





**Brighton & Hove
City Council**

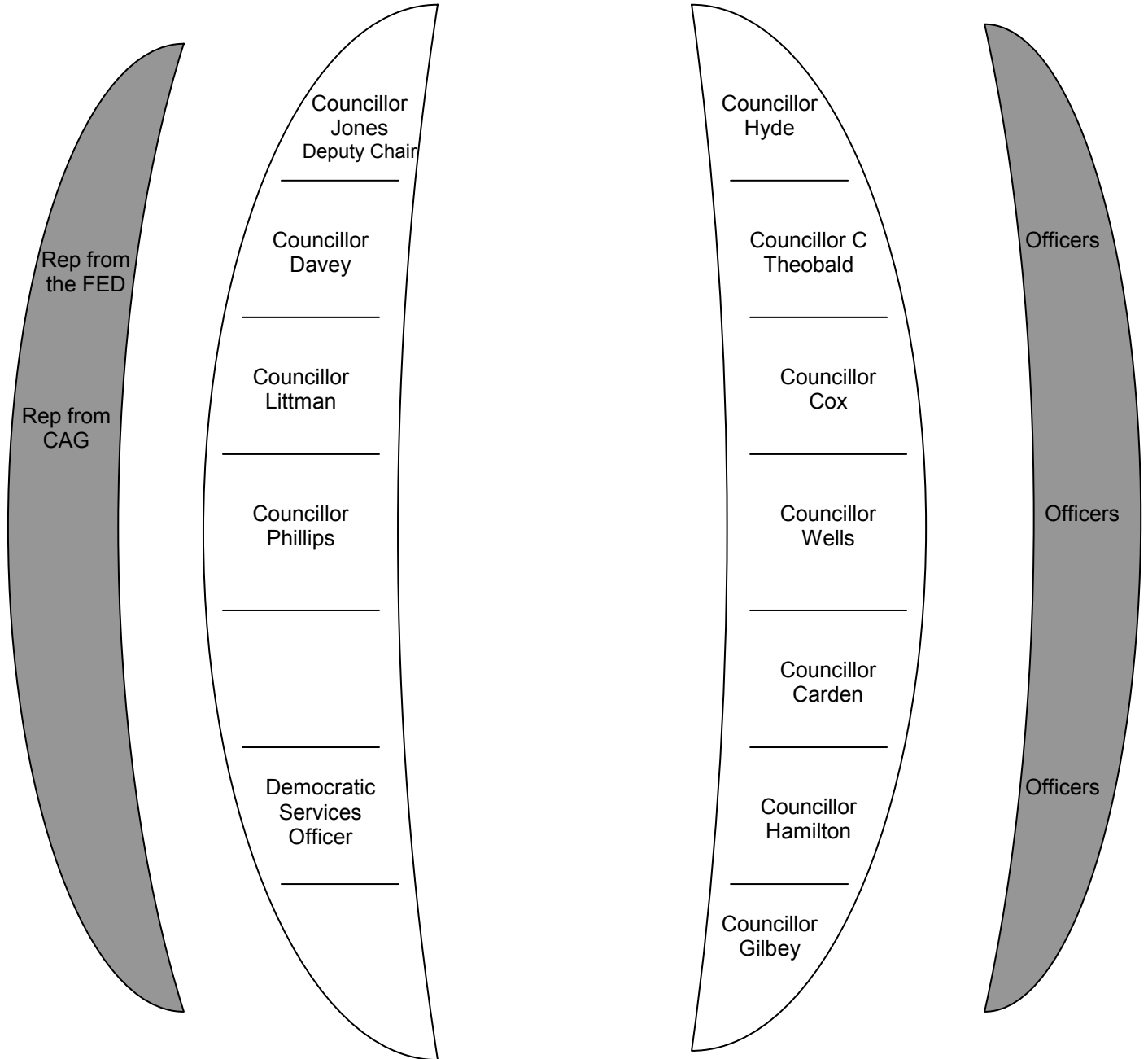
Planning Committee

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

	The Town Hall has facilities for wheelchair users, including lifts and toilets
	An Induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter and infra red hearing aids are available for use during the meeting. If you require any further information or assistance, please contact the receptionist on arrival.
	<p>FIRE / EMERGENCY EVACUATION PROCEDURE</p> <p>If the fire alarm sounds continuously, or if you are instructed to do so, you must leave the building by the nearest available exit. You will be directed to the nearest exit by council staff. It is vital that you follow their instructions:</p> <ul style="list-style-type: none"> • You should proceed calmly; do not run and do not use the lifts; • Do not stop to collect personal belongings; • Once you are outside, please do not wait immediately next to the building, but move some distance away and await further instructions; and • Do not re-enter the building until told that it is safe to do so.

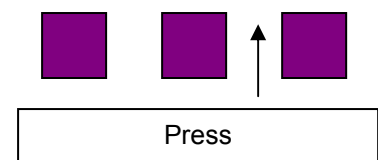
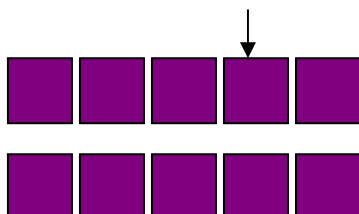
Democratic Services: Planning Committee

Senior Solicitor	Councillor Mac Cafferty Chair	Head of Development Control	Presenting Officer
------------------	----------------------------------	-----------------------------	--------------------



Public Speaker	Public Speaker
----------------	----------------

Public Seating



AGENDA

Part One

Page

86 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

87 MINUTES OF THE PREVIOUS MEETING 1 - 20

Minutes of the meeting held on 9 October 2014 (copy attached).

88 CHAIR'S COMMUNICATIONS

89 PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on ?? ?? 2012.

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

91 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.

MAJOR APPLICATIONS

A BH2014/02308-113-119 Davigdor Road, Hove-Full Planning 21 - 50

Demolition of existing building and construction of a new part 4no, part 5no, part 7no and part 8no storey building providing 700sqm of office space (B1) at ground floor level and 68no residential units (C3) to upper levels. Creation of basement level car and cycle parking, landscaping, boundary treatments and other associated works.

Ward: Goldsmid

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Goldsmid

MINOR APPLICATIONS

B BH2014/02018-31 Ainsworth Avenue, Brighton-Full Planning 51 - 66

Erection of 1no detached two bedroom dwelling with formation of access from Dower Close.

Ward: Rottingdean Coastal

RECOMMENDATION – MINDED TO GRANT

Ward Affected: Rottingdean Coastal

PLANNING COMMITTEE

92 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

93 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS 67 - 68

(copy attached).

94 LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION (INC. TREES MATTERS) 69 - 216

(copy attached)

95 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 217 - 220

(copy attached).

96 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES 221 - 222

(copy attached).

97 APPEAL DECISIONS 223 - 250

(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>

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.

The closing date for receipt of public questions and deputations for the next meeting is 12 noon on the fifth working day before the meeting.

Agendas and minutes are published on the council's website www.brighton-hove.gov.uk. Agendas are available to view five working days prior to the meeting date.

Meeting papers can be provided, on request, in large print, in Braille, on audio tape or on disc, or translated into any other language as requested.

WEBCASTING NOTICE

PLANNING COMMITTEE

This meeting may be filmed for live or subsequent broadcast via the Council's website. At the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed.

You should be aware that the Council is a Data Controller under the Data Protection Act 1988. Data collected during this web cast will be retained in accordance with the Council's published policy (Guidance for Employees' on the BHCC website).

Therefore by entering the meeting room and using the seats around the meeting tables you are deemed to be consenting to being filmed and to the possible use of those images and sound recordings for the purpose of web casting and/or Member training. If members of the public do not wish to have their image captured they should sit in the public gallery area.

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 - Tuesday, 21 October 2014

BRIGHTON & HOVE CITY COUNCIL**PLANNING COMMITTEE****2.00pm 8 OCTOBER 2014****COUNCIL CHAMBER, HOVE TOWN HALL****MINUTES**

Present: Councillors Mac Cafferty (Chair), Jones (Deputy Chair), Hyde (Opposition Spokesperson), Carden (Opposition Spokesperson), Cox, Davey, Hamilton, Littman, Phillips, Pissaridou, C Theobald and Wealls

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

Officers in attendance: Jeanette Walsh (Head of Development Control); Nicola Hurley (Area Planning Manager); Sue Dubberley (Senior Planning Officer); Paul Earp (Planning Officer); Pete Tolson (Principal Transport Officer); Steven Shaw (Transport Planning Officer); Greg Minns (Environmental Health Officer) Hilary Woodward (Senior Solicitor) and Penny Jennings (Democratic Services Officer).

PART ONE**74 PROCEDURAL BUSINESS****74a Declarations of substitutes**

74.1 Councillor Wealls was present in substitution for Councillor Wells. Councillor Pissaridou was present in substitution for Councillor Gilbey.

74b Declarations of interests

74.2 Councillor Hyde stated that in common with other Members she had received correspondence from the applicants in respect of application (B), BH2013/03930, Bowling Green, Dyke Road Park, Dyke Road, Hove, confirming that she remained of a neutral mind.

74.3 Councillor Cox referred to application (G), BH2014/01956, Land to rear of 28 Eastern Place, Brighton, stating that the agent was his brother in laws brother with whom he had no regular contact confirming that he remained of a neutral mind.

74c Exclusion of the press and public

74.4 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.

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

74d Use of mobile phones and tablets

74.6 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’.

75 MINUTES OF THE PREVIOUS MEETING

75.1 **RESOLVED** – That the Chair be authorised to sign the minutes of the meeting held on 17 September 2014 as a correct record.

76 CHAIR'S COMMUNICATIONS

76.1 There were none.

77 PUBLIC QUESTIONS

77.1 There were none.

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

78.1 There were none.

79 TO CONSIDER AND DETERMINE PLANNING APPLICATIONS

A **BH2013/03793 - 11B (Former Ice Rink) and 11 Queen Square, Brighton - Full Planning** - Demolition of former Ice Rink and number 11 Queen Square and erection of a 5no storey building providing 31no residential units (C3) and office use (B1 or A2) at lower ground floor level with associated works.

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

(2) The Senior Planning Officer (Sue Dubberley) gave a presentation detailing the constituent elements of the scheme by reference to site plans elevational drawings and photographs showing the site in the context of the residential dwellings in Wykeham Terrace and St Nicholas’ Church and its surrounding churchyard and in longer views. Although the site was not located in a conservation area it adjoined the Montpelier and Clifton Hill Conservation Area to the north and west side of the site and was close to and

visible from the West Hill Conservation Area. St Nicholas Church was a Grade II* listed building dating from the 14th century, the churchyard also contained a number of historic tombs some of which were also listed.

- (3) A modern five storey building was proposed, at lower ground floor the building would be cut into the gradient as the land slopes upwards towards the application site. The upper floors on the front south elevation had been designed with a vertical emphasis with floor to ceiling glazed windows and balconies and doors with glazed balcony railings. The front elevation incorporated a visual break in the building at ground and first floor levels towards the western end, which would allow a view through to the churchyard. A vertical feature photovoltaic panel spanning four floors was also proposed. The top storey would be set back and has been designed as a glass pavilion with a frameless balustrade surrounding the roof terrace. The front elevation would be white painted render on the upper floors with brickwork and glazing to the ground floor office. Proposed elevational treatment of the rear north, west and east elevations was also detailed.
- (4) Reference was also made to the circulated Additional Representations List and it recommended that if approval was granted Condition 7 be amended to read as follows:
- (5) Notwithstanding the details on the approved drawings, the windows on the west elevation at first, second and third floors shall be obscure glazed to a height of 1.7m above the floor of the room in which the windows are installed and non-opening unless the part of the windows which can be opened are more than 1.7m above the floor of the room in which the windows are installed with bottom hung hinges and thereafter permanently retained as such.
Reason: To safeguard the amenities of the occupiers of the properties and to comply with policy QD27 of the Brighton & Hove Local Plan.
- (6) The main considerations in determining this application related to the principle of development, design and impact on the adjoining Conservation Areas, the adjoining listed buildings, impact on neighbouring amenity, transport and sustainability. There was an extant planning permission for the redevelopment of the site and it was considered that the proposed redevelopment of the site would provide a modern building of an acceptable scale, mass and design. The proposed mixed residential and office use was considered to be appropriate for the location. The residential units, including 6 affordable units, would provide a much needed addition to the city's housing stock. The detrimental impact on some views of the listed terrace, church and adjoining conservation area was considered to be acceptable when balanced against the advantages of an appropriate, well designed scheme, while the taller parts of the building could be seen from some sensitive locations these viewpoints have already been compromised by other tall buildings such that any additional harm caused would be incremental.
- (7) The amenity impact of the increase in scale and mass on adjoining residential properties of the infill development is considered to be acceptable within the context of the form of neighbouring development and surrounding architecture. Therefore the development was recommended minded to grant for the reasons set out in the report.

Public Speakers and Questions

- (8) Ms Diane Moody spoke on behalf of neighbouring objectors living in Wykeham Terrace assisted by Mr Iain Findlay. Ms Moody stated that local residents were extremely disappointed at the extremely negative impact that would result from the proposed scheme. In their view the current scheme was worse than that for which there was an extant permission, some elements were taller, giving a greater bulk and massing and would be located closer to the properties in Wykeham Terrace. The proposals would have a very negative impact on those dwellings which it would tower above and on the Listed churchyard. The council's own Heritage Team had expressed concerns regarding the scheme.
- (9) Councillor Lizzie Deane in her capacity as a Local Ward Councillor setting out her objections to the proposed scheme. She considered that the height and bulk of the proposed development ran counter to the council's own guidelines and that the reduction in height (1m) of certain elements did nothing to assuage the damage which would be caused overall. Views of St Nicholas churchyard would be compromised and the proposed 60 degree balcony would give rise to severe overlooking. There were no proposals to replace the community facility which had been lost with the closure of the ice-rink and access arrangements for anyone who was wheelchair bound did not appear to have been addressed adequately.
- (10) Mr Paul Zara, the architect for the scheme spoke on behalf of the applicant in support of the proposed development. He explained that the hotel use was no longer considered viable and that the current scheme was considered to be more sympathetic overall, although some of the lower stories were marginally closer to the adjoining properties the upper storeys had been stepped back in order to negate the impact of any overlooking. The windows on the west elevation facing Wykeham Terrace represented an improvement over the approved hotel application as 6 fewer windows were proposed at second and third floor levels. A condition was proposed to ensure that the windows were obscure glazed and non-opening unless the part of the windows to be opened were more than 1.7m above the floor of the room in which the windows were installed.

Questions of Officers

- (11) Councillor Davey sought clarification regarding the implications on daylight particularly to the gardens and rear of the properties in Wykeham Terrace. In answer to further questions it was explained that this was not considered to be significant. The height and proximity of the development to properties in Wykeham Terrace was considered acceptable as the application related to a gap site in a city centre location and the extant permission was for a building of a similar height and mass.
- (12) Councillor Wealls sought clarification as to whether the scheme as as had been suggested was contrary to the council's own policies. If it was at a loss to understand why it was recommended for approval. Reference was made to the existing extant permission and to the fact that the proposed density and mix of unit sizes was considered appropriate.
- (13) In answer to further questions by Councillor Wealls regarding the levels of direct sunlight to the rear of the properties in Wykeham Terrace. It was explained that it was considered that the impact of this scheme would be similar to that for the existing.

- (14) Councillors Hamilton and Jones asked for clarification whether the affordable units would be available to rent or as shared equity (part rent–part buy). It was confirmed that the details of these arrangements had yet to be finalised, the District Valuer had requested that a condition be added to any permission granted.
- (15) Councillor Pissaridou sought clarification regarding the distance between the proposed development from the churchyard and the extent to which the second and third floors of the proposed development would be set back. Councillor Pissaridou sought confirmation whether the existing permission could be built, it was confirmed it could and also asked whether/when it would lapse.

Debate and Decision Making Process

- (16) Councillor Hyde stated that she considered that the extant permission was relevant and did not consider that overall it would give rise to more significant harm than the earlier scheme. Notwithstanding the complexities of the site she considered the current scheme was appropriate and included some improvements on the previous one.
- (17) Councillor C Theobald stated that she was concerned that although re-configured so that some of the scheme had been reduced in height, she considered it regrettable that it was closer to Wykeham Terrace and that some elements were higher. Councillor Theobald also sought confirmation of the location of the wheelchair accessible units within the development and the location of the disabled and motor cycle parking bays. The Principal Transport Planning Officer (Pete Tolson) explained that the disabled bays located in the north east corner of the square would be retained, the applicants would be required to enter into a S278 agreement in respect of the other elements. Councillor Theobald stated that she did not consider it acceptable that no on-site parking would be provided.
- (18) Jim Gowans (CAG) referred to the objections by CAG to the scheme. Whilst supportive of the development of offices and flats they considered the proposed design was poor and failed to respect the architecture of the nearby buildings. They also believed that the building was too high and questioned the need to provide west facing windows which would overlook Wykeham Terrace.
- (19) Councillor Littman stated that the scheme was complex and that he found it very difficult to read in the context of the neighbouring dwellings and churchyard, he was also concerned that the proposed development would give rise to a greater degree of overlooking.
- (20) Councillor Hamilton stated that he not supported the previous application and was concerned that the current application would have a worse detrimental impact particularly on the amenity of the neighbouring dwellings in Wykeham Terrace. He considered that the height of the proposed development would result in overshadowing and significant loss of light.
- (21) Councillor Pissaridou stated that whilst aware that weight needed to be given to the existing permission she had concerns about the proximity of the proposed scheme both to the listed churchyard and the dwellings in Wykeham Terrace and sought further clarification regarding exactly what had been given approval already. This was done by

reference to diagrams showing the front elevation of the approved hotel development and showing views of St Nicholas' Churchyard. It was explained that the overall bulk had been settled by the previous application.

- (22) A vote was taken and the application was refused on a vote of 6 to 5 with 1 abstention. A recorded vote was then taken and the reasons for refusal are set out below.

80.1 **RESOLVED** - That the Committee has taken into consideration the recommendation set out in section 1 of the report but is however of the view that planning permission should be **REFUSED** on the following grounds:

(1) The proposed development would result in more than substantial harm to the setting of the listed St. Nicholas Church and the listed Wykeham Terrace by reason of its bulk, scale and massing contrary to policy HE3 of the Brighton & Hove Local plan 2005;

(2) The proposed development would result in a scheme with direct adverse visual harm within the Montpelier and Clifton Hill Conservation Area by reason of its bulk, scale and massing contrary to policy HE6 of the Brighton & Hove Local plan 2005; and

(3) The proposed development would result in an unacceptable loss of amenity to residents of the adjoining Wykeham Terrace by virtue of its close proximity and massing resulting in a loss of light and increased sense of enclosure contrary to policy QD27 of the Brighton & Hove Local plan 2005.

Note1: A vote was taken and planning permission was refused on a vote of 6 to 5 with 1 abstention.

Note 2: A recorded vote was then taken on the grounds for refusal set out above proposed by Councillor Littman and seconded by Councillor Wealls. Councillors Hamilton, Littman, Phillips, Pissaridou, C Theobald and Wealls voted that planning permission be refused. Councillors Mac Cafferty, (the Chair) Carden, Cox, Hyde and Davey voted that planning permission be granted. Councillor Jones abstained. Therefore planning permission was refused on a vote of 6 to 5 with 1 abstention.

B BH2013/03930 - Bowling Green, Dyke Road Park, Dyke Road, Hove - Full Planning - Change of use of Bowling Green (D2) to open air theatre (sui generis) with associated alterations including landscaping and erection of acoustic wall.

- (1) The Planning Officer (Paul Earp) gave a presentation detailing the proposed scheme by reference to diagrams site plans and indicatives. Copies of the previous minutes had been circulated for ease of reference. The Development Control Manager stated that the previous application was deemed to be deferred pending completion of the noise assessment. The comments of Environmental Health in relation to the assessment were set in paragraphs 5.9-5.14 of the report.
- (2) Members were reminded that the application related to the former bowling green which was located to the south west corner of Dyke Road Park. The green was a flat piece of land with vegetation around the side and rear boundaries. The site was accessed from the Rose Garden. High fencing ran along the front of the bowling green and the gate was currently locked preventing any access to the space. The existing redundant

bowling green had an area of 1444m² and the wider site, including the adjacent hut and surrounding landscape, added a further 667m² giving the application site a total area of 2111m².

- (3) It was noted that the applicant had submitted a letter requesting amendments to the proposed planning conditions and removal of the S106 transport payment as set out in the Late Representations List and below: (the applicant's rationale in requesting these changes was set out in the Late Representations List)
- To remove the requirement for a Section 106 Contribution of £26,250 together with the associated Travel Plan and monitoring framework;
 - Condition 3 – Amend to allow events to finish at 10pm as originally proposed,
 - Condition 4 – Amend to allow up to 22 events per month;
 - Condition 5 – Amend to allow up to 6 events per week;
 - Condition 8 – Amend to allow up to 5 amplified events per week, whilst noting that there would still be an overarching Condition 7 limiting amplified events to 28 each year. The applicants had stressed that amplified events would be limited to theatre/live screenings etc.; and
 - Condition 11 – The applicants believed that this condition had been included in order to prevent firework displays, and were requesting that it be amended to state “no firework displays.” Stage pyrotechnics formed an integral part of some performances.
- (4) The Officer response was that following deferment of the application a Noise Assessment had been submitted which had examined the impact of the proposed use on the residential amenities of neighbouring residents. The proposed conditions were considered necessary to safeguard residential amenity and could be reviewed once the venue was operational. The S106 was intended to provide a contribution towards providing pedestrian and cycle improvements on Dyke Road and considered necessary to provide for the impact generated by the proposed use.
- (5) The Chair stated that that in view of the amendments requested by the applicants he proposed that during the debate the Committee should first give consideration to whether or not they wished to remove the requirement that the applicant enter into a S106 agreement and then subsequently to consider each of the proposed conditions in turn in order to agree either the conditions recommended in the report or the proposed amendments. Councillor Jones and Littman concurred that this represented the most appropriate way forward and other Members of the Committee confirmed their agreement.

Questions for Officers

- (6) In answer to questions it was explained that should use of the area as an open air theatre cease in the future the area would be re-instated.

- (7) Councillor Wealls enquired regarding the decision taken at the meeting of the Environment, Transport and Sustainability Committee the previous evening in relation to transport measures proposed for the Dyke Road area. The Principal Transport Officer (Steven Shaw) stated that these related primarily to proposed cycle lane facilities and were separate from the issues to be considered in relation to this site. Applicants were required to contribute towards measures to mitigate any material impact that could result. If the venture was successful it would undoubtedly have a material impact on the highway due to an increase in trip generation. It was important to note however that the contribution was required pro-rata over a five year period; if the theatre did not result in that level of movements then the applicants would not be required to pay anything.
- (8) Councillor Littman sought clarification regarding proposed times at which performances should cease. It was explained that noise from performances or those leaving an event would be more audible after a time at which traffic noise dipped. Whilst some types of noise might not be noticeable through traffic noise, some would be very noticeable when traffic levels dropped. Crowd noise, for events finishing after 10.00pm were likely to be above ambient and background noise levels and could therefore give rise to nuisance. The conditions proposed were intended to give the applicants flexibility when arranging events whilst avoiding nuisance.
- (9) In answer to questions regarding lighting it was explained that this would be brought in for each performance and removed at the conclusion of each run of productions. It was noted that the existing hut would be used as a dressing room and for storage between performances.

