, the Council indicate that they have come to their findings based on council tax, private sector housing and planning records. I am therefore satisfied that the properties are being used as HMOs. I note that the appellant points out that 152 Saunders Hill appears to be used by working professionals rather than students but this would not affect its use as an HMO.
8. The appellant also highlights the fact that it is only a small corner of the curtilage of 111 Hawkhurst Road which is within the 50m radius and that it is not the residential property itself. To my mind, it is reasonable to consider the term "residential properties" or the term "dwellings" as appears in the draft policy itself, as including the curtilage of dwellinghouses because domestic activity occurs in gardens as well as within buildings themselves. Furthermore, I note that the approach of the Council has been consistent in including in the total number of properties from which to calculate the 10% all properties whose curtilages, however fractional, fall within the radius. Overall therefore the appeal scheme would be in breach of draft policy CP21 with more than 10% of dwellings in HMO use within a 50m radius of the appeal site.
9. The second limb of emerging policy CP21 which addresses HMOs has not been subject to any objections but the first limb which deals with student housing has. An examination into the Plan has taken place but no final report has yet been issued. The limbs of the policy are, however, interrelated and at this stage it is not possible to draw the immutable conclusion that the second limb would not be altered in any way. However, the second limb of the policy is generally consistent with policies in the National Planning Policy Framework and that is also a relevant factor in assessing its weight. Having taken into account all factors relevant to CP21 at this stage of its evolution I accord it moderate weight.
10. Turning to the matter of residential amenity and in particular to potential noise and disturbance, I acknowledge that there are no houses and therefore no local residents to potentially disturb on the western side of Saunders Hill as this location is undeveloped and within the South Downs National Park. However the appeal site would immediately adjoin another HMO which is the adjacent attached house at no.152. This would give rise to significant potential for cumulative general activity and increased noise and disturbance in the immediate area. Evidence from a local resident supports this view. The separation distance from no.156 is small and the elevated location of the appeal

site above the residential properties on Hawkhurst Road adds to my concern that the likelihood is that there would be unacceptable noise and disturbance from the addition of another HMO in this part of the Estate. Therefore, on this matter I conclude that the proposed development would result in unacceptable noise and disturbance to the living conditions of local residents and would be contrary to saved policy QD27 of the LP. Furthermore, given the conflict with emerging policy CP21, I consider that the proposal would not further the aim of creating or maintaining a mixed and balanced community in this part of the Coldean Estate.

11. The appellant has referred to the Council's written reply to his initial enquiry about whether or not planning permission for change of use to an HMO would be likely to be granted. Whilst the reply would not have been legally binding on the Council in any event, it does say that it is possible that HMOs along Saunders Hill are not evenly spread and permission may be refused in any parts that exceed 10% in HMO use within 50 metres. I acknowledge that efforts were made to establish what the likely planning position would be prior to purchase of the property and I have noted that the property has been granted an HMO licence. I am also mindful that the appellant has already embarked on his degree course at the university. However, none of those factors convinces me that the harm I have identified above is outweighed in this instance.
12. The Government's Planning Practice Guidance was published on 6 March 2014 after the main representations were submitted. However, it is my view that neither the appellant nor the Council referred to or relied to any significant extent on the former guidance which has now been cancelled. In these circumstances neither the Appellant nor the Council would be prejudiced by me considering the appeal on the basis of the information already submitted, and the publication of the Planning Practice Guidance does not affect my conclusions.
13. Consequently, having taken into account all representations made, I dismiss the appeal.

Megan Thomas

INSPECTOR

Appeal Decision

Site visit made on 14 July 2014

by Claire Victory BA (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 29 July 2014

Appeal Ref: APP/Q1445/A/14/2217330
7 Midhurst Rise, Brighton, BN1 8LP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr N Holmes against the decision of Brighton & Hove City Council.
 - The application Ref BH 2013/03074, dated 30 August 2013, was refused by notice dated 13 February 2014.
 - The development proposed is described in the application as "demolition of existing detached garage and the erection of an attached two storey house. Widening of existing vehicular access and provision of two cycle stores".
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Decision

1. The appeal is allowed and planning permission is granted for the demolition of existing detached garage and the erection of an attached two storey house; widening of existing vehicular access and provision of two cycle stores at 7 Midhurst Rise, Brighton BN1 8LP in accordance with the terms of the application, Ref BH 2013/03074, dated 30 August 2013, subject to the conditions in the following schedule.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the host dwelling and surrounding area.

Reasons

3. 7 Midhurst Drive is a semi-detached dwelling within a residential area. The site is enclosed by a low brick wall with hedge above. Midhurst Drive is built into a relatively steep hill, and the appeal property is situated at the bottom. This section of the road has two pairs of semi-detached houses on each side, with distinctive catslide roofs to single storey side projections. Whereas pairs of semi-detached properties further up Midhurst Drive have a clear space between them, the spacing between the pairs of semi-detached properties is less distinct, due to garages or other extensions built in between them.
4. The proposal would involve the demolition of the detached garage at the side of the host dwelling and the erection of a dwelling attached to No 7. The Council are concerned that the dwelling, in its corner position, would be a prominent feature within the street scene, particularly in long views from the north, and that the length of the resulting terrace would appear out of place. However, at most only an oblique view of the development would be possible from a

distance to the north along Midhurst Rise, in which the terrace may not be seen in its entirety. Moreover, due to the position of additions to other properties, including a garage at the side of No 4 opposite, and the narrower side garden of No 8, I consider that the terrace would appear no longer in length than Nos 2-8 opposite if the appeal was allowed.