Debate and Decision Making Process

- (10) Councillor Wealls stated that he considered it inappropriate for the applicants who were a charity to pay towards works which it appeared the Council was intending to fund in any event.
- (11) Councillor Cox expressed his agreement with the views put forward by Councillor Wealls.
- (12) Councillor Davey stated that whilst inclined not to require the applicant to enter into a S106, he did however consider that they should take responsibility for managing any additional traffic movements arising. It was appropriate for a condition to be added to any permission requiring them to provide a travel plan. The site was not the most easily accessible by public transport, especially in the evening and it was likely therefore that it would generate some additional traffic.
- (13) Councillor Phillips stated that on the face of it, it did not seem unreasonable to require a S106 contribution unless/until a trigger figure was reached.
- (14) Councillor Hyde stated that she thought the Brighton Open Air Theatre (BOAT) proposals represented an exciting opportunity which would improve the cultural offer available in the city. They were a local charity and in her view should be supported, if they were unable to proceed because conditions proposed were too onerous, that would be unacceptable.

- (15) Councillor Hamilton stated that he did not understand why the issue of whether or not the applicant should make a S106 contribution was being revisited. Members had been clearly (and unanimously) of the view when they had discussed the application at their meeting on 2 April 2014 that they did not consider it appropriate for a S106 contribution to be sought. He remained of the view that numbers at the site would be relatively low and did not agree with S106 contributions or the proposed payment triggers, this was a very worthwhile scheme, he did not agree that debate about this should be re-opened
- (16) Councillor Cox agreed expressing the same concerns set out by Councillor Hamilton. He considered that the Council should be doing its utmost to facilitate this type of activity and remained of the view that S106 contributions should be waived.
- (17) The Development Control Manager (Jeanette Walsh) explained that as the application had been withdrawn pending receipt of a detailed noise assessment, the application needed to be reconsidered. Officers remained of the view that it would be appropriate for S106 contributions to be sought and for the recommended conditions to be applied to any permission granted. Members were unfettered in their decision making and could form a different view. The Legal Adviser to the Committee (Hilary Woodward) concurred.
- (18) Councillors Jones and Littman stated that they considered that Officers had followed the proper procedures in bringing issues relating to the proposed S106 to their attention whilst agreeing that it would be appropriate for Members to consider this and the proposed amendments to conditions put forward by the applicants individually as suggested by the Chair.
- (19) Councillor Pissaridou stated that she regarded the proposal as an imaginative one which should be supported.
- (20) Councillor Littman stated he thought it likely that attendance at performances would be weather dependent, it was likely that they would be more concentrated during certain months of the year (it would be in operation for 5 months), for example in May during the Brighton Festival. It was important that the applicants had the flexibility to do this.
- (21) Councillor Cox stated that he hoped that the facility would be well used by local schools and colleges and Councillor Hyde cited the walled garden in Rottingdean, which was used for outdoor performances and was a much loved and well used by the local community. If this resource became established she felt confident that it was likely to be used in the same way and would be popular with schools and colleges, especially for matinee performances.
- (22) Councillor Littman also stated that he supported a later finish time for events as he did not consider the time requested by the applicants to be unreasonable or that in view of the distance from the nearest dwelling houses that this was likely to give rise to unacceptable levels of noise disturbance. Other Members concurred in that view.
- (23) The Chair stated that he sensed that the mood of the Committee was to remove the requirement for a S106 agreement.
- (24) A vote was taken as to whether the Committee wished planning permission to be subject to a S106 agreement and members voted 10 for with 2 abstentions that the

requirement for a s106 planning obligation should be removed, but that the requirement for a Travel Plan to be submitted should be required as a condition.

- (25) Each of the conditions on which amendment had been sought by the applicants was then voted on in turn, with a majority of Members agreeing with each proposed amendment. For ease of reference the conditions as agreed are set out in the resolution below.

Condition 1 – Unchanged, no amendment requested.
 Condition 2 - Unchanged, no amendment requested.
 Condition 3 – As referred to in paragraph (3) above.
 Condition 4 As referred to in paragraph (3) above.
 Condition 5 As referred to in paragraph (3) above.
 Condition 6 – Unchanged, no amendment requested
 Condition 7 - Unchanged, no amendment requested
 Condition 8 – As referred to in paragraph (3) above.
 Condition 9 - Unchanged, no amendment requested
 Condition 10 Unchanged, no amendment requested
 Condition 11 As referred to in paragraph (3) above.
 Conditions 12 to 22 – Unchanged, no amendment requested.

- (26) The applicants had requested amendments to each of the conditions set out below and Members voted on each of them in turn.

79.2 **RESOLVED** – (1) 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 set out in section 7 and resolves to **GRANT** planning permission subject to the Conditions and Informatives, Pre-Commencement Conditions and Pre-Occupation Conditions also set out in section 11 of the report save as amended below:

(2)

Condition 3 (As amended)

No events shall occur outside of the hours of 09:00 to 22:00 Monday to Saturday and 11:00 to 18:00 on Sundays. **Reason:** To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

Condition 4 (As amended)

The development hereby approved shall hold a maximum of 22 performances/events per month. **Reason:** To safeguard the amenities of the locality and to ensure that the development has an acceptable impact upon the operation of the transport network and to comply with policies SU10, QD27 and TR1 of the Brighton & Hove Local Plan.

Condition 5 (As amended)

The development hereby approved shall hold no more than 6 events per week. **Reason:** To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

Condition 8 (As amended)

The development hereby approved shall hold no more than 5 amplified events per week.

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

Condition 11 (As amended)

There shall be no firework displays involved in any events.

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

New Condition: Travel Plan

2. That a financial contribution to help finance pedestrian and cycle improvements on Dyke Road was not necessitated by the proposed development and the officer recommended s106 planning obligation to secure the same would not therefore be sought.

C **BH2014/01523 - 7 Symbister Road, Portslade - Full Planning** -- Demolition of existing building and erection of a part three/part four storey building to form 9no flats incorporating communal garden to rear and 4no off street parking spaces to the front.

- (1) The Area Planning Manager (Nicola Hurley) gave a presentation detailing the constituent elements of the scheme by reference to photographs of the existing site, plans and elevational drawings.
- (2) The main considerations in determining the application related to the loss of the industrial unit, the design and appearance of the proposed development, impact on residential amenity, standard of accommodation, transport and highway concerns, land contamination and sustainability. It was considered that the proposed development made efficient and effective use of land within the built up area and would enhance the character and appearance of the site and wider area. The development would not have significant impact on amenity through loss of light or privacy, or increased overshadowing or noise disturbance, nor would it create a harmful demand for travel. It was considered that loss of the existing commercial premises had been justified and minded to grant approval was therefore recommended.

Public Speakers

- (3) Mr Julian Panico spoke on behalf of neighbouring objectors setting out their objections to the proposed scheme. He stated that in his view the immediate area had reached saturation point in terms of new development, citing Besson House/Turner House, plus Gordon Mews Offices (30 homes), Gordon Road/Norway Street/ Rothbury Mews (around 30 homes), Panorma House, Vale Road (approximately 40 homes), Vale Park (approximately 40 homes), Portslade Mews, former Infinity Food/ BPP site (approximately 40 homes), now a further 9 properties were proposed which represented over development when seen in the context of the development which had already been built or for which permission existed. The proposed new dwelling houses were

completely out of keeping with the appearance of the existing neighbouring development and would result in unacceptable levels of overlooking. There were also grave concerns about additional traffic and parking which would be generated by the development. Gordon Road and its immediate environs were already a traffic pinch point.

- (4) Mr Richard Mason spoke on behalf of the applicants in support for their scheme. He stated that a great deal of thought had been given to the siting of the dwellings within the site to ensure that existing building lines were maintained and there was an acceptable distance between the new buildings and the existing properties to the rear. The upper floors of the development had been scaled in order to avoid overlooking and all but one of the balconies had been removed in order to address this issue.

Questions of Officers

- (5) Councillor Hamilton sought clarification regarding configuration of the balconies within the proposed development and it was confirmed that two balconies had been deleted from the plans for the frontage of the development. There would be one balcony to the rear. The scheme had originally included balconies to the second and third floor flats but the plans had been amended and these had been replaced with windows to match the rest of the rear elevation.
- (6) Councillor Pissaridou sought confirmation regarding how the development would line up with the frontage of the existing terraced houses.
- (7) Councillor Wealls asked regarding proposed parking arrangements and whether the area fell within a Controlled Parking Zone. The Transport Planning Manager (Steven Shaw) confirmed that the number of parking spaces proposed for development was considered appropriate as it was in line with Supplementary Planning Guidance Note 4 on Parking Standards. The applicant was proposing 4 on-site parking spaces to the front of the property. Councillor Wealls also sought clarification of the distance between the new development and the nearest car club. It was confirmed that two car club bays were located to the north of Portslade Station and that others located in Worcester Villas were a short walking distance from the application site. Councillor Wealls enquired whether any research had been undertaken indicating the level of take up of car club membership. It was explained that no data was available and that, generally, the success of car clubs depended on the other controls in place within an area.
- (8) Councillor Wealls requested details of the distances between the rear of the properties and those located in Franklin Road. He stated that he found it difficult to determine the degree of any potential overlooking from the photographs and other perspectives shown.

Debate and Decision Making Process

- (9) Councillor Hamilton stated that he was unable to support the proposed form of development on a number of grounds. He considered that the number of units proposed would result in increased vehicles and vehicle movements and would generate the need for considerably more parking than would be provided on site, in an area where all of these things were already problematic. The proposed flats constituted over development

of the site and would give rise to potential overlooking. His preference would have been for the addition of 3 modest terraced houses which would complete and blend in with the existing terrace.

- (10) Councillor Pissaridou concurred in that view stating that she lived in the area and was aware that there was a shortage of on-street parking. The proposed development would exacerbate existing problems. She also considered that the proposed development was inappropriate in its design and would overwhelm the existing properties in Franklin Road.
- (11) Councillor Cox considered that the site was suitable for small scale terraced housing which would be sympathetic to the existing houses. This scheme sought to cram a lot onto a tight site where there was an opportunity to provide a better scheme than that proposed.
- (12) Councillor C Theobald agreed that it would have been more appropriate to complete the existing terrace. The level of parking was inadequate as she considered that a car parking space per unit should have been provided as a minimum. The car club spaces were not located a short walking distance from the site and she did not consider that the manner in which the proposed parking spaces had been configured at the front of the development was suitable.
- (13) The Chair, Councillor Mac Cafferty stated that there was a dire need for more housing across the city, in his view the proposed development represented an intelligent response to that.
- (14) A vote was taken and Members voted that permission be granted on a vote of 7 to 5.
- 79.3 **RESOLVED** – That the Committee has been 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 S106 agreement and the Conditions and Informatives set out in section 11.

D **BH2014/01015 - 12 Mallory Road, Hove - Full Planning** - -Demolition of existing dwelling and erection of five bedroom dwelling, detached outhouse in rear garden and associated works.

- (1) The Area Planning Manager (Nicola Hurley) gave a presentation detailing the scheme by reference to site plans (which included the outbuilding), block plans and elevational and sectional drawings and the roof plan. Reference was made to the letters of objection received from the two Local Ward Councillors.
- (2) The proposed two storey dwelling would replace a lower (existing) chalet bungalow in a street of individually styled two storey dwellings. It was considered that in this location the scale of the proposed dwelling reflected the general scale of development in the area and would add to the diversity of building styles. Conditions were proposed to ensure that the north side wall was painted to reflect light and erection of an obscure panel to the side of the rear terrace and on that basis it was not considered that the

proposed development would adversely impact on the amenities of the occupiers of neighbouring properties and approval was therefore recommended.

Questions of Officers

- (3) Councillor Cox requested to see “before” and “after” images showing the current appearance of the dwelling on the site and on completion.
- (4) Councillor Pissaridou enquired regarding the use of the outbuilding and whether permission was required for this use. The Development Control Manager explained that as the outbuilding would be ancillary to the main house and its future use could not be speculated upon and would not constitute grounds for refusal.
- (5) Councillor Hyde contended that if it was intended that the outbuilding would include a shower room, that would not be ancillary to the main house enquiring whether a condition relating to permitted development rights should be added. The Legal Adviser to the Committee (Hilary Woodward), clarified the outbuilding would not be incidental to the main dwelling house, there was a difference between “incidental” and an “ancillary” use and an appropriate condition should be added to any permission granted to ensure that use of the outbuilding was ancillary to use of the dwelling.
- (6) Councillor Wealls sought clarification whether both of the neighbouring properties would be equidistant from the new development. It was confirmed that one would be closer, however there was adequate spacing between the plots.
- (7) Councillor Hyde enquired regarding the roofline of the proposed development, it was confirmed that it would have a gable rather than a pitched roof. Councillor C Theobald enquired whether the proposed development would be higher than its neighbours. It was confirmed that it would be higher than number 10 but not number 14.

Debate and Decision Making Process

- (8) Councillor Hyde stated that she considered the proposed roof slope would be inappropriate particularly as it would be metal clad, considering that would be completely out of keeping with the neighbouring dwellings and the prevailing street scene.
 - (9) Councillor C Theobald concurred stating that she considered it regrettable that it was proposed to replace the existing dwelling. She considered the building currently on site to be of more sympathetic appearance with its neighbours than the proposed form of development.
 - (10) A vote was taken and of the 11 Members present when the vote was taken planning permission was granted on a vote of 9 to 2.
- 79.4 **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 to **GRANT** planning permission subject to the Conditions and Informatives set out in section 11.

Note: Councillor Jones was not present at the meeting when the vote was taken.

E BH2014/00645 - 15 Upper Rock Gardens, Brighton - Full Planning --Erection of 1 no two storey one bed house to side/rear of 15 Upper Rock Gardens.

- (1) It was noted that this application had been the subject of a site visit prior to the meeting.
- (2) The Area Planning Manager (Nicola Hurley) gave a presentation showing site plans and drawings showing the existing and proposed elevations and the differences between the previously refused application. It was noted that listed Building consent had already been given to erect a 1no two storey one bedroomed house to the side and rear of 15 Upper Rock Gardens. This was a tandem application in conjunction with the listed building application which was still under consideration.
- (3) It was explained that the main difference between this and the previously refused scheme, which had been dismissed on appeal, was the alteration to the roof, which by reducing the massing to the rear now had less effect on the adjacent buildings. The proposed roof now sloped away from the property to the rear and it was considered that this amendment would overcome the inspector's concerns that the siting of the development would impair the outlook and enjoyment of the amenity space of the adjoining dwelling.
- (4) Loss of part of the garden had also been cited previously as a reason for dismissing the appeal as it was considered that the host building would be left with insufficient amenity space. In order to address this concern. Amended plans were currently expected indicating a shared space for occupiers of the proposed house the HMO. It was therefore considered that loss of part of the garden was outweighed by the benefit of providing a new residential unit, particularly as some of the garden was to be retained. Many units in the vicinity did not have private amenity space. For these reasons it was considered that the scheme now overcame the previous reasons for refusal and minded to grant approval was recommended.

Debate and Decision Making Process

- (5) Councillor Mac Cafferty, the Chair stated that he fully understood the weight which needed to be attached to the Inspector's previous appeal decision. Therefore, although he felt deeply uncomfortable about the siting, limited floor space of the new dwelling and level of amenity proposed he felt that he had no option but to support the proposed scheme.
- (6) Councillor C Theobald referred to the potential impact of the the proposal on the portico to the Listed Building. However, the Development Control Manager stated that this had been assessed as part of the Planning Inspector's earlier deliberations and had been deemed a later addition which could be removed. Councillor Theobald stated that she was of the view that the proposals were an overdevelopment of the site and as such she could not support them.
- (7) Councillor Hyde stated that she was concerned that the resulting shared amenity space would be inadequate, she was also concerned about the impact of the new building on the portico entrance of the existing building. The proposed building had a very limited

floorspace and overall in her view the applicants were seeking to cram too much onto the site and it represented over development.

- (8) A vote was taken and on a vote of 8 to 3 planning permission was granted for the reasons set out below.

79.5 **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 of the report and resolves to be **MINDED TO GRANT** planning permission subject to the receipt of satisfactory amended plans and the Conditions and Informatives also set out in section 11.

Note: Councillor Davey was not present at the meeting when the vote was taken.

F **BH2014/00646 - 15 Upper Rock Gardens, Brighton - Listed Building Consent -**
Erection of 1no two storey one bed house to side/rear of 15 Upper Rock Gardens (LBC).

- (1) A vote was taken and on a vote 8 to 3 listed building consent was granted for the reasons set out below.

87.6 **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 to **GRANT** Listed Building Consent subject to the Conditions and Informatives also set out in section 11.

G **BH2014/01956 - Land to Rear of 28 Eastern Place, Brighton - Full Planning -**
- Erection of 1no four bedroom dwelling.

- (1) The Area Planning Manager (Nicola Hurley) gave a presentation detailing the constituent elements of the scheme by reference to site plans, site photographs, floor plans and elevational drawings which showed the differences in ground levels across the site. The principle of the development had been accepted in the two previously refused applications as set out in the report. The lawful use of the site was as a scaffolders yard, which had been in situ for 30 years. The site had been used for storage and distribution but also for repair and maintenance of the scaffolding and as such the site would be classed as a sui generis use, which meant that there was no presumption against loss of employment floorspace. Therefore a residential use would add to the existing housing stock within the city and was considered acceptable.
- (2) The applicant had attempted to address the reasons for refusal by proposing a single residential dwelling on the site and by relocating the development further away from the boundaries of the site and the rear of 28 Eastern Place and by altering the design, detailing and materials.
- (3) The development would make efficient an effective use of the site and would have no significant adverse impact on the character and visual amenity of the site or the wider surrounding area, approval was therefore recommended.

Public Speakers

- (4) Mrs Amanda Godfrey spoke on behalf of neighbouring objectors. Mrs Godfrey displayed visuals of the proposed development (prepared by the objectors). She considered with its box like cedar cladding would be completely out of keeping with the character and appearance of the neighbouring dwellings and those in the surrounding area. The development would be situated directly adjacent to their homes and was of a height and dimensions such that it would result in overlooking and would have an overbearing impact on their properties. The boundary wall was in Mrs Godfrey's ownership and the applicants would have to erect their own. In view of its previous use it was believed that the site could constitute contaminated land, this did not appear to have been addressed.
- (5) Mrs Lucy Lauener, the applicant spoke in support of her application accompanied by Mr Charles Meloy the architect for the scheme. Mrs Lauener stated that the visuals displayed by the objector contained inaccuracies and in that the proposed form of development had been designed in order provide sustainable family dwelling which would not result in overlooking or be unneighbourly. The development should be considered in the context of the existing site which was an eyesore bearing in mind its previous use. Earlier plans had been amended and only one dwelling house was proposed for the site.
- (6) Councillor Littman sought clarification regarding the appearance of the cladding material proposed. Mr Meloy explained that a proprietary dark timber stain would be applied using a two stage process, this would maintain the materials appearance and protect it from any adverse effects of weathering.
- (7) Councillor Hyde asked why a modern design had been chosen which appeared to have an appearance at variance with that of its neighbours. Mr Meloy explained that the site straddled an area which had two differing architectural styles and in consequence it had been decided to create a simple contemporary building which would sit within its own site.

Questions of Officers

- (8) Councillor Phillips asked to see photographs showing the adjacent dwellings. Councillor Pissaridou also asked to see images of the site in relation to dwellings in the surrounding area. It was confirmed that drawings of the proposed dwelling house were indicative.
- (9) Councillor Littman referred to the reference that had been made in the report which referred to the land as potentially being contaminated and sought clarification as to how this would be addressed. It was confirmed that Condition 5 of the proposed conditions would address this matter and had been added at the request of Environmental Health who had raised no objections.
- (10) Councillor Hyde sought clarification as to the distance between the application site and the neighbouring dwellings.

Debate and Decision Making Process

- (11) Councillor Hyde stated that she had two major concerns in relation to the proposed form of development, the distance between it and the neighbouring dwellings and the in terms of its appearance which she considered to be whimsical and of a design which was completely inappropriate to its location and would be detrimental to neighbouring amenity.
- (12) Councillor Davey stated that he considered that the site was a big plot, the current application was modest compared to previous applications and represented a good modern design.
- (13) The Chair, Councillor Mac Cafferty stated that whilst design considerations were subjective he considered the proposed form of development represented an innovative design in its own right.
- (14) A vote was taken and planning permission was granted on a vote of 7 to 3 with 2 abstentions.

79.7 **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 to **GRANT** planning permission subject to the Conditions and Informatives set out in section 11.

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

80.1 There were none.

81 INFORMATION ON PRE APPLICATION PRESENTATIONS AND REQUESTS

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

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

82.1 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.]

83 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE

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

84 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES

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

85 APPEAL DECISIONS

85.1 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 6.35pm

Signed

Chair

Dated this

day of

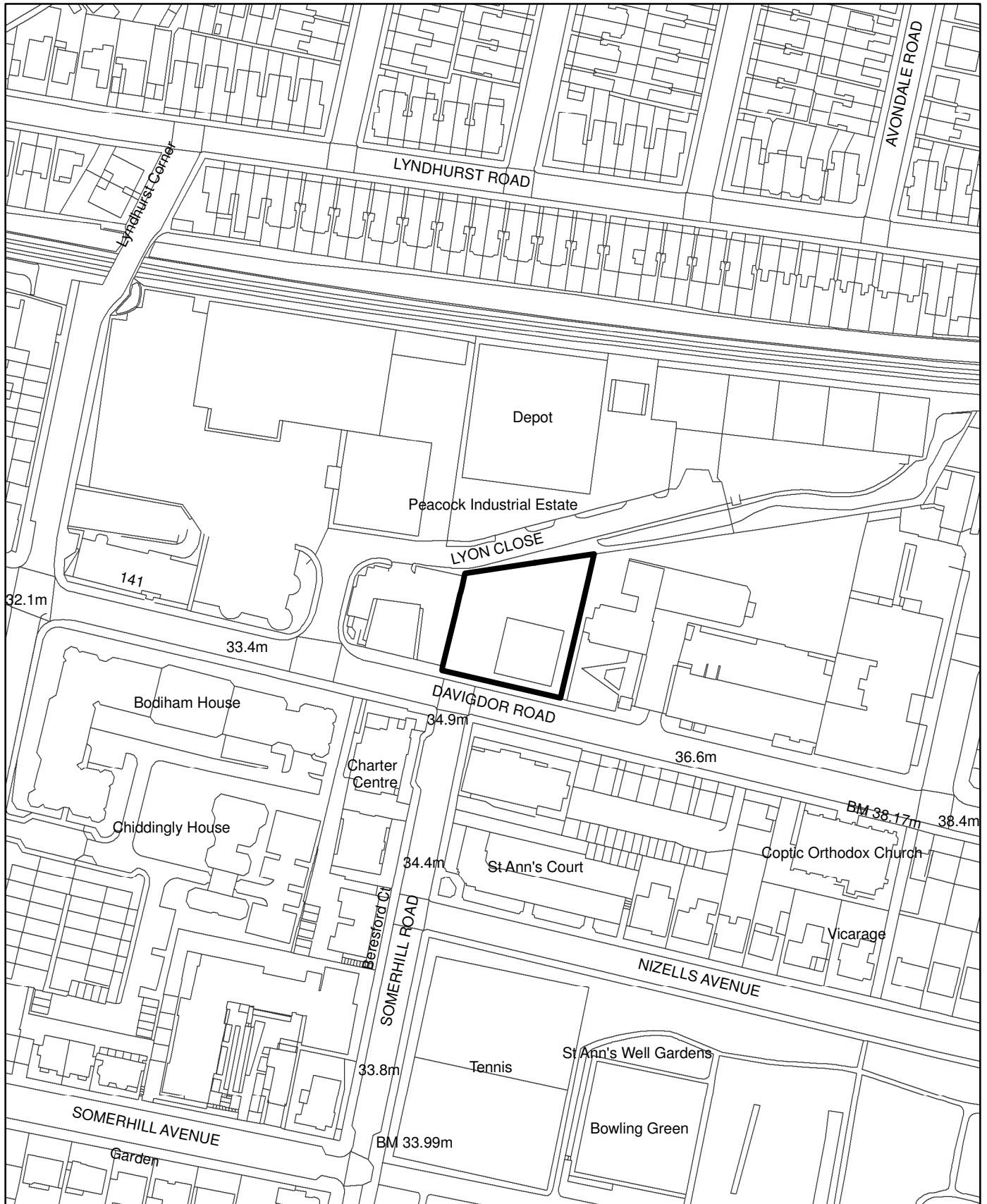
ITEM A

113-119 Davigdor Road, Hove

BH2014/02308
Full planning

29 OCTOBER 2014

BH2014/02308 113-119 Davigdor Road, Hove



**Brighton & Hove
City Council**



Scale : 1:1,250

<u>No:</u>	BH2014/02308	<u>Ward:</u>	GOLDSMID
<u>App Type:</u>	Full Planning		
<u>Address:</u>	113-119 Davigdor Road Hove		
<u>Proposal:</u>	Demolition of existing building and construction of a new part 4no, part 5no, part 7no and part 8no storey building providing 700sqm of office space (B1) at ground floor level and 68no residential units (C3) to upper levels. Creation of basement level car and cycle parking, landscaping, boundary treatments and other associated works.		
<u>Officer:</u>	Adrian Smith Tel 290478	<u>Valid Date:</u>	22 July 2014
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	21 October 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>	Hyde Newbuild, Mr J Martin C/O Lewis & Co Planning, 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 agreement and the Conditions and Informatives set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site relates to a modern two storey building located on the north side of Davigdor Road comprising 700sqm of office accommodation. Associated parking is located to the west side and rear of the site, with access from Lyon Close to the rear.
- 2.2 The site is bordered to the east by the seven storey P&H office building and three storey Preece House, and to the west by the four storey Cambridge House (Happy Cell), which comprises a mix of B1 and D1 uses. A number of single storey retail warehouses and trade counters sit across Lyon Close to the rear, with the mainline railway beyond. A mix of two, three and four storey residential houses and flats sit opposite to the south. The site is not designated for any purpose in the proposals map for either the Brighton & Hove Local Plan or the Submission City Plan Part One.

3 RELEVANT HISTORY

3/95/0769(F)- New office building and associated parking. Approved 04/09/1996.

3/84/0055- New seven storey office building and underground parking with associated ancillary facilities. Approved 18/01/1985.

P&H House 106-122 Davigdor Road

BH2014/03006- Prior Approval for change of use from offices (B1) to residential (C3) to form 57 flats. Under consideration.

4 THE APPLICATION

- 4.1 Planning permission is sought for the demolition of the existing office building and the erection of a part four, part five, part seven and part eight storey building comprising 700sqm of office accommodation at ground floor level and 68 residential flats on the upper floors (32 one-bedroom flats, 22 two-bedroom flats and 14 three-bedroom flats). The application details that 40% (27) of the units would comprise affordable housing.
- 4.2 Car parking for 38 vehicles is to be provided within a basement car park accessed from Lyon Close to the rear. The application details that 8 of the spaces would be allocated to the office uses and 30 to the residential flats. An area of landscaping would be provided to the front of the site.
- 4.3 Amendments have been received during the course of the application to reduce the height of the eastern side of the building from eight storeys to seven, and from the front of the building from five storeys to four. The number of units has been reduced from 76 to 68, whilst the basement parking arrangement has been revised to maximise the number of residential bays.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: Thirty Two (32)** letters of representation have been received from **18, 24(x2), 32, 48, 50, 54, 56, 58 (x2), 60b, 62 (x2), 94, 98, 100 Lyndhurst Road; 20, 22 Nizells Avenue; 22 Montefiore Road; 59 Addison Road; Flats 1, 13 & 22 Park Court, Flat 2 76 Davigdor Road; 28 Aylesbury, York Avenue; Flat 8 Amber Court; 25 Glendale Road; saveHOVE; Peacock Trading Estate; and P&H house (x3), objecting** to the application for the following reasons:
- The building is too large, too tall and has too great a massing. The Goldsmid ward is predominantly low rise housing below 3 storeys, with the immediate area low rise employment uses and warehouses
 - The choice of materials increases the massing of the building
 - Overdevelopment of the site
 - The building is not in a tall buildings node
 - The building would loom over both Davigdor Road and the properties to the rear
 - The building is at least one storey too tall on each element
 - The comparison with Preece House (P&H) is spurious and would give reason for high rise development along the north side of Davigdor Road
 - Tall buildings and high rise living has had a poor reputation since the 1960s, are unpopular with tenants and have a strong association with psychological, social and environmental problems
 - The building should be closer to 3-4 storeys in height

PLANNING COMMITTEE LIST- 29 OCTOBER 2014

- The design is just another unimaginative modernist set of boxes lacking any tie in or design cues from the surrounding area and is poorly articulated.
- Amenity/green space for residents is minimal and the development will reduce the amenity value of St Anns Wells Gardens further
- Potential disturbance from wind buffeting
- The area is already densely overpopulated with the south of the site at 331 people per hectare
- Building more and more housing within a finite area is not sustainable
- The sustainability level of the development should be higher than Code 4
- The application effectively places an additional 236 persons equivalent load on local services and facilities
- There is no capacity within local schools and doctor's surgeries to cater for the development. The proposal should not be entertained until a new school has been built.
- The building will dominate the western end of St Anns Wells Gardens with an angular and unsympathetic skyline
- The daylight/sunlight assessment does not take into account the impact on adjacent office occupiers
- Increased traffic and traffic noise, particularly on Lyon Close
- Increase noise and light pollution to adjacent residents, including south facing bedrooms along Lyndhurst Road
- Construction noise on adjacent residents and office occupiers. A CEMP should be submitted to address construction dust, noise, vibration and traffic
- Insufficient parking onsite will create on-street pressure
- Loss of daylight and sunlight to both residential properties and P&H house, which is also applying to change to residential use
- Overshadowing
- Overlooking and loss of privacy for adjacent properties at P&H, Preece House, Park Court, Happy Cell and houses in Lyndhurst Road
- Loss of views
- Loss of trees
- Loss of health to neighbouring residents from loss of light, privacy
- There is no demand for office accommodation on Davigdor Road
- The application has been made before a neighbourhood plan has been established.
- Bats have been seen in the area
- Noise and traffic from the existing A1 and B8 uses in the Peacock Trading Estate to the rear may raise noise complaints from future residents that impact on businesses
- Highway safety issues from existing HGV traffic on Lyon Close and traffic entering/exiting the site
- Prejudicial impact on use and potential development of P&H house

5.2 **Councillor Buckley** has objected. A copy of the email is attached.

- 5.3 **County Archaeologist:** No objection.
- 5.4 **Environment Agency:** No objection.
- 5.5 **UK Power Networks:** No objection.
- 5.6 **Sussex Police:** No objection.
- 5.7 **Southern Water:** No objection.
- 5.8 **East Sussex Fire and Rescue Service:** No objection.

Internal:

- 5.9 **Ecology:** No comment.
- 5.10 **Education:** No objection.

The closest primary schools to the development are Davigdor Infant School and Somerhill Junior School, neither of which have any surplus capacity. The next closest primary schools are Cottessmore RC Primary School, Stanford Infant and Junior Schools, St Mary Magdalene RC Primary School, St Andrews CE Primary School, West Hove Infant School, Connaught Road Annexe, St Bartholomews CE Primary School and Middle Street Primary. None of these schools have any surplus capacity and it is anticipated this will be the case for the foreseeable future.
- 5.11 Consequently it is appropriate to request a sum of money for nursery, primary and secondary education in respect of this development. It is expected by the DfE that we should maintain between 5% and 10% surplus places to allow for parental preference. Taking the schools mentioned above there are a total of 3,313 primary places available and currently there are 3,364 children on roll. This means that there is no surplus in this part of the city whatsoever. A development of 68 residential units will have a serious impact on the school places issue in this part of the city and parents will have no choice whatsoever. Developers should ensure that their developments are sustainable in the broadest sense of the word and this should include funding the education infrastructure that their development demands.
- 5.12 If this application were to proceed a contribution of £109,457.60 towards the cost of providing primary and secondary educational infrastructure for the school age pupils this development would generate should be sought.
- 5.13 Contributions received as a result of S106 agreements are not usually large enough to allow for increasing the size of a school. Instead the council uses the contributions towards the cost of expanding schools in the area of the development. In this instance the schools team are currently undertaking a consultation to expand St Andrew's C E primary School by a form of entry and any contributions received from this development would be put towards that scheme if it were to progress. Secondary contributions would be spent at either Blatchington Mill School or Hove Park School.

5.14 Environmental Health: No objection.

The site has a history of potentially contaminated land uses such as a garage as early as 1938 to 1974, with the later being a Caffyns site. Printers and chemists are also listed, as are formal railway sidings. The submitted contaminated land report correctly acknowledges that the site will have a large basement and this should be born in mind when suggesting a targeted approach for any further site investigation and risks. It is concluded that further works are necessary to characterise the site and any further works should be targeted to the conceptual site model as listed in section 9 of the report.

5.15 The Planning Noise Report identifies road traffic from Davigdor Road as being a dominant source of potential noise disturbance. The report concludes that with standard double glazing, most facades will meet the required internal noise standard, however the British Standard 8233:2014 would be exceeded with open windows. Similarly, it is shown from the noise data that there are a number of noise events over a night time period which would preclude an individual from opening their window as they would inevitably be disturbed. The report therefore suggests an enhanced double glazing unit for facades on Davigdor Road having a reduction of 37dB and that all bedrooms will require additional ventilation. This can be addressed by condition.

5.16 There is also the potential for noise from the ground floor commercial uses to interfere with the enjoyment of those living immediately above. One particular area of concern might be the commercial and residential bin units stored immediately underneath bedrooms and living areas. A condition should be applied to secure improvements beyond Part E of the Building Regulations

5.17 The application includes balconies which would overlook Davigdor Road. From the modelling carried out, they may experience noise levels above the Work Health Organisation Guidelines on community noise for annoyance. The levels predicted are 67dB, whereas the levels in the WHO guidance are 55dB for the onset of annoyance. However the WHO guidelines are merely guidelines and there needs to be a level of expectation and buyer beware about individuals purchasing such properties.

5.18 The acoustic report also acknowledges that the commercial office uses may well have plant, although at this stage it is unclear as to the type and location. For this reason it is suggested that a condition may be applied to control plant noise levels. Given the mixed nature and size of the development 10dB(A) below background, as per BS4142 is appropriate.

5.19 Servicing and opening hours are currently not known, however 07:00 to 19:00 hours Monday to Friday and 08:00 to 17:00 Saturdays are acceptable office working/opening hours. No servicing of the premises should be carried out, outside of these hours.

5.20 Given also the residential areas to the South, a construction, environmental management plan (CEMP) is necessary to place the initiative on the developer/s to consider how best to implement the consent with minimal disruption to

neighbours. This should be secured through the section 106 process and should also contain the requirement for a developer to apply for a section 61 agreement under the Control of Pollution Act 1990.

5.21 No details on lighting have been provided. It is recommended that the local planning authority apply a specific condition to ensure that lighting is not a problem to existing or future residents.

5.22 **Housing:** No comment.

5.23 **Planning Policy:** Support.

The principle of the proposed development is acceptable given that it provides a significant contribution of residential units towards the city's unmet housing need, with the inclusion of 40% affordable housing, in line with the requirements of Local Plan Policy HO2 and Submission City Plan Policy CP20. It would be preferable for a greater proportion of the units to be family sized dwellings, but, on balance given the proportion of affordable housing to be provided, the mix of sizes is considered acceptable in the context of Policy HO3. There will be no net loss of employment floorspace and policies EM5 of the Local Plan and CP3 of the Submission City Plan are therefore not considered to apply.

5.24 As no open space provision is made on the site, a contribution towards off site provision of £185,578.97 is recommended, which includes £29,792 towards indoor sport.

5.25 **Sustainability:** No comment.

5.26 **Sustainable Transport:** No objection.

The application is considered acceptable subject to the S106 contribution and conditions recommended below.

5.27 The revised parking provision proposed for the residential use is generally consistent with SPG4 and is acceptable. The proposal is for 26 general and 6 disabled spaces compared to SPG4 guidance requiring at most 82 general and at least 7 disabled spaces. For the office use SPG4 recommends at most only 2 general operational only spaces and at least 7 disabled bays, compared to the provision proposed of 2 general spaces and 6 disabled bays. The layout of bays is satisfactory. Although the written revised submission implies this the ground floor spaces are not indicated on the plans as being for the office use and formal confirmation should be sought that this is the case. The 2 general office bays should be for operational use (which excludes commuters) only and this should be required by condition.

5.28 The applicants have considered the scope for displaced parking and proposed that residents should be prevented from acquiring residents parking permits on the basis that the development should be regarded as partly car free. Policy HO7 on car free housing does not apply in cases where a small amount of parking is available. The application site is within Area O of the CPZ and this means that little long stay on street parking is available. There is currently no waiting list in for permits in Area O and the policy of only selling permits up to a limit will ensure

that new residents' applications for permits will not make parking unavailable for existing residents. The applicants have carried out acceptable parking beat surveys which show that there is spare parking capacity locally overnight when parking by existing residents is maximised and the parking controls are not in force. This capacity is 85-95 spaces (surveys were carried out on 2 nights). If every flat had 1 car then the potential displacement would be 57 cars (i.e. 76 cars-19 cars). More realistically if car ownership was at the same level as that for Goldsmid ward as a whole, which from census data is 71%, the potential displacement would be 35 spaces (i.e. (76 cars X 0.71)-19 cars). The surveys show that in either case this extra demand can be accommodated. Although there may be a degree of inconvenience to existing residents, especially overnight, in that it would be more difficult to find parking, the parking would be available and it is considered that this aspect of the application is acceptable. Inconvenience would not justify a recommendation for refusal and there are no practical measures available to prevent this inconvenience without causing other problems in this case, as the area is already in a controlled zone.

- 5.29 In terms of cycle parking the proposal is for 8 spaces for the offices compared to the minimum of 5 and for the residential use 82 compared to 91. In addition to the shortfall in residential numbers the nature of the cycle parking is unsatisfactory, consisting largely of stackers which are difficult for some people to use. Revised plans should be required for approval by condition which provide the required amount and maximise the use of Sheffield stands even if this requires the expansion of the area used for cycle parking. Any remaining stacker cycle parking should be accompanied by levers to assist less strong users and information notices for first time users, with the details again required by condition and subject to approval.
- 5.30 The applicants have produced acceptable TRICS based estimates of likely car trip generations and these are 23 inbound and 18 outbound in the AM peak and 16 inbound and 23 outbound in the PM peak. This level of impact is not considered material by the DfT. There are clusters of accidents locally at the junctions of Davigdor Road with Holland Road and Montefiore Road. However given the small expected traffic impact, the fact that remedial works for the Davigdor Road/ Montefiore Road junction are committed, and the applicants' acceptable accident analysis which suggests that design did not substantially contribute to the accidents which have happened locally, it is accepted that it would be unreasonable to require that accident remedial works should be funded by the applicants. The Road Safety Manager has suggested that the pedestrian refuge on Davigdor Rd. should be replaced by a zebra crossing as the number of pedestrian and vehicle trips at this point will be increased. This is recommended and should be included in the S106 agreement referred to below. A construction environmental management plan should be required by condition to control construction access routes and delivery times.
- 5.31 The standard contributions formula suggests that a contribution of £40,500 towards sustainable transport infrastructure would be appropriate to enable the development to meet policy TR1. This should be spent on measures to facilitate and encourage the use of sustainable modes locally as follows-

(1) Provision of zebra crossing outside the application site in Davigdor Rd. as described above at a cost of £10,000 approx.

(2) Provision of real time information and a shelter at the Lyon Close westbound bus stop at a cost of £15,000 approx.

(3) Provision of dropped kerbs, tactile paving and one kerb buildout locally at a cost of £15,500 approx.

These facilities would be provided at Davigdor Rd., Holland Rd., Lyndhurst Rd., Wilbury Crescent, Caburn Rd., Wolstonbury Rd., Chanctonbury Rd. and Cissbury Rd. The total estimated cost of these schemes is £40,500.

5.32 The applicants have produced a draft workplace travel plan and a draft residential travel information pack and final versions of these should be required for approval by condition.

5.33 **Economic Development:** No objection.

A contribution through a S106 agreement for the payment of £38,000 towards the Local Employment Scheme should be sought in accordance with the Developer Contributions Interim Guidance and the provision of an Employment and Training Strategy with the developer committing to using 20% local employment during the demolition and construction works.

5.34 **Arboricultural:** No objection.

No objection to the content of the arboricultural report submitted with the application. The two trees remaining onsite are of little arboricultural value, whilst the Sycamore and Hawthorn trees adjacent to the site would be unaffected by the development.

5.35 **Access:** No objection.

The wheelchair units should not just be one-bedroom units

5.36 **Public Art:** No objection.

A contribution of £35,700 should be sought towards the provision of public art

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:

TR1	Development and the demand for travel
TR2	Public transport accessibility and parking
TR4	Travel plans
TR7	Safe development
TR8	Pedestrian routes
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
QD6	Public art
QD15	Landscape design
QD16	Trees and hedgerows
QD17	Protection and integration of nature conservation features
QD18	Species protection
QD20	Urban open space
QD27	Protection of Amenity
QD28	Planning obligations
HO2	Affordable housing- ‘windfall sites’
HO3	Dwelling type and size
HO4	Dwelling densities
HO5	Provision of private amenity space in residential development
HO6	Provision of outdoor recreation space in housing schemes
HO7	Car free housing
HO13	Accessible housing and lifetime homes
EM1	Identified employment sites (industry and business)
EM3	Retaining the best sites for industry

PLANNING COMMITTEE LIST- 29 OCTOBER 2014

EM5 Release of redundant office floorspace and conversions to other uses

Supplementary Planning Guidance:

SPGBH4 Parking Standards
SPGBH15 Tall Buildings

Supplementary Planning Documents:

SPD03 Construction & Demolition Waste
SPD06 Trees & Development Sites
SPD08 Sustainable Building Design
SPD11 Nature Conservation & Development

Brighton & Hove City Plan Part One (submission document)

SS1 Presumption in Favour of Sustainable development
CP1 Housing delivery
CP12 Heritage
CP14 Housing density
CP16 Open space
CP19 Housing mix
CP20 Affordable housing

8 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to the principle of development, the design of the proposed building and its impacts on the surrounding area, the standard of accommodation to be provided, the impact of the development on neighbouring amenity, and transport, ecology and sustainability issues.

Principle of Development:

8.2 The site is not designated for employment use or any other use within either the Brighton & Hove Local Plan or the Submission City Plan Part One. As existing the site accommodates an office building comprising 700sqm of employment floorspace. The proposal seeks to retain this same 700sqm provision within the ground floor of the building, therefore policies EM3 & EM6, which seek to retain employment floorspace, would not be compromised as there would be no loss of employment floorspace. Given the absence of any particular allocation within the development plan, the principle of residential development on the site is considered acceptable, subject to all other material considerations set out below.

8.3 At present, there is no agreed up-to-date housing provision target for the city against which to assess the five year housing land supply position. Until the City Plan Part 1 is adopted, with an agreed housing target, appeal Inspectors are likely to use the city's full objectively assessed need (OAN) for housing to 2030 (20,000 units) as the basis for the five year supply position. The Local Planning Authority is unable to demonstrate a five year supply against such a high requirement. As such, applications for new housing development need to be considered against paragraphs 14 and 49 of the NPPF. These paragraphs set out

a general 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 taken as a whole. The specific impacts of the development are considered fully below.

Housing mix:

- 8.4 The application proposes 68 residential flats, of which 40% would be affordable housing (27). This provision of 40% affordable housing meets the requirements of policy HO2 of the Brighton & Hove Local Plan and policy CP20 of the Submission City Plan Part One and is secured by condition. Within the building as a whole, 32 of the flats would be one bedroom units, 22 two bedroom units, and 14 three bedroom units. The affordable housing would all be on a shared ownership basis and be of a suitable mix of 15 one-bedroom units, 5 two-bed units and 7 three-bed units. No social rent housing is proposed however there is no policy basis to refuse permission on this ground. Final details of the numbers, type, tenure and location on the site of the affordable housing and its management by a suitable RSL are secured by condition. Subject to this condition the proposal is considered appropriate having regard policies HO2 & HO3 of the Brighton & Hove Local Plan and policies CP19 & CP20 of the Submission City Plan Part One.

Design and Appearance:

- 8.5 The site is currently occupied by a two storey building that makes an inefficient use of the site. Given the presence of the taller P&H building to the east and Cambridge House to the west, it is considered that a taller building that makes a better and more effective use of the site can be supported in principle.
- 8.6 The building proposed would be 'T' shaped with the majority of the massing set along the depth of the eastern site boundary. The lower part five, part seven storey element would project to the west with parking access to the rear and a landscaped entrance courtyard to the front. The front element would be lower at four storeys to reflect the general scale of the adjacent Preece House and Cambridge House. The building would be completed in brick with zinc (or material of equivalent appearance) cladding to the top floor and part east elevation, and aluminium windows throughout. This palette of materials would be appropriate within the context of the site, which is of mixed quality with no strong design/material rhythms, and an improvement on the stark red brick of the P&H buildings and black glazing to Cambridge House. Samples of all materials are secured by condition.
- 8.7 In terms of scale, the building would be seven storeys (eight floors) in height (25.8m) at its maximum point and as such would constitute a 'tall building' as defined in SPGBH15 'Tall Buildings'. The site falls outside of the specific nodes and corridors for tall buildings identified in the SPG, however this does not necessarily preclude a tall building if local context dictates otherwise and the tests of SPG15 have been met. As required by the SPG, the applicants have submitted a Tall Buildings Statement within the Design & Access Statement to help justify the scale of building proposed in the local and wider city context.

- 8.8 The key test of the SPG is whether the proposed building is deemed 'significantly taller' than the mean height of surrounding development within a 100m radius. If deemed 'significantly taller' and not within an identified tall buildings node or corridor, such buildings will normally be judged contrary to policies QD1, QD2 & QD4 of the Local Plan.
- 8.9 In this instance the surrounding townscape comprises a mix of single storey retail warehouses and trade counters, 2-4 storey residential buildings, and 3 to 7 storey commercial buildings of between 8m and 28.8m in height. This variance in scale, which is most pronounced on the northern side of Davigdor Road, is such that a building that meets the mean height of all surrounding development (approximately 18m) would be lower than the P&H building (max 28.8m) but taller than the adjacent Cambridge House (12.5m) and warehouses to the rear (approximately 8-10m). Given the presence of the scale and massing of the P&H building immediately adjacent to the east it is considered that a building of broadly similar height, whilst taller than the mean height of all surrounding development, would not necessarily be 'significantly taller' such that policies QD1, QD2 & QD4 of the Brighton & Hove Local Plan would be compromised.
- 8.10 The plans as originally submitted showed a building taller than the main bulk of P&H house, including a front wing taller than the main bulk of Preece House and Cambridge House which form the main Davigdor Road frontage. The plans have been subsequently revised to reduce these elements by one storey such that the height of the building now relates more appropriately with the scale and massing of the adjacent buildings. In particular the front wing now suitably aligns with the buildings immediately fronting Davigdor Road and reinforces the sense of continuity and scale at this point. The submitted visuals detail that the building would not be readily visible or dominant in views from Dyke Road park to the north and St Anns Wells Gardens to the south, and confirm that the lower massing to the front of the building would continue the general four storey built form to the north side of Davigdor Road. The overall scale and massing of the building would be most noticeable from the north, in particular from the railway bridge to the west. However, against the backdrop of P&H house, Cambridge House and the retail warehouses to the foreground, this impact is not considered so harmful as to warrant refusal.
- 8.11 For these reasons it is now considered that the building maximises the potential of the site whilst respecting the scale and massing of the adjacent buildings and the general rhythm and character of the street. The building would be an appropriate addition to the street in accordance with policies QD1, QD2 & QD4 of the Brighton & Hove Local Plan and the tall buildings guidance within SPGBH15.