5. Whilst the proposed dwelling appears to be marginally wider than the host dwelling, this incorporates a single storey side projection which is slightly set back. As a result the dwelling would not appear out of proportion with adjacent properties. The inclusion of the catslide roof to the single storey element would also assist in the integration of the new dwelling into the streetscene. The proposed materials are sympathetic to those of the host dwelling, and could be controlled by condition. Consequently I consider the dwelling could be satisfactorily incorporated into its surroundings.
6. Turning to the size of the gardens for the new and existing dwellings, Brighton and Hove Local Plan (LP) policy H05 notes that private amenity space is required where appropriate to the scale and character of the development, which can include both front and back gardens. The appellant has stated that the existing hedgerow boundary would be retained and this could be secured by condition, enabling the side garden to also be useable as private amenity space for the proposed dwelling. Accordingly I consider that the development would provide adequate private amenity space for the existing and future occupants of the dwellings.
7. I conclude that the development would not harm the character and appearance of the host dwelling or the surrounding area. Thus it would accord with the design objectives of LP policies QD1, QD2, and QD3, which require a high standard of design which emphasises the positive qualities of the local neighbourhood, and LP Policy H05. These policies are consistent with the National Planning Policy Framework, which requires a high quality of design in all new development, and seeks to secure a good standard of amenity for all existing and future occupants of land and buildings. As such the development would constitute sustainable development as defined by the Framework.

Other Matters

8. The occupants of No 6 are concerned that the development would block views and sunlight to their property, but there are no rights to a private view, and in any case, this section of Midhurst Drive is unusually wide, with two carriageways and a central grassed verge. This means that there would be sufficient distance between No6 and the new dwelling to avoid unacceptable harm to the living conditions of the occupants.
9. I have also had regard to concerns that the development would bring noise and disturbance including more traffic. However, the Highway Authority has no objection to the proposed parking arrangements for the new dwelling, and on my site visit I saw that there was capacity on-street for car parking in the locality. I do not consider there would be a significant increase in noise and disturbance in the street from one additional dwelling, and the tenure of the property does not have a bearing on my decision.
10. The Council cannot demonstrate a five year housing land supply and therefore in accordance with paragraphs 14 and 49 of the Framework there is a presumption in favour of sustainable development unless any adverse impacts

of development would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework as a whole. For the above reasons I have concluded that the development would be sustainable. The development would therefore make a modest contribution towards the housing supply in the Borough.

Conditions

11. I consider the development would be acceptable subject to certain conditions. In considering those conditions suggested by the Council I have had regard to advice set out in both the Framework and the National Planning Policy Guidance (NPPG). In addition to the standard time limit condition, I have specified the approved plans for the avoidance of doubt and in the interests of proper planning.
12. I shall require the materials to be used in the external surfaces of the dwelling to match the host dwelling, and for hard and soft landscaping details to be submitted, and implemented in accordance with the approved details, both in the interests of residential amenity.
13. Conditions requiring the construction and retention of the vehicle crossover and access, and details of the proposed cycle parking store to be submitted to and approved in writing by the local planning authority are also necessary in the interests of highway safety.
14. I shall impose conditions requiring the dwelling to be constructed in accordance with Lifetime Homes standards, to comply with LP Policy HO13; the development to meet level 5 of the Code for Sustainable Homes, in line with LP Policy SU2 and the Sustainable Building Design Supplementary Planning Document, as the appellant has indicated the dwelling would meet this standard; and requiring the development to be undertaken in accordance with the Waste Minimisation Statement received on 9 September 2013, to re-use limited resources in line with LP Policy SU13 and Policy WMP3ed of the East Sussex, South Downs and Brighton and Hove Waste and Minerals Local Plan (2013).
15. Finally the Council have suggested the imposition of a condition requiring the submission of a nature conservation interest scheme to ensure the enhancement of biodiversity on the site and/or to mitigate any impact from the development. No specific impacts have been identified by the Council, and copies of the relevant policy LP QD17 and Annex 6 of the Nature Conservation and Development Supplementary Planning Document (SPD 11) have not been provided. This was not a reason for refusal and as the development is for a single dwelling I consider that the requirement is unduly onerous and unnecessary.

Conclusion

16. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should be allowed.

Claire Victory

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; Existing Floor Plans, Elevations, and Roof Plan (drawing ref. 13027/01); Proposed Floor Plans, Elevations, Roof Plan and Block Plan (drawing ref. 13027/02R2).
- 3) The materials to be used in the construction of the external surfaces of the dwelling hereby permitted shall match those used in the existing dwelling.
- 4) Prior to the commencement of the development hereby permitted, full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include means of enclosure; car parking layout; hard surfacing materials; planting areas; and refuse and recycling storage area.
- 5) All planting, seeding or turving comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwelling hereby permitted, 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 diseased shall be replaced in the next planting season in kind. All hard landscaping works shall be carried out in accordance with the approved details prior to the first occupation of the dwelling hereby permitted.
- 6) The extended crossover and access shall be constructed prior to the first occupation of the dwelling hereby permitted and shall be retained as such thereafter.
- 7) Prior to the commencement of the development hereby permitted details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall be submitted to and approved in writing by the local planning authority. These facilities shall be fully implemented and made available for use at all times.
- 8) The dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to its first occupation and shall be retained as such thereafter.
- 9) Development shall not commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 5 as a minimum has been submitted to and approved in writing by the local planning authority. A completed pre-assessment estimator will not be acceptable.
- 10) The dwelling hereby permitted shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the residential unit has achieved a Code for Sustainable Homes rating of level 5 as a minimum has been submitted and approved in writing by the local planning authority.
- 11) The development hereby permitted shall be undertaken in accordance with the Waste Minimisation Statement received on 9 September 2013.

Appeal Decision

Site visit made on 14 July 2014

by Claire Victory BA (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 25 July 2014

Appeal Ref: APP/Q1445/H/14/2216727

Pizza Hut, 49 Brighton Marina Village, Brighton Marina, Brighton, East Sussex, BN2 5WA

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 against a failure to give notice within the prescribed period of a decision on an application for express consent to display an advertisement.
 - The appeal is made by Mr Daniel Simpson (Pizza Hut (UK) Ltd) against Brighton & Hove City Council.
 - The application Ref BH2013/04297 is dated 16 December 2013. The advertisement proposed is a free standing pole mounted internally illuminated double sided box sign.
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Decision

1. The appeal is allowed and express consent is granted for the display of the free standing pole mounted internally illuminated double sided box sign as applied for. The consent is for five years from the date of this decision and is subject to the five standard conditions set out in the Regulations.

Procedural Matter

2. The Council have advised that if an appeal against non-determination of the application for advertisement consent had not been submitted, the recommendation would have been to refuse advertisement consent on the basis of the design of the sign, the excessive size and the extent of the illuminated area, which they consider would detract from the character and appearance of the restaurant and surrounding area. The Highway Authority have confirmed they have no objection to the proposed sign. I have framed the main issue accordingly.

Main Issue

3. I consider the main issue to be the effect of the display sign on the character and appearance of the locality.

Reasons

4. The appeal site is a single storey restaurant located at the western end of Brighton Marina Village. A service road runs to its north, with a multi storey car park and cinema of approximately four storeys high on the other side of the road. To the south are two large warehouse type buildings of approximately 2-3 storeys in use as a casino and a leisure centre. Lamp posts positioned alongside the service road have integral advertising banners, and there are three freestanding poster signs within Park Square, a public space to the east

of the restaurant. Beyond the square is a single storey restaurant in use as a McDonalds, which has a freestanding pole mounted sign.

5. The height of the proposed freestanding sign including its pole base would be 8m. Each side of the sign would be just over 3.5 sqm in area. The level of internal illumination with LED lights would be in accordance with the relevant standards set by the Institute of Lighting Engineers, and the Council have stated they have no objection to the siting, height or level of illumination of the proposed box sign, but consider its overall size and depth would be unacceptable.
6. The Council's Advertisements Supplementary Planning Document (SPD) does not have any specific guidance in relation to pole mounted signs, but advises that signage is generally acceptable within the Marina Village. Viewed from the western end of the service road, the sign would be viewed within the context of the existing signage, including fascia signs above ground level. When seen from the east facing the restaurant it would be noticeable above the roof of the single storey building, but I noted on my site visit that the commercial uses on either side have large high level fascia signs and as such the sign would not appear as an isolated feature within the street scene.
7. Whilst the sign would be slightly larger in area, and greater in depth than that previously allowed on appeal (ref. APP/Q1445/H/03/1140582), elevated views of the 0.5m deep sides of the sign from the north and south are limited to the upper floors of the multi storey car park. In terms of wider views from a distance towards the Marina, the sign would not be overly prominent due to the position of the taller buildings around it. Consequently I consider that the proposed sign would not appear incongruous with its surroundings, and would not cause material harm to the character and appearance of the area.
8. The Council has referred to Policy QD12 of the Brighton and Hove Local Plan 2005 (saved policies post 2007) and the Advertisements SPD (2007) in its Delegated Report. However, while I have had regard to these policies and guidance as material considerations where relevant, the powers to control advertisements under the regulations may be exercised only in the interests of visual amenity or public safety. Consequently in my determination of this appeal the Council's policies and guidance have not, in themselves, been decisive.

Conclusion

9. For the reasons given above and having regard to all other matters raised I conclude that the appeal should be allowed.

Claire Victory

INSPECTOR