Landscaping, ecology and open space:

- 8.12 The site as existing is soft landscaped to the rear with an area of raised grassed land and low level planting amounting to approximately 400sqm. There are no trees on the site as those previously at the rear of the site have been lawfully removed. The arboricultural report submitted with the application identified the three removed trees as being category B (9m Sycamore), C (5m Palm) and U

(3m Pine) of generally limited amenity value. The report identifies that the most valuable tree, the Sycamore, was not suitable for retention given its restricted growing conditions adjacent to a low wall and hardstandings. The Council's arboriculturalist has raised no objection to their loss, noting that the nearest trees outside the site would not be unduly impacted by the development.

- 8.13 The existing landscaping appears incidental to the site as a whole and, although identified as open space on the proposals map for the submission City Plan Part One, has little broader amenity value. It is not considered that this existing open space at the rear of the site is of sufficiently high quality such that its retention in situ would outweigh the wider benefits of the scheme in bringing forward 68 housing units within a development that makes a more efficient use of the land.
- 8.14 The proposal would replace this area of open space with built form, accessways and a small terrace to the rear office unit. To the front, a new area of 357sqm of amenity space would be formed fronting onto Davigdor Road. The plans detail this space would be largely hard landscaped with paving punctuated by raised planters and seating. A detailed planting scheme is included in the Design and Access statement which shows eight Alder trees, one Katsura tree and four Pear trees to be set in the planting beds, alongside other specified plants. The trees would be approximately 4.5m when planted and would provide immediate amenity value. Subject to conditions to secure a finalised planting scheme, this proposed amenity space would present an attractive entrance to the site and would be more regularly used and appreciated than the existing low quality space at the rear. Further, the planting detailed in the submission would soften the appearance of the building and improve the general quality of the northern side of Davigdor Road. Although the rear of the site would be more sparsely treated, within the industrial/warehouse context of Lyon Close this is considered acceptable. An existing embankment of trees rear of the adjacent P&H building would be retained and provide some softening of the building in rear views. For these reasons the proposal would accord with policies QD15 & QD16 of the Brighton & Hove Local Plan.
- 8.15 The scale of the development is such that it would not provide the necessary open space and outdoor recreation space within the site to comply with the requirements of policy HO6. In such circumstances policy HO6 allows for contributions within the s106 agreement to offset the needs generated by the development. Further detail is set out in the Developer Contributions Technical Guidance paper. In this instance the standard formula recommends that a contribution of £185,578.97 is recommended, which includes £29,792 towards indoor sports, should be sought. This contribution would go towards improving facilities at St Anns Wells Gardens to the south of the site and Dyke Road Park to the north, as well as improving other recreational facilities in the area. This level of contribution is secured within the s106 heads of terms.
- 8.16 A local resident has identified the potential for bat roosts to be in the area. Whilst there is no evidence of bat roosts being within the site itself, for the avoidance of doubt an informative is attached to remind the applicants that it is a criminal offence to kill bats, to intentionally or recklessly disturb bats, damage

or destroy a bat roosting place and intentionally or recklessly obstruct access to a bat roost. A condition is also attached seeking a scheme to improve the biodiversity offer of the site, in accordance with policy QD17.

Standard of Accommodation:

8.17 Each residential unit is of a good size with all rooms having good access to natural light and ventilation and each flat having access to a private balcony as well as the communal open space to the front. Although set at right angles in a 'T' shape building, the positioning of windows could give rise to overlooking between units. However, it is not considered that potential overlooking between flats would be of significant harm to warrant refusal of the application. A Noise Assessment has been submitted to address potential disturbance from traffic movements along Davigdor Road and Lyon Close, and from the rail line. The Assessment calculates the likely noise levels on each façade of the proposed building based on existing recorded levels, and concludes that standard double glazing would be sufficient on all elevations except the main Davigdor Road elevation which will require glazing with increased acoustic performance to the bedroom windows. The Assessment also recommends that all bedrooms to the building and the living rooms fronting Davigdor Road be fitted with alternative means of ventilation to avoid the need for open windows. These measures are secured by condition and will ensure a satisfactory standard of accommodation for future occupiers. Further conditions restricting the hours of operation and ensuring adequate soundproofing between the office and residential elements are also secured by condition, as recommended by the Environmental Health officer, to protect the amenities of future residents.

8.18 Policy HO13 requires all new residential dwellings to be built to Lifetime Homes standards whereby they can be adapted to meet people with disabilities without major structural alterations. The policy requires that 5% wheelchair accessible housing is provided in all developments of more than 10 units, with 10% secured in affordable housing schemes. The application details that all flats will be built to Lifetime Homes standards and this is secured by condition. The proposal would provide 5 wheelchair accessible affordable units, four one-bedroom flats and one two bedroom flat, which equates to 7% of the total units and 18% of the affordable housing units.

Impact on Amenity:

8.19 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.

8.20 The nearest residential properties are located opposite Davigdor Road to the south and along Lyndhurst Road to the north. Residents of both sets of properties have raised concerns over loss of amenity from the proposed building. The applicants have submitted a daylight/sunlight assessment calculated in accordance with the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' and BS8206-2.

- 8.21 To the north, the properties along Lyndhurst Road are set at a minimum separation of approximately 100m from the rearmost part of the proposed building. This separation across the roofs of the warehouses on Lyons Close and the railway line beyond is sufficient to ensure that views from the rear terraces would not be significant or invasive. Further, the separation is sufficient to ensure that the building would not be excessively enclosing or dominating of outlook and would not result in an appreciable loss of daylight or sunlight. Residents of Lyndhurst Road have raised concern over noise impact from future occupiers and vehicular movements, however given the separation and presence of trade counters and the railway line, such impact is not considered significant.
- 8.22 To the south, Park Court forms a four storey block of flats set at the junction of Davigdor Road and Somerhill Road. Many of the flats have a northerly aspect towards the application site, however this aspect is partially obscured by street trees and low level hedging within the site. The proposed building would have a greater and more dominating impact on outlook to these flats, however given the separation of 20m across a main road and the set back of the main bulk of the building, this harm is not considered excessive. The daylight/sunlight report confirms that daylight and sunlight levels would meet the BRE test and would not result in significant harm. In terms of overlooking, facing balconies to the development would undoubtedly result in increased overlooking potential, however again given the separation of the development across the main road and the set back of large parts of the building, this level of overlooking is not considered sufficiently intrusive to withhold permission.
- 8.23 Further properties are set adjacent to Park Court however their amenities would be largely preserved, with the proposed building set at an angle to their main northerly aspects thereby avoiding excessive loss of light, outlook or privacy.
- 8.24 The scale of the building on the eastern boundary would result in loss of light to the side windows to P&H house as well as potential overlooking from the east facing balconies. However, given the employment use of this building and thereby its temporary occupation, and its separation of 5m (front section) and 13.4m (main rear section) from the proposed development, this harm is not considered to be significant. A similar acceptable impact would be had on Cambridge House to the west and the trade counters to the rear.
- 8.25 It is noted that an application for Prior Approval for the conversion of P&H house to residential flats has been submitted, however this application remains under consideration and there is no indication that such a conversion would inevitably take place in the event prior approval is granted. In any case, the indicative floor plans show the main bulk of residential units to be to the east side of the building. The two levels of flats to the lower front building would be orientated north-south with limited overlooking potential to/from the nearest windows and balconies. Six flats in the main section of the P&H building would have a direct west facing aspect towards the proposed building, one per floor, however it is not clear where windows would be located as no details of elevational treatments have been provided. There is though sufficient potential

to orientate windows north-south should the need arise, whilst the separation to the development at this point would be approximately 13.5m. As such it is not considered that the proposed building would unreasonably prejudice the existing or potential future potential of the P&H building.

- 8.26 On this basis no significant harm to the amenities of residents in the vicinity of the site or occupiers of adjacent buildings would arise and the development would comply with policy QD27 of the Brighton & Hove Local Plan. A Construction and Environmental Management Plan is required within the s106 to ensure that disruption to adjacent businesses and residents is suitably minimised.

Sustainable Transport:

- 8.27 Brighton & Hove Local Plan policy TR1 requires all new development to provide for the travel demand it creates, whilst policy TR14 requires that new development should provide covered and secured cycle parking facilities for residents.
- 8.28 The site as existing provides 26 parking spaces (3 disabled) in a car park to the west and rear of the building. This car park is accessed off Lyons Close. The application proposes 38 parking spaces of which 3 would be at ground floor level and 35 at basement level. The plans indicate that 8 of the spaces (including 6 disabled) would be allocated to the office use, and 30 spaces (including 6 disabled) would be allocated for the 68 flats. This level of general parking provision falls within the maximum standards set out in SPG4, however there is a shortfall of 2 disabled parking bays. Residents have raised concern that the overall level of parking provision is insufficient to meet the needs of the development and would result in increased pressure on street parking in the area.
- 8.29 The site is located in a Controlled Parking Zone (Zone O) with double yellow lines restricting parking along Davigdor Road to the front and Lyons Close to the rear. Given the provision of parking as part of the scheme it is not possible to require that the development is made car-free under policy HO7. Residents would therefore be able to apply for parking permits in the area. Given that permits are restricted in number according to the number of bays in each zone and the nearest streets outside of the Controlled Parking Zones are a minimum 15 minute walk, it is not considered that overspill parking would be likely or significant. In any case, based on the applicants surveys of surrounding streets, there is sufficient parking capacity overnight to cater for the development. The surveys calculate that approximately 85-95 bays are free at a time when residential parking is at its maximum and the bays are unrestricted. This is sufficient to cater for any overspill parking the development may generate, and provides assurance that existing residents would not be significantly inconvenienced.
- 8.30 The site is also in a sustainable location along bus routes and within a 15-20min walk from both Brighton & Hove Stations and the city centre. As such occupiers would not be solely reliant on car travel to meet their day-to-day needs. On this basis, and having regard the location of the development within a CPZ, the

overall level of parking is considered acceptable. This view is supported by Sustainable Transport officers.

- 8.31 In terms of cycle parking, 90 spaces are proposed. This level of provision exceeds that required under SPG4 and is appropriate for a development of this scale and is secured by condition.
- 8.32 Give the uplift in trips generated by the development a contribution of £40,420 is sought to improve sustainable transport infrastructure in the vicinity of the site, in particular to provide a pedestrian zebra crossing fronting the site, an improved west bound bus stop, and improved dropped kerbs and tactile paving to junctions in the area. The zebra crossing in particular would assist residents safely crossing the street to St Anns Wells Gardens to the south and when walking to the town centre. Subject to this contribution secured in the s106 heads of terms the proposal would meet the transport demand it would generate in accordance with policies TR1, TR2, TR4, TR7, TR8 & TR14 of the Brighton & Hove Local Plan.

Sustainability:

- 8.33 Policy SU2 of the Brighton & Hove Local Plan, including SDP08 'Sustainable Building Design', requires new development to demonstrate a high level of efficiency in the use of water, energy and materials. For major new-build residential schemes SPD08 requires proposals to meet level 4 of the Code for Sustainable Homes and achieve zero net annual CO2 from energy use, however proposed revisions to the submission City Plan Part One reduce this to level 3. The new-build non-residential element is required to meet BREEAM 'very good' with 50% in the water and energy sections.
- 8.34 The application is supported by a Sustainability Checklist, an Energy Statement, and Code for Sustainable Homes and BREEAM pre-assessment estimators. The Sustainability Checklist, Planning Statement and pre-assessment estimators detail that all residential units will achieve level 4 of the Code for Sustainable Homes whilst the office units will achieve BREEAM 'very good'. The specific measures incorporated into the proposal to achieve these standards include passive solar design maximising access to natural light and measures to reduce water consumption below building regulations requirements. Provision for a bank of solar panels are proposed on the flat roofs to the building have been indicated on the plans. The position of these banks is acceptable in design terms and excludes the front wing, where their visible impact would be most apparent.
- 8.35 The plans detail that the non-residential element of the proposal would achieve BREEAM 'very good', sufficient to exceed the standard recommended in SPD08. This is secured by condition.
- 8.36 Refuse and recycling facilities appropriate to the scale of the development are proposed in semi-open compounds within the western section of the building. This provision is secured by condition. For these reasons, and subject to the recommended conditions, the proposed development is considered to reach the sustainability standards required by Policy SU2 and SPD08.

Other Considerations:

- 8.37 The application includes a Phase 1 Contaminated Land Assessment. The assessment identifies that the site has a history of uses that is likely to have resulted in potentially contaminated land. The Environmental Health officer has agreed with the report and its recommendation that further investigation works are required. This is secured by condition.
- 8.38 The Economic Development officer has raised no objection to the proposed development, subject to a contribution of £34,000 towards the Local Employment Scheme and the provision of an Employment and Training Strategy with the developer committing to using 20% local employment during the demolition and construction works. This is secured via the s106 heads of terms.
- 8.39 Residents have raised concern that there are insufficient schools places in the area to meet the uplift in demand this development would create. The Head of Education has confirmed that there is a shortfall in available primary school places in the area and the schools team are undertaking a consultation to expand St Andrew's C E primary School by a form of entry to address this. Consequently, and in line with the methodology set out in the Developer Contributions paper, a contribution of £109,457.60 is sought towards the cost of providing primary and secondary educational infrastructure for the school age pupils this development would generate. A contribution of £35,700 or a scheme of equivalent value is also sought towards public art as required under policy QD6.

9 CONCLUSION

- 9.1 The proposed development is of a suitable scale and design that would make a more efficient and effective use of the site without harm to the surrounding townscape. The development would provide suitable mix of additional housing, including affordable housing, without the loss of employment floorspace, and without significant harm to the amenities of adjacent occupiers. Subject to conditions and the s106 agreement the development would accord with development plan policies.

10 EQUALITIES

- 10.1 The development has been designed to meet Lifetime Homes Standards with 6 of the units being fully wheelchair accessible.

11 PLANNING OBLIGATION / CONDITIONS / INFORMATIVES

11.1 S106 Heads of Terms

- An Employment and Training Strategy that includes a commitment to at least 20% local labour during construction of the project.
- Contribution of £40,420 towards improving sustainable highway infrastructure in the vicinity of the site.
- Contribution of £185,578.97 towards open space contribution in the area.
- Contribution of £109,457.60 towards education provision.

PLANNING COMMITTEE LIST- 29 OCTOBER 2014

- Contribution of £34,000 towards the Local Employment Scheme
- Contribution of £35,700 towards public art
- Construction and Environmental 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 and block plan	1000	00	10/07/2014
Existing site layout	A139-01	A	10/07/2014
Existing site survey	007	0	10/07/2014
Existing elevations	008	00	10/07/2014
	009	00	10/07/2014
Proposed site plan	1001	01	01/10/2014
Proposed basement plan	2008	02	01/10/2014
Proposed ground floor plan	2000	01	01/10/2014
Proposed first to second floor plan	2001	01	01/10/2014
Proposed third floor plan	2002	01	01/10/2014
Proposed fourth floor plan	2003	02	14/10/2014
Proposed fifth floor plan	2004	01	01/10/2014
Proposed sixth floor plan	2005	02	01/10/2014
Proposed seventh floor plan	2006	02	01/10/2014
Proposed roof plan	2007	01	01/10/2014
Proposed elevations	2100	01	01/10/2014
	2101	01	01/10/2014
	2102	02	01/10/2014
	2103	02	01/10/2014
Proposed context elevations	2110	01	01/10/2014
	2111	01	01/10/2014
Proposed bay study	2120	00	10/07/2014
Proposed landscaping	A139-02	A	10/07/2014
Proposed planting schedule	A139-03	A	10/07/2014

- 3) 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.

PLANNING COMMITTEE LIST- 29 OCTOBER 2014

- 4) 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 LA90 background noise level. The Rating Level and existing background noise levels are to be determined as per the guidance provided in BS 4142:1997.
Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.
- 5) Other than the dedicated balconies to each flat, access to the flat roofs over the building 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.
- 6) The vehicle parking areas as detailed on drawing nos 2008 rev.02 and 2000 rev.01 received on 1 October 2014 shall not be laid out as such and 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.
- 7) The Party Walls/Floors between the ground floor units and the first floor residential units should be designed to achieve a sound insulation value of 5dB better than Approved Document E performance standard, for airborne sound insulation for floors of purpose built dwelling-houses and flats.
Reason: To safeguard the amenities of the occupiers of the development and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.
- 8) The offices shall only be occupied and serviced between the hours of 07:00 to 19:00 hours Monday to Friday and 08:00 to 17:00 hours Saturdays with no working or servicing on Sundays, bank or public holidays.
Reason: To safeguard the amenities of the occupiers of the development and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.
- 9) The ground floor of the development hereby permitted shall be used for the provision of B1(a) offices only and for no other purpose (including any other purpose in Class B 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.

- 10) All hard surfaces hereby approved within the development site shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site.

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

11.3 Pre-Commencement Conditions

- 11) No development shall commence until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- a. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 40% of housing units/bed spaces;
- b. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- c. the arrangements for the transfer of the affordable housing to an affordable housing provider, or the management of the affordable housing (if no RSL involved);
- d. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: To ensure the development meets the housing needs of the city and to comply with policies HO2 & HO3 of the Brighton & Hove Local Plan.

- 12) No development approved by this permission shall be commenced until details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

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

- 13) 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

PLANNING COMMITTEE LIST- 29 OCTOBER 2014

submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

- 14) 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.
- 15) (i) Prior to the commencement of the development details of the external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the predictions of both horizontal illuminance across the site and vertical illuminance affecting immediately adjacent receptors. The lighting installation shall comply with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (2011,) for zone E, or similar guidance recognised by the council.
(ii) Prior to occupation, the predicted illuminance levels shall be tested by a competent person to ensure that the illuminance levels agreed in part1 are achieved. Where these levels have not been met, a report shall demonstrate what measures have been taken to reduce the levels to those agreed in Part 1.
(iii) The approved installation shall be maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to a variation.
Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies QD25 and QD27 of the Brighton & Hove Local Plan.
- 16) 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.

PLANNING COMMITTEE LIST- 29 OCTOBER 2014

- 17) Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the office development has achieved a minimum BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.
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.
- 18) 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 amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.
- 19) No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall accord with the standards described in Annex 6 of SPD 11 and shall be implemented in full prior to the occupation of the development hereby approved.
Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy QD17 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD11 Nature Conservation and Development.
- 20) Prior to the commencement of development, a written scheme shall be submitted for approval to the local planning authority on how and where ventilation will be provided to the various flats 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.
Reason: To safeguard the amenities of the occupiers of the development and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.
- 21) (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) 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 received on 10 July 2014 in accordance with BS10175; and, unless otherwise agreed in writing by the local planning authority,
(b) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed

and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

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

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

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

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

11.4 Pre-Occupation Conditions

22) 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.

23) 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.

24) Unless otherwise agreed in writing by the Local Planning Authority, the office development hereby approved shall not be occupied until a BREEAM Building Research Establishment issued Post Construction

PLANNING COMMITTEE LIST- 29 OCTOBER 2014

Review Certificate confirming that the office development built has achieved a minimum BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

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

- 25) 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.

- 26) The new/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.

- 27) The residential units hereby permitted shall not be occupied until the measures to minimise road traffic noise disturbance set out in paragraph 5.6 of the 7th Wave Acoustics Planning Noise Assessment received on 10 July 2014 have been fully implemented. The measures shall thereafter be retained as such.

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

- 28) The new dwellings hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter. A minimum of five units shall be built to wheelchair standards to the satisfaction of the Local Planning Authority.

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

- 29) Within 6 months of first occupation of the development hereby approved, the applicant or developer 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 (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.

11.5 Informatives:

PLANNING COMMITTEE LIST- 29 OCTOBER 2014

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
 - (ii) for the following reasons:-

The proposed development is of a suitable scale and design that would make a more efficient and effective use of the site without harm to the surrounding townscape. The development would provide suitable mix of additional housing, including affordable housing, without the loss of employment floorspace, and without significant harm to the amenities of adjacent occupiers. Subject to conditions and the s106 agreement the development would accord with development plan policies.
3. The applicant is advised that under Part 1 of the Wildlife and Countryside Act 1981 disturbance to nesting birds, their nests and eggs is a criminal offence. The nesting season is normally taken as being from 1st March – 30th September. The developer should take appropriate steps to ensure nesting birds, their nests and eggs are not disturbed and are protected until such time as they have left the nest.
4. The applicant is advised of the possible presence of bats on the development site. All species of bat are protected by law. It is a criminal offence to kill bats, to intentionally or recklessly disturb bats, damage or destroy a bat roosting place and intentionally or recklessly obstruct access to a bat roost. If bats are seen during construction, work should stop immediately and Natural England should be contacted on 0300 060 0300.
5. The applicant is advised that it has been identified that the land is potentially contaminated. If, during development, contamination not previously identified is found to be present at the site then no further development should be carried out until the developer contacted the Council's Environmental Health Department for advice. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.
6. The applicant is advised that a formal connection to the public sewerage system and water supply is required in order to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel: 01962 858688) or www.southernwater.co.uk

PLANNING COMMITTEE LIST- 29 OCTOBER 2014

7. The planning permission granted includes a vehicle crossover which requires alterations and amendments to areas of the public highway. All necessary costs including any necessary amendments to a Traffic Regulation Order (TRO), the appropriate license and application fees for the crossing and any costs associated with the movement of any existing street furniture will have to be funded by the applicant. Although these works are approved in principle by the Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. The crossover is required to be constructed under licence from the Highways Operations Manager. The applicant must contact the Network Co-ordination Team (01273 293 366) prior to any works commencing on the public highway.

From: Ruth Buckley
Sent: 05 August 2014 15:08
To: Adrian Smith
Cc: Jeanette Walsh
Subject: BH2014/02308

Adrian,

I object to this application BH2014/02308 due to:

- The size and appearance of the proposed development
- I believe neighbours will suffer from overshadowing and loss of privacy
- The additional occupants will create additional noise
- During the building period, neighbours will suffer increased noise and traffic
- I believe the road infrastructure in the area cannot support a building of this size

Additionally, I am aware this isn't a 'true' planning consideration; however I believe the additional school places this development will create will impact negatively on the local school – of which the development will fall into the catchment. Davigdor and Somerhill Schools have seen two enforced bulge years in recent years due to the number of children in the area alongside the high number of faith schools. This proposed development, along with a lack of substantial S106 education money will cause a very real problem.

Regards,
Ruth

Cllr Ruth Buckley

Green Councillor for Goldsmid Ward

Deputy Leader (External) of B&H Council

Mobile: 07717303068

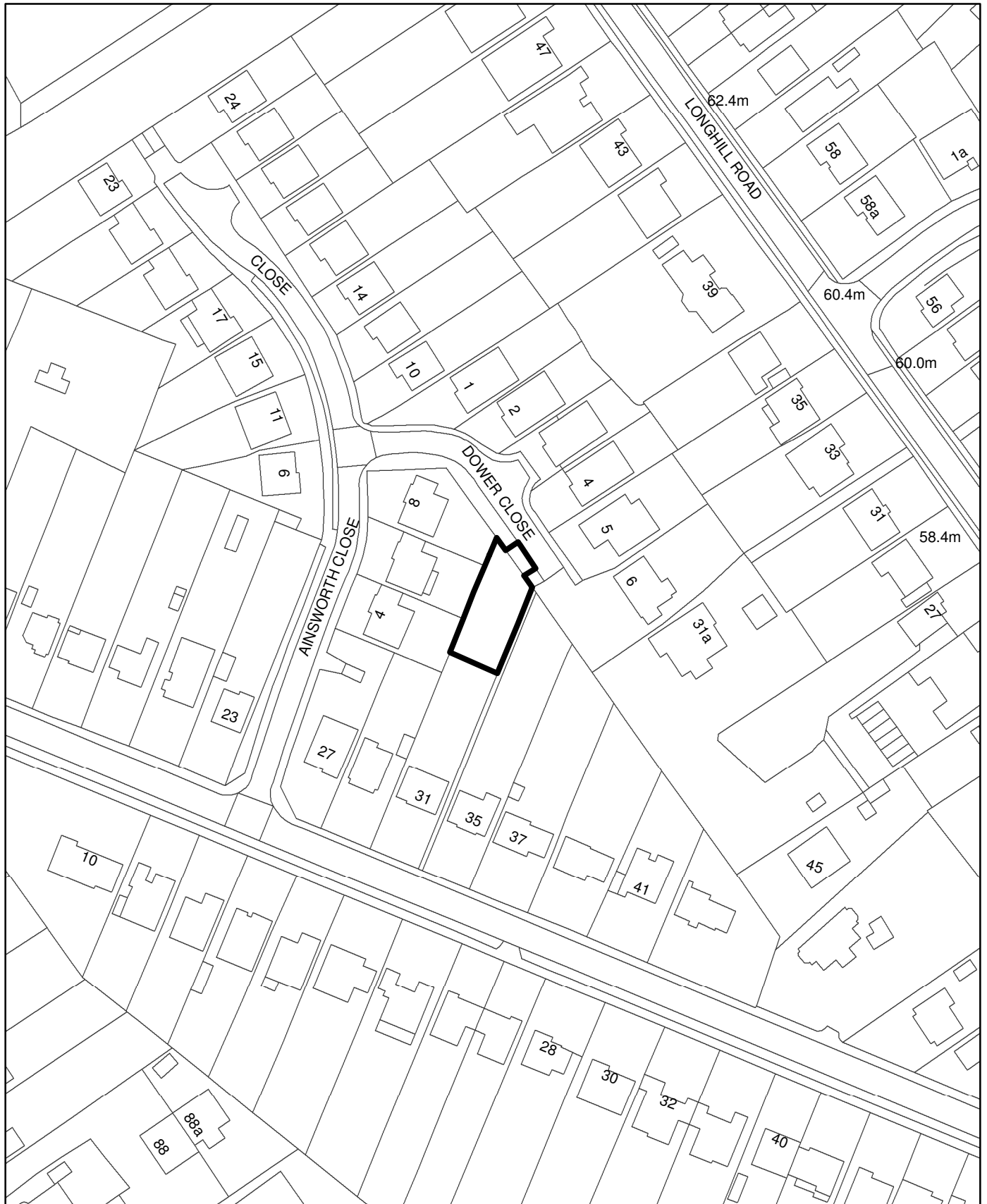
ITEM B

31 Ainsworth Avenue, Brighton

**BH2014/02018
Full planning**

29 OCTOBER 2014

BH2014/02018 31 Ainsworth Avenue, Brighton



**Brighton & Hove
City Council**



Scale : 1:1,250

No:	BH2014/02018	Ward:	ROTTINGDEAN COASTAL
App Type:	Full Planning		
Address:	31 Ainsworth Avenue Brighton		
Proposal:	Erection of 1no detached two bedroom dwelling with formation of access from Dower Close.		
Officer:	Jonathan Puplett, tel: 292525	Valid Date:	26 June 2014
Con Area:	N/A	Expiry Date:	21 August 2014
Listed Building Grade:	N/A		
Agent:	ARCH-angels Architects Ltd, 3 Dorset Place, Brighton BN2 1ST		
Applicant:	Mr Russell Smith, 31 Ainsworth Avenue, Ovingdean, Brighton BN2 7BG		

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 **GRANT** planning permission subject to receipt of a satisfactory side elevation and the Conditions and Informatives set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application relates to the rear garden area of a property which contains a detached bungalow which fronts on to Ainsworth Avenue. The rear boundary of the site faces on to Dower Close.

3 RELEVANT HISTORY

BH2013/02602: Erection of 1no detached three bedroom dwelling with formation of access from Dower Close. Withdrawn 14/10/2013.

BH2010/02935: Replacement of existing balcony at first floor front elevation with part glazed/part opaque panels. Approved 30/11/2010.

4 THE APPLICATION

- 4.1 Planning permission is sought to divide the application site into two separate residential plots, and to erect a two storey dwelling in the rear-most plot. The existing dwelling would retain a rear garden area of a reduced size.

5 PUBLICITY & CONSULTATIONS

External:

- 5.1 **Neighbours: Eight (8)** letters of representation have been received from **nos. 6 and 8 Ainsworth Close and nos. 1, 2, 3 (x2), 4, 5 and 6 Dower Close** objecting to the application for the following reasons:

- The proposal represents an overdevelopment of the site. The garden left

for the existing dwelling would be too small and there would be insufficient spacing between the existing dwelling and the proposed.

- There is a subterranean storm water overflow tank situated in close proximity to the location of the proposed dwelling.
- During the construction of the proposed development additional traffic and obstruction of the highway would be caused along with noise and disturbance.
- The proposed development would result in additional on-street parking.
- The submitted plans do not accurately show existing hedges and planting.
- The area of verge to the rear of the site is not in the ownership of the applicant.
- The proposed development will require the removal of hedging / trees from the rear boundary / verge.
- The proposed dwelling will be visible from neighbouring properties and will appear as an eyesore.
- The hedging which would need to be removed currently provides a habitat for wildlife.

5.2 **Internal:**

Arboriculture: The proposed development would result in the loss of five trees, these trees are of little arboricultural value. There is a Sycamore tree to the verge behind the site which could be threatened by the works required to form a vehicular hardstanding; an arboricultural method statement has been submitted setting out measures to protect this tree, which are considered to be acceptable. It is recommended that a construction specification / method statement and a landscaping scheme which includes replacement planting.

5.3 **Transport:** The proposed access, vehicular parking and cycle parking are considered to be acceptable subject to full details being secured by planning condition.

5.4 **Access Officer:** Minimum clearances and door widths are required to ensure compliance with Lifetime Homes Standards.

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:

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
QD15	Landscape design
QD16	Trees and hedgerows
QD27	Protection of Amenity
HO3	Dwelling type and size
HO4	Dwelling densities
HO5	Provision of private amenity space in residential development
HO13	Accessible housing and lifetime homes

Supplementary Planning Guidance:

SPGBH4 Parking Standards

Supplementary Planning Documents:

SPD03 Construction & Demolition Waste
 SPD06 Trees & Development Sites

SPD08 Sustainable Building Design
SPD11 Nature Conservation & Development

Brighton & Hove City Plan Part One (submission document)
SS1 Presumption in Favour of Sustainable Development

8 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to the principle of the proposed development in this location, the standard of accommodation which the proposed dwellings would provide, accessibility, neighbouring amenity, transport / highways, sustainability, and landscaping / nature conservation.

Planning Policy:

8.2 The site is located within the built up area of the city as defined by the Brighton and Hove Local Plan.

8.3 At present, there is no agreed up-to-date housing provision target for the city against which to assess the five year housing land supply position. Until the City Plan Part 1 is adopted, with an agreed housing target, appeal Inspectors are likely to use the city's full objectively assessed need (OAN) for housing to 2030 (20,000 units) as the basis for the five year supply position.

8.4 The Local Planning Authority is unable to demonstrate a five year supply against such a high requirement. As such, applications for new housing development need to be considered against paragraphs 14 and 49 of the NPPF. These paragraphs set out a general 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 taken as a whole.

8.5 The principle of the type and scale of development proposed must be considered having regard to the National Planning Policy Framework, and policies HO4, QD1, QD2, QD3 and QD4 of the Brighton and Hove Local Plan.

8.6 Residential gardens do not fall within the definition of 'previously developed land' as set out in Annex 2 of the NPPF. As residential garden land the site is defined as undeveloped 'Greenfield' land. In regard to the development of residential gardens, paragraph 53 of the NPPF states that:

8.7 *'Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.'*

8.8 The Brighton and Hove Local Plan does not specifically address garden development, Chapters 3 (Design) and 4 (Housing and Community facilities) do, however, set out aims to secure a high standard of design and

development which pays respect to site constraints and the character of the area surrounding the site. As such, a residential redevelopment of the site would not be resisted in principle, but must be carefully assessed and considered. It is considered that the principle of acceptability in this case relates to the density, scale and character of development proposed.

- 8.9 The proposal would see the existing plot divided into two separate sites. The plot for the new dwelling would be smaller than many of the surrounding plots, but would be comparable with smaller plots such as those in the immediate vicinity on Ainsworth Close and Dower Close. Overall the principle of splitting the existing plot and the erection of a new dwelling is considered to be acceptable. The overall acceptability of the specific scheme proposed is discussed below.

Visual Impact:

- 8.10 The application site slopes upwards significantly from the rear of the existing dwelling towards the rear boundary of the site. The proposed dwelling would require excavation of the higher part of the garden at the rear of the site and the dwelling would be set down in the land. The majority of the dwelling, the ground floor level, would be set down from the level of neighbouring gardens. A small first floor element is proposed to provide an entrance hall and access down to the main dwelling. Vehicular parking is also proposed at this level from Dower Close behind the site.
- 8.11 The development has been designed to minimise its visual impact. The majority of the building would be set down within the site; the footprint of the building, its layout and appearance have been designed to respond to the constraints of the site, i.e. that neighbouring gardens and dwellings are located in close proximity, and a full height dwelling set atop existing ground levels would have an overbearing impact upon neighbouring properties. The proposed footprint is an angled L-shape which forms a courtyard within which would serve as the rear garden area of the dwelling. The rooms of the dwelling face into this outdoor space to provide light and outlook for future occupiers, without causing harmful overlooking to neighbouring properties.
- 8.12 Given the form, scale and heights of the development, the dwelling would have a minimal visual impact when viewed from neighbouring dwellings and gardens and when viewed from Dower Close behind the site. From Dower Close, the top of the first floor element of the proposed dwelling would be visible along with access gates and a section of wall. The first floor element is a box like structure with white painted render walls and glazing, and timber louvers to the south facing glazing. A green roof is proposed with a green rear wall facing towards Dower Close. It is proposed that hedging would be planted in front of the dwelling on Dower Close. The appearance of the proposed dwelling when viewed from Dower Close would not cause harm to the street scene, the development would have a modest visual impact and would be in keeping with the character of the southern side of Dower Close.

- 8.13 As detailed above, the ground floor element proposed is an angled L-shape. Again white painted render walls are proposed, with green roofs, and aluminium framed doors and windows. Rooflights and PV panels are proposed. The courtyard / garden would be a mix of hard landscaped areas and planting.
- 8.14 The dwelling would be visible from neighbouring dwellings and gardens; most of the development however is set down within the site, with the first floor element being most prominent. The first floor element is set in the corner of the site to give spacing from the dwellings and gardens on Ainsworth Avenue and spacing from the existing dwelling at no. 31. Overall it is considered that the proposed development would not result in an overly prominent or overbearing appearance. The dwelling has been carefully designed to have an appropriate visual impact and overall is considered to be acceptable in this regard.

Standard of accommodation:

- 8.15 The proposed dwelling would provide at ground floor level a living room / kitchen area, a study, two bedrooms and two bathrooms, all facing into the courtyard garden. At first floor level a parking area, cycle and refuse storage, an entrance hall and space for a lift are proposed. A rear garden would provide a private amenity area accessed from the living room and bedrooms. The standard of accommodation which the development would provide is considered to be of acceptable. In regard to access, the proposed layout would comply with Lifetime Homes Standards and can be conditioned as such.

Neighbouring amenity:

- 8.16 In regard to neighbouring amenity, the properties which would be most affected by the proposed development are nos. 4, 6 and 8 Ainsworth Close, nos. 29, 31 (the existing dwelling) and 35 Ainsworth Avenue, and the properties on Dower Close to the rear of the site.
- 8.17 In regard to nos. 29, 31 and 33 Ainsworth Avenue, the new dwelling would be set away from these dwellings and the most intensively used area of their rear gardens. The side boundaries of the site are at present screened by fencing and hedges to approximately 2.5 metres in height. It is proposed that a 1.8 metre high closed board fence would be erected to the southern boundary of the site to provide a screen between the gardens of the existing and proposed dwelling. The new dwelling would be visible from all of these dwellings, and some additional overlooking would be caused. Overall, however, the main bulk of the dwelling would be set down within the site and it is considered that adequate spacing would remain; the development would not cause significant harm to these neighbouring properties.
- 8.18 In regard to the properties on Dower Close, the proposed development would be visible as the first floor element and access gates would face on to the

Close. Hedge planting and a green roof are proposed, overall it is considered that visual harm would not be caused. Occupiers of Dower Close properties have raised concern regarding additional vehicular movements and the possibility that future occupiers of and visitors to the proposed dwelling may park on-street in Dower Close. The level of activity and vehicular movements associated with one dwelling of the size proposed, with two off-street parking spaces to be provided, is unlikely to cause significant harm to neighbouring amenity.

- 8.19 In regard to nos. 4, 6 and 8 Ainsworth Close, these properties do have shallow gardens and are in closest proximity to the proposed dwelling. The proposed building is set down within the site so that only the first floor of the dwelling protrudes above the boundary screening between the application site and the properties on Ainsworth Close (fences and hedging to approximately 2.5 metres in height). The first floor element of the dwelling is set away from this boundary. It is considered that the bulk of the proposed dwelling would not have an overbearing impact upon these neighbouring properties, and harmful overshadowing would not be caused. Views from the proposed development towards the rear of the properties on Ainsworth Close would be largely screened by the existing hedging. Were this hedging to be reduced in the future, some views from the driveway, entrance and glazing which serves the stairs down to the main dwelling would be available. These areas however are only likely to be used for limited periods and such overlooking is not considered to represent significant harm.
- 8.20 Vehicles accessing and departing from the driveway would cause some noise disturbance, this would, however, be comparable to the noise which vehicles on Dower Close cause at present and overall it is considered that the likely increase in noise would not cause significant harm.
- 8.21 Overall it is considered that the proposed development would not cause significant harm to neighbouring amenity.

Transport:

- 8.22 The proposed development includes the formation of a new vehicular access and crossover on to Dower Close. The Transport Officer has no objections to this proposal subject to the crossover being constructed under license and completed prior to first occupation of the dwelling. Two vehicular parking spaces are proposed which is considered to be acceptable. An area for cycle parking is shown, it is recommended that further details of cycle stands be secured by condition.

Sustainability:

- 8.23 It is proposed that the development would achieve a Code for Sustainable Homes rating of Level 5. Such a level of sustainability would be welcome and would address the requirements of policy SU2 and the guidance set out in SPD08.

- 8.24 Having regard to the Inspector's comments in relation to the Draft City Plan Part 1, the council has now relaxed its position in relation to Sustainability Standard. Under current practices, a Code for Sustainable Homes rating of Level 5 is not required in this case in order to ensure the acceptability of the scheme. A planning condition is recommended to secure a minimum rating of Level 4.

Ecology, Trees and landscaping:

- 8.25 A landscaping scheme has been submitted and ecological improvements are proposed in the form of new planting and green roofs. These measures are of an acceptable nature commensurate to the scale of development proposed.
- 8.26 The proposed development would result in the loss of five trees, these trees are of little arboricultural value. There is Sycamore tree to the verge behind the site which could be threatened by the works required to form a vehicular hardstanding; an arboricultural method statement has been submitted setting out measures to protect this tree, which are considered to be acceptable. It is recommended that a construction specification / method statement and a landscaping scheme which includes replacement planting be secured by condition.

Other matters:

- 8.27 Many of the objections raised by neighbouring occupiers relate to noise, disturbance, highway obstruction and other problems which may be caused during the construction period associated with the proposed development. It is acknowledged that the construction of a new dwelling is likely to cause noise, disturbance and disruption. It is not however considered that there are any exceptional circumstances or issues which warrant the refusal of planning permission on this basis. Noise disturbance and highway obstruction can be addressed if problems arise through legislation other than that relating to planning.
- 8.28 Legal advice has been obtained on the assertion by some objectors that the construction stage of the development will infringe human rights. The advice is that the activities claimed to infringe human rights, in essence the perceived prolonged disruption to family life by the presence of builders' vehicles and equipment in Dower Close, would not attain the minimum level of severity necessary to found a successful claim for breach of human rights.

9 CONCLUSION

- 9.1 The proposed subdivision of the plot and erection of the dwelling proposed is considered to be acceptable in this location. The development would result in an acceptable appearance, no significant harm to neighbouring amenity would be caused, and matters relating to transport, sustainability, ecology, landscaping and access standards can be secured by planning condition. Approval is recommended.

10 EQUALITIES

10.1 The proposed dwelling has been designed to meet Lifetime Homes Standards; it is recommended that this be secured by condition.

11 CONDITIONS / INFORMATIVES

11.1 Regulatory Conditions:

1. BH01.01 Full Planning.
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	E01	A	26/06/2014
BLOCK PLAN	P01		19/06/2014
EXISTING SITE DRAWINGS	E02		19/06/2014
PROPOSED SITE PLAN	P02		19/06/2014
PROPOSED GROUND FLOOR AND LOWER GROUND FLOOR PLANS	P03		19/06/2014
PROPOSED REAR ELEVATION	P04		19/06/2014
PROPOSED FRONT ELEVATION	P05		19/06/2014
PROPOSED ELEVATION	P06		19/06/2014
PROPOSED SECTION	P07		19/06/2014
FRONT GARDEN PLAN	DL43/02		19/06/2014
REAR GARDEN PLAN	DL43/01		19/06/2014

3. 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.

4. 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.

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

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

6. No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse(s) 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.

11.2 Pre commencement conditions

7. 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.

8. No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Construction Specification/Method Statement for the proposed new vehicular crossover has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Construction Specification/Method Statement.

Reason: To ensure the adequate protection of the protected 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.

9. 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.

10. The development hereby permitted shall not be commenced until full

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

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

11. 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 amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

12. No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall accord with the standards described in Annex 6 of SPD 11 and shall be implemented in full prior to the occupation of the development hereby approved.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy QD17 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD11 Nature Conservation and Development.

13. No development shall commence until 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 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.

11.3 Pre occupation conditions

14. 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.

15. The new 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.

16. 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. 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.

11.4 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 Brighton & Hove Local 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 subdivision of the plot and erection of the dwelling proposed is considered to be acceptable in this location. The development would result in an acceptable appearance, no significant harm to neighbouring amenity would be caused, and matters relating to

transport, sustainability, ecology, landscaping and access standards are secured by planning condition.

PLANNING COMMITTEE	Agenda Item 93 Brighton & Hove City Council
---------------------------	---

Information on Pre-application Presentations and Requests

Upcoming presentations – Dates TBC

Anston House, Preston Road, Brighton – site redevelopment

Date	Address	Ward	Proposal
7 th October 2014	Brighton College, Eastern Road, Brighton	Queens Park	Demolition of existing swimming pool and old music school buildings and erection of a 5no storey new academic building with connections to the Great Hall and Skidelsky building, including removal of existing elm tree and other associated works.
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 29 October 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

BH2014/01858

Former Methodist Church Lyminster Avenue Brighton

Erection of 3no three bed terraced houses.

Applicant: First Call Property Limited

Officer: Adrian Smith 290478

Approved on 22/09/14 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
Existing site plan and block plan	4417-001	A	05/06/2014
Proposed site plan and block plan	4417-002	B	05/06/2014
Proposed site plan	4417-003	C	05/06/2014
Proposed floor and roof plans	4417-004	B	05/06/2014
	4417-005	B	05/06/2014
	4417-006	D	25/06/2014
Proposed street scene	4417-007	D	25/06/2014
Proposed elevations	4417-008	D	25/06/2014
	4417-009	B	25/06/2014
	4417-010	C	05/06/2014
	4417-011	C	25/06/2014
Proposed sections	4417-012	A	05/06/2014

3) UNI

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

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the

Brighton & Hove Local Plan.

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 policies QD1 and QD14 of the Brighton & Hove Local Plan.

5) 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 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.

6) UNI

The new crossovers and accesses 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.

7) 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.

8) UNI

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

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

9) UNI

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

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

Brighton & Hove Local Plan.

10) UNI

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.

11) 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.

BH2014/02329

70 Mackie Avenue Brighton

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension, front rooflights and rear dormer.

Applicant: Mr Kevin Doherty

Officer: Robert Hermitage 290480

Approved on 19/09/14 DELEGATED

BH2014/02543

25 Lyminster Avenue Brighton

Demolition of existing rear raised terrace and replacement with extended rear raised terrace.

Applicant: Mr & Mrs Bennett

Officer: Ross O'Ceallaigh 292359

Approved on 19/09/14 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
Block and Site Location Plans	M 45/01	B	29/07/2014
Existing Lower Ground Floor Plan	M 45/02	B	29/07/2014
Proposed Lower Ground Floor Plan	M 45/30	D	29/07/2014

Existing Ground Floor Plan	M 45/03	B	29/07/2014
Proposed Ground Floor Plan	M 45/31	D	29/07/2014
Existing West Elevations	M 45/05	B	29/07/2014
Proposed West Elevation	M 45/33	D	29/07/2014
Existing East and North Elevations	M 45/04	B	29/07/2014
Proposed East and North Elevations	M 45/32	D	29/07/2014

BH2014/02619

5 Rotherfield Crescent Brighton

Erection of single storey side extension and alterations to fenestration.

Applicant: Mrs Y Bello Carrion

Officer: Robert Hermitage 290480

Refused on 25/09/14 DELEGATED

1) UNI

The proposed side extension, by virtue of its design, size and roof form would result in a visually awkward 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 policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 Design Guide for Extensions and Alterations.

BH2014/02642

22 Kenmure Avenue Brighton

Erection of single storey rear extension to replace existing conservatory.

Applicant: Mr Mark Gilbert

Officer: Tom Mannings 292322

Approved on 02/10/14 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 Single Storey Rear Extension with Flat Roof	KA22/0814		05/08/14

BH2014/02757

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 George Williams

Officer: Robert Hermitage 290480

Approved on 19/09/14 DELEGATED

BH2014/02759

55 Wilmington Way Brighton

Demolition of existing garage and excavation works to base of garage and driveway to facilitate erection of a single storey side extension with associated alterations to rear of property.

Applicant: Mr Kevin Legan

Officer: Joanne Doyle 292198

Refused on 08/10/14 DELEGATED

1) UNI

The proposed side extension would extend beyond the rear wall of the existing property and wrap around the corner to adjoin the existing rear extension relating poorly to the main dwelling and detracting from the original plan of the building. The footprint of the extension would result in the recipient property having an overextended appearance, detracting from the character and appearance of the recipient dwelling, contrary to policy QD14 of the Brighton & Hove Local Plan, and to guidance within Supplementary Planning Document (SPD12): Design Guide for Extensions and Alterations.

BH2014/02857

104 Mackie Avenue Brighton

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, rear dormer and front rooflights.

Applicant: Ms Wendy Homes

Officer: Robert Hermitage 290480

Approved on 30/09/14 DELEGATED

BH2014/02958

2A Woodbourne Avenue Brighton

Installation of dormer to front elevation to replace existing rooflight.

Applicant: Mr & Mrs Bill & Eileen Palmer

Officer: Robert Hermitage 290480

Refused on 08/10/14 DELEGATED

1) UNI

The proposed development, by virtue of its design, size, siting, and detailing, is considered an inappropriate development, would also result in detrimental impact to the host property and the wider street scene, and as such would be contrary to Policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 (Design Guide for Extensions and Alterations).

PRESTON PARK

BH2014/00814

17 Preston Road Brighton

Removal of existing timber balustrade and poly-carbonate roof above and installation of new steel balustrade.

Applicant: Kamber Koluman

Officer: Wayne Nee 292132

Approved on 25/09/14 DELEGATED

1) UNI

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

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

2) UNI

The steel railings hereby approved shall be painted black within one 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 QD14 of the Brighton & Hove Local Plan.

3) UNI

The flat roof area within the steel balustrade hereby permitted shall be for access between the flat and the rear office only. Access to the rest of the flat roof area shall be for maintenance or emergency purposes only. The whole of the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			13 March 2014
Existing and proposed	1834/3		13 March 2014

BH2014/01475

10 Upper Hamilton Road Brighton

External alterations including revisions to fenestration and associated excavation following prior approval application BH2013/04338 for change of use from offices (B1) to residential (C3) to form 2no residential units at ground floor and basement levels. Alterations to existing dwelling (C3) at first floor level including to fenestration and creation of rear terrace. Single storey extension and loft conversion incorporating rear dormers and terraces and front rooflights to form 1no one bedroom dwelling (C3) at second floor level.

Applicant: Mrs Sarah Way

Officer: Sonia Gillam 292265

Approved on 08/10/14 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

All new windows to the front elevation shall be painted softwood, double hung

vertical sliding sashes with concealed trickle vents and shall be retained as such.
Reason: In the interests of the character and appearance of the building and the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

4) UNI

The hereby approved balustrade to the second floor (rear) terrace shall comprise obscure glazing or other such material as shall be agreed in writing by the Local Planning Authority. The balustrade 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.

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 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

No residential development shall commence at second floor level until a BRE issued Interim / Design Stage Certificate demonstrating that the second floor level unit 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.

7) UNI

No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement for the protection of the two on-street Silver Birch trees in the vicinity of the site has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Method Statement.

Reason: To ensure the adequate protection of the trees in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

8) UNI

Unless otherwise agreed in writing by the Local Planning Authority no development shall take place until details of 1.6 metre high obscured or solid screening to the east and western (side) elevations of the ground floor terrace, as indicated on drawing no. 0064-PA-011, has been submitted to and approved in writing by the Local Planning Authority. The screening shall be erected in accordance with the agreed details prior to the terrace first being used. 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.

9) UNI

The hereby approved residential unit at second floor level shall not be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction

Certificate confirming that the second floor 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.

10) UNI

The hereby approved residential unit at second floor level 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 location plan and block plan	0064-PA-000		06/05/2014
Existing ground floor plan	0064-PA-002		06/05/2014
Existing first floor plan	0064-PA-003		06/05/2014
Existing elevations	0064-PA-005		06/05/2014
Existing ground floor plan (N.B. plan shows basement level)	0064-PA-010		06/05/2014
Proposed basement floor plan	0064-PA-010		27/05/2014
Proposed ground floor plan	0064-PA-011		27/05/2014
Proposed first floor plan	0064-PA-012		06/05/2014
Proposed second floor plan	0064-PA-013	B	30/09/2014
Proposed elevations and section	0064-PA-015	B	30/09/2014

12) UNI

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

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

BH2014/01925

9 York Villas Brighton

Erection of two storey side extension and installation of front rooflight.

Applicant: Mr David Hooper

Officer: Chris Swain 292178

Approved on 22/09/14 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

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 and block plan	A.001		23 June 2014
Plans and elevations as existing	A.002		11 June 2014
Plans and elevations as proposed	A.003		11 June 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 hereby permitted side extension without planning permission obtained from the Local Planning Authority.

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

BH2014/02181

118 Balfour Road Brighton

Erection of a single storey rear infill extension.

Applicant: Gillian and Martin Brown

Officer: Tom Mannings 292322

Approved on 23/09/14 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 Site Plan	06-2014-118B R	L-100	01/07/14
Block Plan	06-2014-118B R	L-101	01/07/14
Existing Drawings	06-2014-118B R	L-102	01/07/14
Proposed Drawings	06-2014-118B R	L-103b	16/09/14

BH2014/02328

62 Rugby Road Brighton

Erection of single storey rear extension.

Applicant: Mr & Mrs Raj & Sally Sowky

Officer: Lorenzo Pandolfi 292337

Approved on 22/09/14 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	14.01.04/1		14/07/2014
Site Block Plan	14.01.04/6		14/07/2014
Change to Foot Print	14.01.04/7		14/07/2014
Existing and Proposed Plans and Elevations	14.01.04/5		14/07/2014

BH2014/02516

5 Chester Terrace Brighton

Erection of single storey rear extensions and insertion of new window at first floor level to rear.

Applicant: Mr Andy Wright

Officer: Tom Mannings 292322

Approved on 19/09/14 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 Block & Site Location Plans	3427.PL.001		30/07/14
Proposed Ground Floor Plan	3427.PL.150	A	25/07/14
1st Floor showing Proposed Roof	3427.PL.151		25/07/14
Proposed Sections	3427.PL.250	A	30/07/14
Proposed Elevations	3427.PL.350	A	25/07/14
Existing Plans, Sections and Elev's	3427.EXG.01		25/07/14
Existing Block & Site Location Plans	3427.EXG.02		25/07/14

BH2014/02673

Prestamex House 171-173 Preston Road Brighton

Certificate of lawfulness for proposed change of use from offices (B1) to residential (C3) to create 34no one bedroom flats, 28no two bedroom flats and 4no three bedroom flats.

Applicant: Daejan (Brighton) Limited

Officer: Christopher Wright 292097

Approved on 02/10/14 DELEGATED

BH2014/02733

171 Preston Drove Brighton

Erection of single storey rear extension against side of rear outrigger.

Applicant: Mr Chris Bitterli

Officer: Benazir Kachchhi 294495

Approved on 07/10/14 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
Site Location plan and block plan	CH620	001	12 August 2014
Existing plans and elevations	CH620	002	12 August 2014
Existing elevations and sections	CH620	003	12 August 2014
Proposed plans and elevations	CH620	004	12 August 2014
Proposed elevations and sections	CH620	005	12 August 2014

BH2014/02787

76 Coventry Street Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.26m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.8m.

Applicant: Mr David Mitchell

Officer: Robert Hermitage 290480

Prior approval not required on 18/09/14 DELEGATED

BH2014/02845

Top Floor Flat 138 Springfield Road Brighton

Installation of rooflights to rear elevation.

Applicant: Mr James Cappucini

Officer: Robert Hermitage 290480

Approved on 02/10/14 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, Existing and Proposed Plans	CA/01	A	22nd August 2014

BH2014/02889

Flat 2 6 York Grove Brighton

Replacement of timber sash windows with UPVC casement windows to front and rear elevations.

Applicant: Mr S Jenkins

Officer: Robert Hermitage 290480

Refused on 07/10/14 DELEGATED

1) UNI

The proposed change of windows would have an incongruous visual appearance to the building, and disrupt the material, design and opening method with the remainder of the windows to the front elevation of the hoist building and thus would be contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

BH2014/02904

153 Havelock Road Brighton

Certificate of lawfulness for proposed velux window to replace two existing velux windows to rear elevation.

Applicant: Mr David Parfitt

Officer: Allison Palmer 290493

Approved on 02/10/14 DELEGATED

REGENCY

BH2013/03819

Former Royal Alexandra Hospital 57 Dyke Road Brighton

Application for approval of details reserved by conditions 30 and 39 of application BH2010/03379.

Applicant: Taylor Wimpey South West Thames

Officer: Guy Everest 293334

Split Decision on 01/10/14 DELEGATED

1) UNI

APPROVE the details pursuant to condition 39 subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 30 are NOT APPROVED

2) UNI2

1. Insufficient evidence has been submitted on the methodology, approach and rationale for the remedial contamination works undertaken. It is not therefore possible to agree the submitted details in respect of condition 30.

BH2014/00744

Cavendish House 138 Kings Road Brighton

Installation of lead coping to the roofs of Cavendish House and Kings Hotel and associated alterations to chimney stack.

Applicant: Cavendish House Investment Co Ltd

Officer: Chris Swain 292178

Approved on 06/10/14 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

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.

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			5 August 2014
Block plan			6 March 2014
Existing & Proposed plan	Mb/01/Cavendish house	C	1 September 2014
Proposed front elevation	Mb/02/Cavendish house	B	11 June 2014
Section A-A	Mb/03/Cavendish house	A	14 March 2014
Existing and proposed side elevations	Mb/04/Cavendish house	B	1 September 2014
Proposed section B-B	Mb/05/Cavendish house		1 September 2014

BH2014/00967

56 Old Steine Brighton

Change of use from offices (B1) at basement, first, second, third and fourth floor to 5no. two and three bedroom flats and maisonettes (C3) with external alterations including installation of external fire escape to replace existing and alterations to fenestration.

Applicant: Eurofile Pension Fund

Officer: Liz Arnold 291709

Approved on 25/09/14 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 policies HE1, HE3 and HE6 of the Brighton & Hove Local Plan.

3) UNI

No works shall take place until 1:20 scale elevational drawings and sections and 1:1 scale joinery section of the proposed external basement access door have been submitted to and approved in writing 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 policy HE1 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 not begin until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

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

6) UNI

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.

7) 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.

8) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 24th March 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.

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 and Block Plan	001	-	7th April 2014
Basement Plans Existing and Proposed	002	Rev. A	27th June 2014
Ground Floor Plans Existing and Proposed	003	Rev. A	27th June 2014
First Floor Plans Existing and Proposed	004	Rev. A	27th June 2014
Second Floor Plans Existing and Proposed	005	Rev. A	27th June 2014
Third Floor Plans Existing and Proposed	006	Rev. A	27th June 2014

Fourth Floor Plans Existing and Proposed	007	Rev. A	27th June 2014
	Sections		
Existing and Proposed	008	Rev. A	27th June 2014
South, West and East Elevations as Existing	009	-	24th March 2014
North, East and West Elevations as Existing	010	-	7th April 2014
South, West and East Elevations as Proposed	011	-	24th March 2014
North, East and West Elevations as Proposed	012	-	7th April 2014
Accommodation Schedule	013	-	24th March 2014
Floor Plans Indicating Services	014	Rev. A	27th June 2014
Window and Door Details	015	-	8th April 2014

10) UNI

Notwithstanding the information submitted, 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.

BH2014/00968

56 Old Steine Brighton

Internal alterations to facilitate change of use from offices (B1) at basement, first, second, third and fourth floors to 5no. two and three flats and maisonettes (C3) with external alterations including installation of an external fire escape to replace existing and alterations to fenestration.

Applicant: Eurofile Pension Fund

Officer: Liz Arnold 291709

Approved on 25/09/14 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 1:20 scale elevational drawings and sections and 1:1 scale joinery section of the proposed external basement access door have been submitted to and approved in writing by the Local Planning Authority. The windows shall be single 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 retained 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 full details of the junction of the proposed new

mezzanine floor glazing with the first floor windows, including 1:1 scale section details, 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 the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

4) 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.

5) 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 the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2014/01173

Former Royal Alexandra Hospital 57 Dyke Road Brighton

Creation of roof terrace to first floor incorporating balustrading and alterations to fenestration.

Applicant: Taylor Wimpey South West Thames

Officer: Guy Everest 293334

Refused on 19/09/14 DELEGATED

1) UNI

The balustrade, and associated glass screen, by reason of its design, scale and material, is a visually poor addition which would create a poor contrast with the decorative and detailed features to the original red brick building. The resulting appearance is clumsy and crude and detracts from the architectural integrity of the building. The proposal fails to preserve, enhance or better reveal the aesthetic significance of the building or its setting within the Montpelier & Clifton Hill Conservation Area. The proposal is therefore contrary to policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 09, Architectural Features.

BH2014/01610

17-19 Duke Street Brighton

Change of use from retail (A1) to restaurant (A3) incorporating installation of ventilation system.

Applicant: Mr D Dayan

Officer: Andrew Huntley 292321

Refused on 29/09/14 DELEGATED

1) UNI

The proposed change of use from retail (A1) to a restaurant (A3) would result in a significant break in the shopping frontage of more than 10 metres and would result in the number of non-retail units exceeding 25% on Duke Street. The proposal would have an adverse effect on the vitality and vibrancy of the Regional Shopping Centre and would undermine its retail function, contrary to policy SR4 of the Brighton & Hove Local Plan.

BH2014/01887

31 Kings Road Brighton

Installation of air conditioning unit to west elevation.

Applicant: Avante Ltd

Officer: Joanne Doyle 292198

Approved on 26/09/14 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

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. The Rating Level and existing background noise levels are to be determined as per the guidance provided in BS 4142:1997.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved 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	YO117-AO1		09 Jun 2014
Block Plan	YO117- A02		09 Jun 2014
Existing Elevation & Roof Plan	Y0117- A03		09 Jun 2014
Proposed Elevation & Roof Plan	Y0117- D01		09 Jun 2014

BH2014/01946

12 Montpelier Crescent Brighton

Erection of extension at lower ground floor level, creation of glass bridge at ground floor level, removal of fire escape at rear. Creation of glass platform at first floor level, internal alterations to layout, alterations to fenestration and other associated works.

Applicant: Michael & Mary D'Arcy

Officer: Joanne Doyle 292198

Approved on 26/09/14 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 full details of all new sash windows and their reveals and cills including 1:20 scale elevation drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be single 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 retained as

such thereafter.

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

3) UNI

All 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.

4) UNI

The hereby approved windows and doors shall be set in plain reveals with no 'drip mouldings'.

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

5) UNI

No works shall take place until a method statement for the works required to construct the rear basement extension has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved method statement.

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

Notwithstanding previously submitted drawings, no works shall 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:

- (i) All new external doors (including head, cills, reveals and door furniture);
- (ii) Extract flues/vents;
- (iii) Basement stair (including treads, risers and balustrade);
- (iv) All new internal doors (including door furniture); and
- (v) Ceiling light to ground floor.

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.

7) UNI

The external render finish of the rear basement extension hereby permitted shall match in material, colour, and texture that 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.

BH2014/01947

12 Montpelier Crescent Brighton

Erection of extension at lower ground floor level, creation of glass bridge at ground floor level, removal of fire escape at rear, alterations to fenestration and other associated alterations.

Applicant: Michael & Mary D'Arcy

Officer: Joanne Doyle 292198

Approved on 26/09/14 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 works shall take place until full details of all new sash windows and their reveals and cills including 1:20 scale elevation drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be single 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 retained as such thereafter.

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

3) UNI

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	1137 PL001		13 Jun 2014
Existing Block Plan	1137 PL002		13 Jun 2014
Proposed Block Plan	1137 PL003		13 Jun 2014
Existing Lower Ground Floor Plan	1137 PL004		13 Jun 2014
Existing Ground Floor Plan	1137 PL005		13 Jun 2014
Existing First Floor Plan	1137 PL006		13 Jun 2014
Existing Second Floor Plan	1137 PL007		13 Jun 2014
Existing Front & Rear Elevations	1137 PL008		13 Jun 2014
Survey Drawings Longitudinal Section	1137 PL009		13 Jun 2014
Proposed Lower Ground Floor Plan	1137 PL010	A	21 Aug 2014
Proposed Ground Floor Plan	1137 PL011	B	21 Aug 2014
Proposed First Floor Plan	1137 PL012	B	21 Aug 2014
Proposed Second Floor Plan	1137 PL013		21 Aug 2014
Proposed Front & Rear Elevations	1137 PL014	B	18 Aug 2014
Proposed Drawings Longitudinal Section	1137 PL015		13 Jun 2014
Proposed Drawings Lightwell Elevations	1137 PL016		13 Jun 2014
Proposed Drawings External Lightwell Elevations	1137 PL017	B	18 Aug 2014
Proposed Drawings Ext'l Undercroft Infill Elevation	1137 PL018	A	18 Aug 2014
Proposed Drawings Typical Window Elevation	1137 PL019	B	18 Aug 2014
Proposed Drawings Typical Window Details	1120 PL020	B	21 Aug 2014
Glass Bridge Details	1120 PL030		21 Aug 2014

4) UNI

The hereby approved windows and doors shall be set in plain reveals with no 'drip mouldings'.

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

5) UNI

No works shall take place until a method statement for the works required to construct the rear basement extension has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved method statement.

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

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 previously submitted drawings, no works shall 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:

- (i) All new external doors (including head, cills, reveals and door furniture); and
- (ii) Extract flues/vents.

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.

8) UNI

The external render finish of the rear basement extension hereby permitted shall match in material, colour, and texture that 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.

BH2014/02304

50-52 Norfolk Square Brighton

Change of use from offices (B1) to language school (D1).

Applicant: Olivet English Language School

Officer: Christopher Wright 292097

Approved on 23/09/14 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 first floor shall be used as a language school only and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1897 (or in any provision equivalent to that Class in any statutory instrument revoking and reacting that Order with or without modification).

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of the 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

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
Ground and First Floor plans	50NS		9 Jul 2014

BH2014/02315

Lees House 21-23 Dyke Road Brighton

Erection of rear infill extension at lower ground floor level.

Applicant: Lees House Ltd

Officer: Sue Dubberley 293817

Approved on 23/09/14 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, site and floor plans	(08) 01	A	11/07/14
Proposed floor plans	(08) 02	A	11/07/14
Existing and proposed elevations and sections	(08) 03	A	11/07/14

BH2014/02394

60 Middle Street Brighton

Internal alterations to layout of dwelling.

Applicant: Karis Developments

Officer: Joanne Doyle 292198

Refused on 23/09/14 DELEGATED

1) UNI

The subdivision and insertion of a bathroom into the southern front room at first floor level would have a significant adverse impact on the historic proportions, plan form and character of the Listed Building. There are no substantial public benefits which would outweigh this identified harm and the proposal is thereby contrary to policy HE1 of the Brighton & Hove Local Plan, and Supplementary Planning Guidance Note 11, Listed Building Interiors.

BH2014/02492

59 West Street Brighton

Display of externally illuminated fascia sign and internally illuminated fascia signs, projecting sign and menu boxes (retrospective).

Applicant: Stonegate Pubs

Officer: Christine Dadswell 292205

Approved on 22/09/14 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.

BH2014/02517

7B Bedford Towers Kings Road Brighton

Removal of existing glazed screening and replacement with new glazed screening to fully enclose balcony.

Applicant: Michael Thacker

Officer: Benazir Kachchhi 294495

Approved on 19/09/14 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			28 July 2014
Existing elevations and floor plan	RS-BT7B-1		28 July 2014
Proposed elevations and floor plan	RS-BT7B-2		28 July 2014
System 70 Gold Production Drawings			28 July 2014

BH2014/02520

First & Second Floor Maisonette 9 Montpelier Crescent Brighton

Replacement of existing second floor rear window.

Applicant: Mr J Dolding & Ms K Church

Officer: Robert Hermitage 290480

Approved on 22/09/14 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 windows hereby approved shall be single glazed painted timber vertical sliding sashes with no trickle vents and shall match exactly the original sash windows to the building, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, masonry cill and reveal details, and shall have concealed sash boxes recessed within the reveals and set back from the outer face of the building to match exactly the original sash boxes to the building.

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 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 Elevations	258MP9/02	-	28th July 2014
Existing Window and Door Section	258MP9/05	-	28th July 2014
Proposed Elevations	258MP9/07	-	5th September 2014

BH2014/02521

First & Second Floor Maisonette 9 Montpelier Crescent Brighton

Internal alterations and refurbishment of first and rear second floor maisonette incorporating replacement of existing second floor window.

Applicant: Mr J Dolding & Ms K Church

Officer: Robert Hermitage 290480

Approved on 22/09/14 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 listed building.

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

3) UNI

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

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

4) UNI

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

BH2014/02547

Steine House 55 Old Steine Brighton

Replacement of existing flat roof coverings with insulation and mastic asphalt finish with stone chippings and insertion of 2nd roof access hatches.

Applicant: Brighton YMCA

Officer: Liz Arnold 291709

Approved on 22/09/14 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.

BH2014/02553

15 Windlesham Road Brighton

Lowering of floor level and extensions to rear and side at basement level. (Part retrospective).

Applicant: Mr Leo Horsfield

Officer: Benazir Kachchhi 294495

Approved on 23/09/14 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 finishes of the external elevations 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 development shall not be brought into use until obscured or solid screening to the southern boundary of the ground floor veranda has been erected in accordance with drawing nos. LH14-500-203 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
Site Location plan and block plan	LH14-500-100		29 July 2014
Existing floor plans	LH14-500-101		18 September 2014
Existing roof plan and loft plan	LH14-500-102	A	29 July 2014
Existing elevations	LH14-500-103	B	18 September 2014
Existing elevation and section	LH14-500-104	B	18 September 2014
Proposed floor plans	LH14-500-201 B	C	18 September 2014
Proposed loft plan and roof plan	LH14-500-202	B	18 September 2014
Proposed elevations	LH14-500-203	A	18 September 2014
Proposed elevation and section	LH14-500-201 1	A	18 September 2014

5) UNI

Access to the flat roof over the extension hereby approved, other than the existing veranda identified on drawing no. LH14-500-201B C, 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.

BH2014/02580

86 Western Road Brighton

Display of 1no internally illuminated and 2no non-illuminated fascia signs, 1no

internally illuminated projecting sign, internal free-standing sign and 6no LED uplights.

Applicant: Creams London Ltd

Officer: Helen Hobbs 293335

Split Decision on 30/09/14 DELEGATED

1) UNI

GRANT advertisement consent for the fascia signs, internal free standing signs and LED uplights shown on drawing nos. Y118D03, Y118D04 and Y118D05

2) 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.

3) 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.

4) 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.

5) 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.

6) 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.

7) 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.

8) 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.

1) UNI

REFUSE advertisement consent for the projecting sign(s) shown on drawing no. YO118D04

2) UNI2

The projecting sign, due to its detail and siting, forms an alien addition that significantly harms the architectural and historic character and appearance of the exterior of the building. The proposal is thereby contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan, and Supplementary Planning Document 09, Advertisements.

BH2014/02582

86 Western Road Brighton

Installation of external and internal signage.

Applicant: Creams London Ltd

Officer: Helen Hobbs 293335

Refused on 29/09/14 DELEGATED

1) UNI

The projecting sign, due to its detail and siting, forms an alien addition that significantly harms the architectural and historic character and appearance of the exterior of the building. The proposal is thereby contrary to policies HE1 and HE9 of the Brighton & Hove Local Plan, and Supplementary Planning Document 09, Advertisements.

BH2014/02617

West Pier Kings Road Brighton

Display of non - illuminated hoarding.

Applicant: I-360 Ltd

Officer: Kathryn Boggiano 292138

Approved on 02/10/14 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.

BH2014/02666

Steine House 55 Old Steine Brighton

Replacement of existing flat roof coverings with insulation and mastic asphalt finish with stone chippings and insertion of 2nd roof access hatches.

Applicant: Brighton YMCA

Officer: Liz Arnold 291709

Approved on 22/09/14 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	040PC.PL3.00 1	-	5th August 2014
Block Plan	040PC.PL3.00 2	-	5th August 2014
Existing Roof Plan	040PC.PL3.00 3	-	5th August 2014
Roof Plan as Proposed	040PC.PL3.00 4	-	5th August 2014
Typical Roof Details	040PC.PL3.00 5	-	5th August 2014
Typical Roof Details	040PC.PL3.00 6	Rev A	5th August 2014

ST. PETER'S & NORTH LAINE

BH2013/03782

Land to Rear of 67-81 Princes Road Brighton

Construction of 6no two and three storey, 2no bedroom terraced houses with pitched roofs & solar panels. Provision of private and communal gardens, waste & refuse facilities & cycle store. Erection of a street level lift gate house.

Applicant: Carelet Ltd

Officer: Adrian Smith 290478

Approved after Section 106 signed on 19/09/14 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 not be occupied until the noise mitigation measures set out in the 'Planning Noise Assessment' received on 19 February 2014, specifically the installation of an appropriate whole house ventilation system to each dwelling, and the installation of 'Velfac 200' Sound Reduction Windows to all window openings and in regard to those facing the railway line, the installation of windows which will achieve an acoustic performance of at least 33 Rw. These measures shall be fully operation prior to first occupation of the dwellings hereby approved and shall be retained as such thereafter.

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouses 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, QD27 and HE6 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until measures to protect all trees which are to be retained within the site have been erected in accordance with BS 5837 (2012). The protection measures shall be retained in situ until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such protection measures.

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.

5) UNI

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

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

Hove Local Plan.

6) UNI

Three of the new dwellings hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter. The remaining three dwellings shall, other than the access route to the dwellings which includes ambulant stairs, be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

7) UNI

The iron gate within the front wall shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & 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 policies HO7 and TR1 of the Brighton & Hove Local Plan.

9) UNI

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

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

10) UNI

No works shall take place until full details of the doors and windows within the 'gatehouse' extension shown on the approved drawings have been submitted to and approved in writing by the Local Planning Authority. The door, windows and surrounds shall be painted softwood and retained as such thereafter and the development shall be carried out in accordance with the approved details.

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

11) UNI

No development shall take place until protection measures for the TPO Horse Chestnut tree at the entrance to the site set out in the tree report received on 06 November 2013 have been fully implemented. Once the measures are in place the Local Planning Authority shall be informed in writing no less than 14 days prior to development commencing on site. The development shall then be carried out in strict accordance with these protection measures.

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

12) UNI

No development shall take place until full details of the ambulant stairs including railings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and 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 ensure a satisfactory appearance to the development and to comply with policies HO13 and QD1 of the Brighton & Hove Local Plan.

13) UNI

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

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

14) UNI

No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy QD17 of the Brighton & Hove Local Plan.

15) 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.

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

No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

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

18) 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.

19) 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.

20) 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.

21) 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.

22) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan and Block Plan	1391-P-101-P 1		06/11/2013
Existing Elevations and Sections	1391-P-102-P 1		06/11/2013
Proposed Gatehouse Elevations	1391-P-103-P 2		24/01/2014
Proposed Lower Ground Floor Plan	1391-P-104-P 2		19/02/2014
Proposed Ground Floor Plan	1391-P-105-P 2		19/02/2014
Proposed First Floor Plan	1391-P-106-P 1		06/11/2013
Proposed Roof Plan	1391-P-107-P 1		06/11/2013
Proposed Elevations	1391-P-108-P 1		06/11/2013
Proposed Sections	1391-P-109-P 1		06/11/2013
Proposed Elevations and Sections	1391-P-110-P 1		06/11/2013
Proposed Elevations	1391-P-111-P 3		19/02/2014
South east elevation	1391-P-113-P 2		19/02/2014

BH2014/01599

54 North Road Brighton

Conversion of ground, first and second floors of house in multiple occupation to three self contained flats incorporating revised entrance.

Applicant: Moretons Investments

Officer: Jonathan Puplett 292525

Refused on 22/09/14 DELEGATED

1) UNI

The proposal, by reason of habitable rooms of an inadequate size, would provide a cramped and unsatisfactory standard of residential accommodation which would fail to meet the likely needs of future occupants. This harm is therefore considered to outweigh the benefit provided by the additional residential units. As such, the proposal would be contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposal would result in the unjustified loss of units of non self-contained accommodation which, in the absence of information to indicate otherwise, complies with, or is realistically capable of reaching the standards set out in the Housing Acts. The proposal is therefore contrary to policy HO14 of the Brighton & Hove Local Plan.

BH2014/01600

Land at 27-31 Church Street Brighton

Application for Approval of Details Reserved by Conditions 4, 5, 9, 10, 14, 18, 19 and 20 of application BH2011/02401 (Appeal ref APP/Q1445/A/12/2181318).

Applicant: Brockhampton Land Co Ltd

Officer: Wayne Nee 292132

Split Decision on 30/09/14 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 5, 9, 10, and 14 of application BH2011/02401 subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 4, 18, 19 and 20 are NOT APPROVED

2) UNI2

The details in relation to Condition 4 have not been approved as there is insufficient information relating to sample elevations, balcony railings and windows. Furthermore the submitted render, slate and brick samples are considered inappropriate. The details are therefore contrary to policies QD1 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The details in relation to Condition 18 have not been approved as the submitted lease agreement insufficiently covers the aspects of sustainability in respect of energy efficiency, water efficiency, materials and waste. The details are therefore contrary to policy SU2 of the Brighton & Hove Local Plan.

4) UNI4

The details in relation to Condition 19 have not been approved as there is insufficient information relating to asbestos screening within the submitted contaminated land assessment. The details are therefore contrary to policy SU11 of the Brighton & Hove Local Plan.

5) UNI5

The details in relation to Condition 20 have not been approved as there is no evidence of an on site investigation to record any remains that may survive on the site. The details are therefore contrary to policy HE12 of the Brighton & Hove Local Plan.

BH2014/01651

24 Crown Gardens Brighton

Installation of external wall insulation to south and west elevations.

Applicant: Dora Clouttick

Officer: Robert Hermitage 290480

Refused on 08/10/14 DELEGATED

1) UNI

The application lacks detail on the impact of the proposed insulation on the depth of the window and door reveals, the eaves and verge detail of the roof, the junction between the house and rear boundary wall to the Susses Masonic Temple, the extraction flue and rainwater goods. Notwithstanding this lack of detail the additional forward projection beyond the existing front building line, which is a strong feature of Crown Gardens, would poorly contrast with the remainder of the terrace. This contrast would be detrimental to the uniform character and appearance of Crown Gardens and the character and appearance of the wider West Hill Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2014/02217

107 Queens Road Brighton

Display of internally-illuminated projecting sign.

Applicant: Parks Residential Limited

Officer: Chris Swain 292178

Approved on 02/10/14 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.

BH2014/02218**107 Queens Road Brighton**

Installation of new shopfront.

Applicant: Parks Residential Limited**Officer:** Chris Swain 292178**Approved on 02/10/14 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 and proposed site plan, floor plans, elevations and sections	C-1420-01		3 July 2014

BH2014/02220**22 Gerard Street Brighton**

Certificate of lawfulness for proposed single storey rear infill extension.

Applicant: Mr Steve Hearsum**Officer:** Ross O'Ceallaigh 292359**Refused on 18/09/14 DELEGATED****1) UNI**

The development is not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended, as it extends beyond the rear wall of the dwellinghouse by more than 3 metres.

BH2014/02266**16 Tichborne Street Brighton**

Application for Approval of Details Reserved by Conditions 8, 9, 10 and 14 of application BH2012/00780.

Applicant: Mr Patrick Moorhead**Officer:** Liz Arnold 291709**Approved on 19/09/14 DELEGATED****BH2014/02379****29 Frederick Place Brighton**

Enclosure of courtyard with associated roof alterations including installation of rooflights.

Applicant: Mr Mark Lane**Officer:** Joanne Doyle 292198**Approved on 30/09/14 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
Site Location Plan Block Plan Existing & Proposed Floor Plans Elevations and Section	01	2	16 Jul 2014

BH2014/02381

31-33 Bath Street Brighton

Application for approval of details reserved by condition 21 of application BH2012/02147.

Applicant: Natterjack Construction

Officer: Wayne Nee 292132

Approved on 01/10/14 DELEGATED

BH2014/02407

Railway Bridge New England Road Brighton

Application for variation of condition 1 of application BH2011/01227 (Application for removal of condition 1 of application BH2008/03424) to allow for alterations to the light units.

Applicant: Jon Mills

Officer: Sarah Collins 292232

Approved on 18/09/14 DELEGATED

BH2014/02428

St Nicholas Lodge Church Street Brighton

Replacement UPVC windows to residential units.

Applicant: St Nicholas RTM Company Ltd

Officer: Lorenzo Pandolfi 292337

Approved on 19/09/14 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 hereby approved windows shall match the glazing pattern, frame colour and opening method of the existing windows.

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

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	SNL 04		21/07/2014
Existing windows	SNL 02		21/07/2014
Proposed windows	SNL 03		21/07/2014
As existing elevations	SNL 01		21/07/2014

BH2014/02435

Brighton Station Queens Road Brighton

Display of 'Welcome to Brighton' sign.

Applicant: Brighton & Hove City Council

Officer: Chris Swain 292178

Approved on 02/10/14 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.

BH2014/02436

100 Upper Lewes Road Brighton

Replacement of existing crittal casement and timber sash windows with timber windows.

Applicant: Enterprise Inns

Officer: Andrew Huntley 292321

Approved on 22/09/14 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 Ground Floor Plan	13.76.EI.P.100		22.07.2014
Existing Elevations	13.76.EI.P.101		22.07.2014
Proposed Elevations	13.76.EI.P.102		22.007.2014
Location Plan	13.76.EI.P.103		22.07.2014
Block Plan	13.76.EI.P.104		22.07.2014
Technical Drawings			01.08.2014

BH2014/02446

Brighton Station Queens Road Brighton

Display of foamex image and text panels within recesses of panelling to the East of the site (temporary consent).

Applicant: Fotodocument

Officer: Chris Swain 292178

Approved on 18/09/14 DELEGATED

1) UNI

The hereby permitted image and text panels shall be removed and the timber

panelling restored to its condition immediately prior to the panels being installed on or before 30th September 2015 in accordance with a scheme of work submitted to and approved in writing by 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.

BH2014/02529

15 Winchester Street Brighton

Erection of single storey rear extension.

Applicant: Andrew Bolt

Officer: Mark Thomas 292336

Approved on 02/10/14 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 window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed within the northern elevation of the extension without planning permission obtained from the Local Planning Authority.

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

4) UNI

The development hereby permitted shall be carried out in accordance with 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 Plans	1232 10		28/07/2014
Existing Ground Floor Plan	1232 01		28/07/2014
Section AA	1232 03		28/07/2014
Proposed Ground Floor Plan	1232 04		28/07/2014
South West Elevation Proposed and Existing	1232 08		28/07/2014
North Elevation	1232 09		28/07/2014

BH2014/02587

Flat 7 Villiers Court Trafalgar Place Brighton

Replacement of existing 3no bay windows and 2no existing outward opening windows with tilt and turn.

Applicant: Paul Maclean-Eltham

Officer: Tom Mannings 292322

Approved on 02/10/14 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	ESX202358		31/07/14
Plan			31/07/14
Purchase Agreement	HS0221		08/08/14
Survey Manual			19/08/14
Product Brochure (24 Pages)	ML0210		08/08/14
Product Brochure (74 Pages)	ML0043		08/08/14

BH2014/02601

36 Gardner Street Brighton

Erection of rear extension to basement and ground floor.

Applicant: LB International

Officer: Robert Hermitage 290480

Approved on 22/09/14 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 and Block Plan	311/01	P1	1st August 2014
Plans as existing	311-02	P1	1st August 2014
Elevations and Section as Existing	311-03	P1	1st August 2014
Plans as Proposed	311-04	P2	1st August 2014
Elevations and Sections as Proposed	311-05	P2	1st August 2014
Site Photograph	311/06	P1	1st August 2014

BH2014/02657

60 Princes Road Brighton

Replacement of UPVC front door and fanlight with composite front door and fanlight (Retrospective).

Applicant: Mr Thomas Corr

Officer: Allison Palmer 290493

Refused on 02/10/14 DELEGATED

1) UNI

The replacement composite door with a UPVC frame by virtue of its design and

materials does not comply with SPD09 and policies QD14 and HE6 of the Brighton & Hove Local Plan with regard to the character of the Roundhill Conservation Area.

BH2014/02747

Top Floor Flat 5 Buckingham Road Brighton

Installation of 4no rooflights.

Applicant: Tracey Fish

Officer: Mark Thomas 292336

Approved on 08/10/14 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 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.

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, block plan, elevations and sections (existing and proposed)	14-133-02	A	13th August 2014

BH2014/02841

28 West Hill Street Brighton

Application for approval of details reserved by condition 3 of application BH2014/01851.

Applicant: Mr Keith Baxter

Officer: Robert Hermitage 290480

Approved on 19/09/14 DELEGATED

BH2014/02877

24 Buckingham Street Brighton

Certificate of lawfulness for proposed change of use from small house in multiple occupation (C4) to single residential dwelling (C3).

Applicant: Mr James Cheek

Officer: Robert Hermitage 290480

Approved on 02/10/14 DELEGATED

WITHDEAN

BH2014/01515

50 Withdean Road Brighton

Remodelling of existing dwelling and associated works including erection of pitched roof side extensions, re-pitched roof including rooflights and raised ridge height, excavation to create floor space at lower ground floor level and relocation of garage to front of property at ground floor level.

Applicant: Mr Ilias Triantafyllou

Officer: Helen Hobbs 293335

Approved on 19/09/14 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 or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Construction Specification/Method Statement has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Construction Specification/Method Statement.

Reason: To ensure the adequate protection of the protected 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

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 QD14 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
Block Plan, Location Plan and Proposed Site Layout Plan	1072014/01		8th May 2014
Existing Floor Plan, Section A-A and Elevations	1072014/02		8th May 2014
Proposed Lower Ground, Ground Floor Plans and front / rear Elevations	1072014/03		8th May 2014
Proposed roof / first floor plan and side elevations	1072014/04		8th May 2014
Proposed sections B-B, C-C and D-D	1072014/05		8th May 2014

BH2014/02153

30 Gordon Road Brighton

Erection of single storey rear extension incorporating rear roof alterations and rooflights.

Applicant: Paxform Properties

Officer: Joanne Doyle 292198

Refused on 02/10/14 DELEGATED

1) UNI

The proposed rear extension, by reason of scale, design, roof form and bulk would result in an over dominant and unsympathetic addition which would relate poorly to the appearance of the building and to the visual amenity of the surrounding area. The proposal is therefore contrary to QD14 of the Brighton & Hove Local Plan and the Supplementary Planning document: Design guide for Extensions and Alterations (SPD12).

BH2014/02157

Crowhurst Hall Knoyle Road Brighton

Erection of single storey extension to West elevation incorporating disabled and access ramp and associated works. (Part Retrospective)

Applicant: PCC of St John The Evangelist Church

Officer: Robert Hermitage 290480

Approved on 29/09/14 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 and Block Plans	1441-W-001-P 1	-	7th July 2014
Site Survey Plan	1441-W-002	-	30th June 2014
Existing Ground Floor Plan	1441-W-003	-	30th June 2014
Existing Roof Plan	1441-W-004	-	30th June 2014
Existing Elevations	1441-W-005	-	30th June 2014
Proposed Site Plan	1441-W-006	-	30th June 2014
Proposed Ground Floor Plan	1441-W-007	-	30th June 2014
Proposed Roof Plan	1441-W-008	-	30th June 2014
Proposed Section AA	1441-W-009	-	30th June 2014
Proposed West Elevation	1441-W-010	-	30th June 2014
Proposed North Elevation	1441-W-011	-	30th June 2014
Proposed South Elevation	1441-W-012	-	30th June 2014
Proposed Site Plan Showing Drainage	1441-W-016	-	30th June 2014
Foundation Plans	4707/02	A	17th September 2014
Cycle Rack Locations	1441-W-017	-	17th September 2014

BH2014/02523

43 Hillcrest Brighton

Roof alterations incorporating side hip to gable extension, rooflights to front elevation, enlargement of existing rear dormer and installation of solar panels to roof of garage. (Retrospective)

Applicant: Antony Davies

Officer: Allison Palmer 290493

Refused on 30/09/14 DELEGATED

1) UNI

The roof extensions significantly harm the character and appearance of the existing property, the street scene and the surrounding area. In addition, the excessive bulk of the roof extension and dormer result in unbalancing this pair of semi detached bungalows contrary to policy, SPD12 Design Guide for Extensions and Alterations and policy QD14 of the Brighton & Hove Local Plan.

BH2014/02525

Crowhurst Hall Knoye Road Brighton

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2012/02392.

Applicant: PCC of St John The Evangelist Church

Officer: Liz Arnold 291709

Approved on 18/09/14 DELEGATED

BH2014/02563

51 Hampstead Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating rear dormer and front rooflight, installation of glass framed panels to existing rear flat roof, alterations to fenestration, new external stairs from ground floor to basement and associated alterations.

Applicant: Mr Hugh Thompson

Officer: Allison Palmer 290493

Refused on 18/09/14 DELEGATED

BH2014/02570

180 Tivoli Crescent North Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.9m, for which the maximum height would be 3.2m, and for which the height of the eaves would be 3.2m.

Applicant: Mr & Mrs Seth Richardson

Officer: Mark Thomas 292336

Prior Approval is required and is refused on 18/09/14 DELEGATED

BH2014/02595

160 Valley Drive Brighton

Erection of first floor side extension above garage, single storey rear extension and creation of doorway to side.

Applicant: Mr B Khan

Officer: Christine Dadswell 292205

Refused on 29/09/14 DELEGATED

1) UNI

The proposed extensions would represent poorly designed and contrived additions which do not retain the integrity of the original building. The proposed rear extension would create a wraparound element to the detriment of the original plan form of the property. The proposed first floor extension would appear as a

visually dominant, bulky and discordant feature on the building and within the street scene to the detriment of the character of the area. In addition, the proposed side extension would harm the appearance of the street scene by excessively infilling the rhythm of spaces between the buildings, removing the continuity within the existing street scene. Therefore the proposal 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 first floor extension by reason of design, bulk and massing would represent an unneighbourly impact on the occupiers of No 162 Valley Drive by way of sense of enclosure and overbearing impact. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/02652

79 Green Ridge Brighton

Certificate of lawfulness for proposed enlargement of existing side dormer.

Applicant: Mr A Sellins

Officer: Lorenzo Pandolfi 292337

Approved on 29/09/14 DELEGATED

BH2014/02664

44 Reigate Road Brighton

Erection of single storey rear extension and new front bay window.

Applicant: Anna Griph

Officer: Benazir Kachchhi 294495

Approved on 01/10/14 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 brought into use until obscured or solid screening to the northern boundary of the ground floor deck has been erected in accordance with drawing no. PBP0171/01A. 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.

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	PBP0171/02		07 August 2014
Block plan	PBP0171/02		07 August 2014
Amended existing and proposed plans and	PBP0171/01A		12 September 2014

elevations			
------------	--	--	--

BH2014/02676

Land West of Redhill Close Brighton

Application for Approval of Details Reserved by Conditions 14 and 15 of application BH2013/00293.

Applicant: Bellway Homes (South East) Ltd

Officer: Mark Thomas 292336

Refused on 02/10/14 DELEGATED

1) UNI

Insufficient information has been submitted to comply with the requirements of conditions 14 and 15 of application BH2013/00293 since no detail has been submitted in relation to plots 1-22. It has, therefore, not been demonstrated that the development would comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

BH2014/02688

16 Mill Rise Brighton

Erection of roof extension including new front dormer.

Applicant: Michael Jordan

Officer: Tom Mannings 292322

Refused on 26/09/14 DELEGATED

1) UNI

The proposed roof extension and front dormer would be an unduly bulky addition which would dominate the front roofslope of the property, unbalancing the semi-detached pair of dwellings, causing significant harm to the character and appearance of the property and the wider street scene. As such, the proposal would be contrary to policy QD14 of the Brighton & Hove Local Plan, and SPD12: Design guide for extensions and alterations.

BH2014/02752

14 Withdean Road Brighton

Variation of condition 7 and 10 of application BH2013/01031 (Erection of new detached 5no bedroom dwelling, swimming pool and pool house adjacent to existing house) to require the development to achieve Level 4 rather than 5 of the Code for Sustainable Homes.

Applicant: Mr & Mrs K Pierson

Officer: Adrian Smith 290478

Approved on 07/10/14 DELEGATED

1) UNI

The development hereby permitted shall be commenced before 12/06/2016.

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
Site plan	12 WR.01	-	02/04/2013
Existing and proposed site survey plans and sections	12 WR.04		02/04/2013
	12 WR.06		02/04/2013
	12 WR.27		02/04/2013
	12 WR.28		02/04/2013

	12 WR.31		02/04/2013
Proposed floor plans, elevations and sections- main house	12 WR.07	B	02/04/2013
	12 WR.08	B	02/04/2013
	12 WR.09	B	02/04/2013
	12 WR.10	B	02/04/2013
	12 WR.11	B	02/04/2013
	12 WR.12	B	02/04/2013
	12 WR.13	B	02/04/2013
	12 WR.14	B	02/04/2013
	12 WR.15	B	02/04/2013
Proposed floor plans, elevations and sections- guest house	12 WR.18	B	02/04/2013
	12 WR.19	A	02/04/2013
	12 WR.20	B	17/04/2013
	12 WR.21	B	17/04/2013
	12 WR.22	B	17/04/2013
	12 WR.23	B	17/04/2013

3) UNI

The 'guest house' as detailed on the approved drawings shall be used in conjunction with the property at 14 Withdean Road only and shall not otherwise be occupied as a separate unit of residential accommodation.

Reason: For the avoidance of doubt as the proposed unit would constitute sub-standard residential accommodation in its own right and to accord with policy QD27 of the Brighton & Hove Local Plan.

4) UNI

The finished floor levels and garden levels of the development hereby permitted shall be carried out in full accordance with those set out on drawing no. 12 WR.31 received on 02 April 2013.

Reason: For the avoidance of doubt to safeguard the amenities of the occupiers of nearby properties and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

5) UNI

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

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with planning policies QD1 and QD2 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 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 building is occupied.

Reason: To ensure a satisfactory appearance to the development and to safeguard the amenities of the occupiers of nearby properties and to comply with policies QD1, QD2, QD15 and QD27, of the Brighton & Hove Local Plan.

7) 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.

8) UNI

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

Reason: To enhance the appearance of the development in the visual amenities of the area and to comply with policies QD15 and HE6 of the Brighton & Hove Local Plan.

9) UNI

All planting, seeding, or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority give 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 visual amenities of the area and to comply with policies QD15 and HE6 of the Brighton & Hove Local Plan.

10) UNI

The residential unit hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the 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.

11) UNI

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

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

12) UNI

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

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

13) UNI

No residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves Code level 4 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 &

BH2014/02770

113 Valley Drive Brighton

Certificate of lawfulness for proposed single storey extension to side and rear.

Applicant: Mr & Mrs Philippe Epifanoff

Officer: Benazir Kachchhi 294495

Approved on 07/10/14 DELEGATED

BH2014/02818

Westview Cornwall Gardens Brighton

Application for approval of details reserved by condition 3 of application BH2013/00491.

Applicant: Mr & Mrs N Anderson

Officer: Andrew Huntley 292321

Approved on 18/09/14 DELEGATED

EAST BRIGHTON

BH2014/01688

Sweda Court Chesham Street Brighton

Replacement of timber fascia to entrance canopy with UPVC fascia.

Applicant: Edenbrook Enterprises Ltd

Officer: Wayne Nee 292132

Approved on 02/10/14 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 floor plan and elevation	n/a		23 September 2014
Block plan	n/a		21 May 2014
Site plan	n/a		05 June 2014

BH2014/01872

Royal Sussex County Hospital Eastern Road Brighton

Application for approval of details reserved by conditions 9, 12 and 13 of application BH2013/03983.

Applicant: Brighton & Sussex University Hospitals NHS Trust

Officer: Kathryn Boggiano 292138

Approved on 19/09/14 DELEGATED

BH2014/02120

Flat 1 4 Eastern Terrace Brighton

Erection of single storey outbuilding in rear garden and insertion of new door to rear elevation.

Applicant: Mr J Foley
Officer: Tom Mannings 292322

Approved on 24/09/14 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 building hereby permitted shall be used solely as ancillary accommodation in connection with the enjoyment of Flat 1, 4 Eastern Terrace and shall at no time be occupied as a separate planning unit.

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

3) UNI

No works shall take place until full details of the new door to the rear elevation of the building, including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter.

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

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
Proposed Studio	151.14.01c		05/09/14

5) UNI

No works shall take place until details of the weathering to the junction between the hereby approved studio and adjoining wall have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

BH2014/02152

21 Chesham Street Brighton

Non Material Amendment to BH2014/01214 to reduce the size and adjust configuration of the rear doors and add a non opening obscure glazed side window above retaining wall.

Applicant: Benjamin Robinson
Officer: Sonia Gillam 292265

Approved on 02/10/14 DELEGATED

BH2014/02513

29 Bloomsbury Place Brighton

Removal of existing fire escape and landings to rear elevation and internal alterations to layout of house. (Part retrospective).

Applicant: Marina Popova
Officer: Lorenzo Pandolfi 292337

Approved on 19/09/14 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 new partitioning on the first floor to separate the two main rooms shall sit slightly within the depth of the wall and leave the existing architrave around the opening on both sides.

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 hereby approved works shall be undertaken in their entirety as a single operation.

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 embedded metalwork shall be carefully removed from the wall fabric on the removal of the fire escape, and the masonry and surrounding render surfaces made good to match existing wall and finishes.

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

BH2014/02514

29 Bloomsbury Place Brighton

Removal of existing fire escape and landings to rear elevation. (Part retrospective).

Applicant: Marina Popova
Officer: Lorenzo Pandolfi 292337

Approved on 19/09/14 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

All embedded metalwork should be carefully removed from the wall fabric on the removal of the fire escape, and the masonry and surrounding render surfaces made good to match existing wall and finishes.

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 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 plans	12104 001-A	PA	28/07/2014
Existing Lower and Upper Ground Floor Plans	12104 002-A	PA	28/07/2014
Existing First and Second Floor plans	12104 003-A	PA	28/07/2014
Existing Third Floor and Roof	12104	PA	28/07/2014

Plans	004-A		
Existing Section A-A	12104 005-A	PA	28/07/2014
Existing Rear Elevation	12104 006-A	PA	28/07/2014
Proposed Lower and Upper Ground Floor Plans	12104 007-A	PA	28/07/2014
Proposed First and Second Floor Plans	12104 008-A	PA	28/07/2014
Proposed Third and Roof Plans	12104 009-A	PA	28/07/2014
Proposed Section A-A	12104 010-A	PA	28/07/2014
Proposed Rear Elevation 1	12104 011-A	PA	28/07/2014

BH2014/02573

27 St Marys Square Brighton

Relocation of front door and frame.

Applicant: Mr Brian Pickering

Officer: Tom Mannings 292322

Approved on 02/10/14 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			27/08/14
Site Plan			31/07/14
Plans and Elevations	A131		31/07/14

BH2014/02691

73 Wilson Avenue Brighton

Certificate of Lawfulness for proposed loft conversion incorporating rooflight to front and dormer to side and rear.

Applicant: Ms Melanie Evans

Officer: Robert Hermitage 290480

Approved on 18/09/14 DELEGATED

BH2014/02744

8A Bristol Gate Brighton

Installation of replacement roof and new and replacement windows to existing rear conservatory and creation of roof terrace above with balustrading.

Applicant: Ms Behira Graham

Officer: Joanne Doyle 292198

Approved on 08/10/14 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 details of privacy screening to the north and southern side elevations of the hereby approved terrace have been submitted to and approved in writing by the Local Planning Authority. The details shall comprise opaque or solid screening to a height of at least 1.6 metres. The screening shall be erected in accordance with the agreed details prior to first use of the terrace 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.

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 Site Plan & Block Plan Proposed Block Plan	1401-100		13 Aug 2014
Existing Plans	1401-200		13 Aug 2014
Proposed Plans	1041-210		13 Aug 2014
Existing Elevations	1401-300		13 Aug 2014
Proposed Elevations Option 2	1401-311		13 Aug 2014

BH2014/02828

Royal Sussex County Hospital Eastern Road Brighton

Application for approval of details reserved by condition 10 of application BH2013/03983.

Applicant: Brighton and Sussex University Hospitals NHS Trust

Officer: Kathryn Boggiano 292138

Approved on 26/09/14 DELEGATED

BH2014/02829

Royal Sussex County Hospital Eastern Road Brighton

Application for approval of details reserved by condition 5 of application BH2013/03983.

Applicant: Brighton and Sussex University Hospitals NHS Trust

Officer: Kathryn Boggiano 292138

Approved on 26/09/14 DELEGATED

HANOVER & ELM GROVE

BH2013/04295

Land to the side of and 14 Southover Street Brighton

Demolition of existing brick outhouse and erection of 1no one bedroom house and 1no two bedroom house (C3).

Applicant: Mr Alan Teague

Officer: Andrew Huntley 292321

Refused on 18/09/14 DELEGATED

1) UNI

The proposed one bedroom dwelling would have a detrimental impact on neighbouring amenity as it would appear as a visually overbearing and

un-neighbourly form of development to the properties on Hanover Terrace and would result in a loss of outlook from the rear windows of 15 Southover Street by reason of its height, relationship and close proximity to neighbouring properties. In addition, there would be overlooking and the perception of overlooking from the garden area of 15 Southover Street into the ground floor bedroom of the proposed one bed dwelling to the detriment of the amenity of future occupiers. The proposal is thereby contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/02007

77 Carlyle Street Brighton

Extension of rear roofslope and installation of 2no dormers to rear elevation.

Applicant: Mr Ian Bingham

Officer: Joanne Doyle 292198

Refused on 02/10/14 DELEGATED

1) UNI

The proposed roof extension, which would be clearly visible in public views north along Carlyle Street, would appear at odds with the hipped roof forms which dominate this locality. The resulting roof form would be poorly designed in relation to the existing building and would fail to emphasise and enhance the positive qualities of the local neighbourhood. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/02400

83 Hanover Terrace Brighton

Alterations to rear raised platform including installation of privacy screen (Part Retrospective).

Applicant: Mr Daryl Dawes

Officer: Allison Palmer 290493

Approved on 30/09/14 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 obscure Perspex privacy screen as detail on "Proposed Plan" submitted as part of this application shall be erected within four weeks from the date of when the platform is altered, and thereafter be permanently retained as such.

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

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			17/07/2014
Existing plan			08/08/2014
Proposed plan			08/08/2014

BH2014/02450**2 De Montfort Road Brighton**

Erection of single storey rear extension.

Applicant: Chloe Martin**Officer:** Jason Hawkes 292153**Approved on 19/09/14 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
Existing Ground and First Floor Plans	251DMR02/01		24th July 2014
As Existing Elevation, Block, Location Plans and Section A-A	251DMR02/02		24th July 2014
Proposed Ground and First Floor Plans	251DMR02/03		24th July 2014
Proposed Elevation, Block, Location Plans and Section A-A	251DMR02/04		14th August 2014

BH2014/02458**15 Quebec Street Brighton**

Planning permission is sought for the change of use from single dwelling (C3) to four bedroom small house in multiple occupation (C4).

Applicant: Dr Keith Sharpe**Officer:** Chris Swain 292178**Approved on 29/09/14 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			4 August 2014
Existing and proposed floor plans			4 August 2014

BH2014/02600

Lower Ground Floor Flat 5A Franklin Road Brighton

Erection of a single storey rear extension and revised fenestration. (Amended description)

Applicant: Mrs Gurinderjeet Kaur De Brun

Officer: Lorenzo Pandolfi 292337

Approved on 30/09/14 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 & Block Plan	K148-001		01/08/2014
Survey as Existing	K148-002		01/08/2014

Proposed Flat Plans, Elevations & Section	K148-100		01/08/2014
---	----------	--	------------

BH2014/02610

1 De Montfort Road Brighton

Change of use from former chapel (D1) to 5 bedroom small house in multiple occupation (C4) including alterations to fenestration to front elevation (part retrospective).

Applicant: Lindene GB Promotions Ltd

Officer: Adrian Smith 290478

Approved on 30/09/14 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	-	-	04/08/2014
Block plan	-	-	04/08/2014
Pre-existing floor plans	-	-	15/08/2014
Existing floor plans	-	-	15/08/2014
Existing elevations	14492-02	-	15/08/2014
Proposed floor plans and elevations	14492-01	A	12/09/2014

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

All external works detailed on drawing no.14492-01 rev.A received on 12 September 2014 shall be completed prior to the first occupation of the 5-bedroom C4 small House in Multiple Occupation hereby permitted.

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

4) UNI

The first floor room marked 'store' as detailed on drawing no.14492-01 rev.A received on 12 September 2014 shall be retained as such at all times and shall not be used as additional bedroom accommodation.

Reason: To ensure a satisfactory standard of accommodation for future occupiers and to comply with policy QD27 of the Brighton & Hove Local Plan.

5) UNI

Prior to first occupation of the 5-bedroom C4 small House in Multiple Occupation hereby permitted, as detailed on drawing no.14492-01 rev.A received on 12 September 2014, details of measures to reduce the water consumption of the development shall have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall thereafter be retained as such.

Reason: To make the development sustainable and efficient in the use of water and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

6) UNI

Prior to first occupation of the 5-bedroom C4 small House in Multiple Occupation hereby permitted, as detailed on drawing no.14492-01 rev.A received on 12 September 2014, the windows in the west elevation of the development hereby permitted, with the exception of the recessed window to the bedroom adjacent to the store above the north side passageway, shall be obscure glazed and thereafter permanently retained as such.

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

7) UNI

Prior to first occupation of the 5-bedroom C4 small House in Multiple Occupation hereby permitted, as detailed on drawing no.14492-01 rev.A received on 12 September 2014, a scheme for the storage of refuse and recycling shall have been submitted to and approved in writing by the Local Planning Authority. The 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 the provision of satisfactory facilities for the storage of refuse and to comply with policy QD27 of the Brighton & Hove Local Plan.

8) UNI

Prior to first occupation of the 5-bedroom C4 small House in Multiple Occupation hereby permitted, as detailed on drawing no.14492-01 rev.A received on 12 September 2014, details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority. The 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

No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse(s) 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.

BH2014/02742

40 Franklin Street Brighton

Certificate of lawfulness for proposed loft conversion incorporating dormer to the rear.

Applicant: David Bishop

Officer: Tom Mannings 292322

Approved on 19/09/14 DELEGATED

BH2014/02898

8 St Helens 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 5m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.

Applicant: Ms Claire Andrews & Mr Mark Dadswell

Officer: Chris Swain 292178

Prior approval not required on 06/10/14 DELEGATED

HOLLINGDEAN & STANMER

BH2008/03461

Chichester 3 Pevensey 2 and Pevensey 3 Buildings University of Sussex Falmer

Replacement of existing crittall windows with new double glazed crittall windows, fenestration and profile to match existing. Installation of free-standing guard rails to perimeter of roof and rooflights.

Applicant: Mr Neil Troak

Officer: Andrew Huntley 292321

Refused on 30/09/14 DELEGATED

1) UNI

The proposed handrails to Pevensey III would be detrimental to the character and appearance of the host building, the adjacent listed buildings and the wider area. In addition, the application has failed to demonstrate that the proposed windows would not harm the character and appearance of the buildings, which continue the strong Spence character. As such, the proposals are contrary to the requirements of policies QD14 and HE3 of the Brighton & Hove Local Plan.

BH2011/00006

Falmer House Gardner Centre Road University of Sussex Brighton

External alterations including replacement of crittall window with new door and internal alterations to layout.

Applicant: University of Sussex

Officer: Andrew Huntley 292321

Approved on 24/09/14 DELEGATED

BH2011/00905

Falmer House Gardner Centre Road University of Sussex Brighton

Replacement of existing single glazed Crittall windows with new double glazed Crittall windows to Mandela Hall and Flint Stairwell.

Applicant: University of Sussex

Officer: Andrew Huntley 292321

Approved - no conditions on 01/10/14 DELEGATED

BH2011/00909

Falmer House Gardner Centre Road University of Sussex Brighton

External alterations including repairs to concrete and brickwork, replacement of windows and doors and installation of edge restraint system.

Applicant: University of Sussex

Officer: Andrew Huntley 292321

Approved - no conditions on 01/10/14 DELEGATED

BH2014/00937

Varley Halls of Residence Coldean Lane Brighton

Application for Approval of Details Reserved by Conditions 41, 43, 45, 47, 50 and

51 of application BH2010/00235.

Applicant: University of Brighton
Officer: Andrew Huntley 292321
Approved on 23/09/14 DELEGATED

BH2014/02447

Education Development Building Arts Road University of Sussex Brighton
Alterations to fenestration at ground floor level to west elevation.

Applicant: University of Sussex
Officer: Robert Hermitage 290480

Approved on 22/09/14 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 Plan	EX01	-	22nd July 2014
Works Plan	EX03	-	22nd July 2014
Site and Access Plan	EX05	A	30th July 2014
Proposed Windows	D01	B	2nd September 2014
Proposed Window Details	D02	A	2nd September 2014
Proposed Window Details	D03	-	30th July 2014
Proposed Plan	PL01	-	22nd July 2014
Proposed Elevations	PL02	A	2nd September 2014

BH2014/02497

40 Park Road Brighton

Erection of single storey rear extension. (Part retrospective).

Applicant: Mr Mark Packham
Officer: Joanne Doyle 292198

Refused on 19/09/14 DELEGATED

1) UNI

The rear extension, by reason of its depth, scale and roof form, represents an overly dominant addition which diminishes the original plan form of the dwelling and fails to relate to the design and detailing of the existing building and those adjoining. The proposal is thereby contrary to QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/02603

240 Ditchling Road Brighton

Erection of single storey rear extension.

Applicant: Mr Jeremy Reid
Officer: Ross O'Ceallaigh 292359

Approved on 25/09/14 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. The colour of the proposed extension should be white to match the existing rear elevation.

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
Design and Access Statement			04/08/2014
Existing and Proposed Drawings	L-102		04/08/2014
Site Location Plan	L-100		04/08/2014
Block Plan	L-101		04/08/2014

BH2014/02604

Homewood College Queensdown School Road Brighton

Installation of fence to south elevation.

Applicant: Homewood College

Officer: Robert Hermitage 290480

Approved on 26/09/14 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 fencing, gates, and posts hereby approved shall consist of a polyester powder-coated green paint and retained as such.

Reason: To ensure a satisfactory appearance to the development and to comply with policy 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	001	-	4th August 2014
Block Plan - Existing Layout	002	-	4th August 2014
Block Plan - Proposed Layout	003	-	4th August 2014
Fence Line Layout	003	004	4th August 2014
Fence Line Layout	003	004	4th August 2014

BH2014/02768

48 Stanmer Villas Brighton

Certificate of lawfulness for proposed loft conversion incorporating creation of rear dormer and insertion of 3no rooflights to front.

Applicant: Ms Catherine Bushell

Officer: Robert Hermitage 290480

Approved on 19/09/14 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2014/01824

41 Carlyle Avenue Brighton

Application for approval of details reserved by conditions 4, 5, 6, 7, 8, 9, 10, 11 and 12 of application BH2013/03573.

Applicant: Joshua Charles Developments Ltd

Officer: Sue Dubberley 293817

Approved on 25/09/14 DELEGATED

BH2014/02474

34 Ewhurst Road Brighton

Change of use from dwelling (C3) to five bedroom small house in multiple occupation (C4).

Applicant: Peter Boorman

Officer: Chris Swain 292178

Refused on 22/09/14 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.

2) UNI2

The submitted plans lack sufficient detail to adequately assess the layout and quality of accommodation. Notwithstanding this, the proposed change of use to provide 5 bedrooms as a small House in Multiple Occupation would, as a result of a bedroom within the basement which would have unacceptably poor light levels and outlook and a lack of shared communal space would fail to provide an acceptable standard of accommodation. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/02760

3 Hillside Brighton

Application for approval of details reserved by conditions 7, 9 and 11 of application BH2014/00597.

Applicant: Archer Construction

Officer: Sonia Gillam 292265

Split Decision on 08/10/14 DELEGATED

1) UNI

The details pursuant to conditions 7 and 9 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 11 are NOT APPROVED for the reason set out below.

A detailed Method Statement regarding tree protection has not been received. The proposed tree protection method is not suitable for an area which is soil and it is not therefore possible to approve details in respect of condition 11.

QUEEN'S PARK

BH2014/01323

Pavilion House 6-7 Old Steine Brighton

Internal alterations to ground, first, second and third floors including changes to layout.

Applicant: Brighton Language College

Officer: Andrew Huntley 292321

Approved on 01/10/14 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 new shutters on the front elevation at lower ground floor level shall be carried out fully in accordance with the details approved within application BH2014/01606. The works shall be completed prior to first use of the building and retained as such thereafter.

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

3) UNI

The new partition within the ground floor front room of number 6 Old Steine shall be carried out fully in accordance with the details approved within application BH2014/00805. The works shall be completed prior to first use of the building 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.

4) UNI

The new window on the front elevation at lower ground floor level shall be carried out fully in accordance with the details approved within application BH2014/01606. The works shall be completed prior to first use of the building 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.

BH2014/01790

77 Grand Parade Brighton

Approval of details reserved by condition 5, 6, 7, 8, 10 & 11 of application BH2011/01074.

Applicant: Cameron Berry

Officer: Chris Swain 292178

Split Decision on 22/09/14 DELEGATED

BH2014/01911

11 West Drive Brighton

Demolition of rear extension, porch and garage and erection of single storey rear extension. Formation of side dormer, removal of rear chimney stack and rooflights to sides and rear. Alterations to front boundary wall and associated works.

Applicant: Mr Miles Worne

Officer: Robert Hermitage 290480

Approved on 23/09/14 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 second floor windows in the north-eastern (side) elevation of the development hereby permitted shall be obscure glazed and shall thereafter be permanently retained as such.

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

3) UNI

The external finishes of the dormer hereby permitted shall match in material and colour those of the existing roof.

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

4) UNI

The 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.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plan	(10)000	B	20th June 2014
Existing Basement Plan	(20)000	A	10th June 2014
Existing Ground Floor Plan	(20)001	A	10th June 2014
Existing First Floor Plan	(20)002	A	10th June 2014
Existing Loft Space Plan	(20)003	A	10th June 2014
Existing Roof Plan	(20)004	A	20th June 2014
Proposed Basement Plan	(21)000	C	10th June 2014
Proposed Ground Floor Plan	(21)001	D	10th June 2014
Proposed First Floor Plan	(21)002	D	10th June 2014
Proposed Loft Space Plan	(21)003	H	11th August 2014
Proposed Roof Plan	(21)004	G	11th August 2014
Existing South West Elevation	(30)000	A	10th June 2014
Existing South East Elevation	(30)001	-	10th June 2014
Existing North East Elevation	(30)002	A	10th June 2014
Existing North West Elevation	(30)003	-	10th June 2014
Existing Street Elevation	(30)004	-	10th June 2014
Proposed South West Elevation	(31)000	G	11th August 2014
Proposed South East Elevation	(31)001	E	16th July 2014
Proposed North East Elevation	(31)002	G	11th August 2014
Proposed North West Elevation	(31)003	E	16th July 2014

Elevation			
Proposed Street Elevation	(31)004	B	16th July 2014

6) UNI

The rebuilding of the wall pier and any associated works of making good shall match exactly the design, detailing and materials of the existing wall and pier.

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

BH2014/02025

28 Upper Rock Gardens Brighton

Demolition of existing rear lean to and erection of single storey rear extension.

Applicant: Mr John Lumley

Officer: Allison Palmer 290493

Refused on 19/09/14 DELEGATED

1) UNI

The proposed extension is considered to cause harm to the character and appearance of the host property by virtue of it being a wrap around extension and the overhang to the boundary wall. 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.

BH2014/02054

Brighton College Eastern Road Brighton

Demolition of existing swimming pool and old music school buildings and erection of a 5no storey new academic building with connections to the Great Hall and Skidelsky building, including removal of existing elm tree and other associated works.

Applicant: Brighton College

Officer: Adrian Smith 290478

Refused on 22/09/14 COMMITTEE

1) UNI

The proposed development would result in the unacceptable loss of a mature elm tree with good amenity value within the College Conservation Area contrary to policies QD16 and HE6 of the Brighton & Hove Local Plan 2005.

2) UNI2

The tree is a native species which is part of the National Elm Collection. Its increasing rarity means that it is of significant scientific and ecological value and should be retained. The proposed development is therefore contrary to policy QD16 of the Brighton & Hove Local Plan 2005.

BH2014/02055

Brighton College Eastern Road Brighton

Demolition of existing swimming pool and old music school buildings and erection of a 5no storey new academic building with connections to the Great Hall.

Applicant: Brighton College

Officer: Adrian Smith 290478

Approved on 22/09/14 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

Unless otherwise agreed in writing by the Local Planning Authority, 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 HE1 & HE3 of the Brighton & Hove Local Plan.

3) UNI

No demolition shall occur until full records of both buildings, including full photographic records, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a suitable record of the building is secured and to accord with policy HE2 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until further details of the treatment of those areas of the northern elevation of the Great Hall that will become exposed within the atrium of the new building have been submitted to and approved, in writing, by the Local Planning Authority. The submitted details shall indicate how the exterior walls will be treated including details of materials and finishes. Where doorway features are affected, proposed full details of the design, materials and finish of these elements should be provided. The development shall be carried out in strict accordance with the approved details.

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

5) UNI

No development shall take place until sample panels of the brickwork and flintwork have been constructed on the site and approved in writing by the Local Planning Authority. The brickwork and flintwork comprised within the development, including the mortar, shall be carried out and completed to match the approved sample panels.

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

6) UNI

No development shall take place until sample elevations and sections at 1:5 scale of the window frames and mullion profiles have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details.

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

7) UNI

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

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

BH2014/02131

39-40 St James's Street Brighton

Change of use from private members club (sui generis) to Gymnasium/ Spin cycle studio (D2).

Applicant: Mr B Harris

Officer: Sonia Gillam 292265

Approved on 02/10/14 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 premises shall be used for the provision of a gymnasium/ spin cycle studio 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 policy QD27 of the Brighton & Hove Local Plan.

3) UNI

The hereby permitted gymnasium/ spin cycle studio use shall not be operational except between the hours of 06:00 and 22:00 on Mondays to Sundays, including 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

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 and site location plan	11,656.01		26/06/2014
Proposed floor plans and site location plan	11,656.02		26/06/2014

BH2014/02622

37 Egremont Place Brighton

Creation of roof terrace to rear including installation of obscure glass screen, replacement of existing timber windows with timber french doors and associated alterations at second floor level.

Applicant: Daren Kay

Officer: Ross O'Ceallaigh 292359

Approved on 22/09/14 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
Design and Access Statement			04/08/2014

Location Plan	201 101		04/08/2014
Planning Application Drawings	201 100	B	04/08/2014

BH2014/02650

13 Devonshire Place Brighton

Erection of single storey rear extension and associated alterations to existing ground floor maisonette.

Applicant: Mr & Mrs Cann

Officer: Ross O'Ceallaigh 292359

Approved on 02/10/14 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
Existing Ground Floor Plan	TA744/02	A	15/08/2014
Proposed Ground Floor Plan	TA744/20		06/08/2014
Site Location and Block Plans	TA744/01`	A	15/08/2014
Existing First Floor Plan	TA744/03		06/08/2014
Proposed First Floor Plan	TA744/21		06/08/2014
Existing Section CC	TA744/07		06/08/2014
Proposed Section BB	TA744/26		06/08/2014
Existing Section DD	TA744/08		06/08/2014
Proposed Section AA	TA744/25		06/08/2014
Existing Section BB	TA744/06		06/08/2014
Proposed North Elevation	TA744/24		06/08/2014
Proposed Elevation	TA744/22		06/08/2014
Existing Elevation	TA744/04		06/08/2014
Existing Section AA	TA744/05		06/08/2014
Proposed Rear Elevation	TA744/23		06/08/2014

BH2014/02674

Royal Spa Nursery School 3 Park Hill Brighton

Erection of single storey rear extension, demolition of existing large store and erection of replacement masonry storage shed to south elevation and installation of roof canopy and other associated works. (Part retrospective)

Applicant: Brighton & Hove City Council

Officer: Robin Hodgetts 292366

Approved on 01/10/14 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 outdoor play sessions shall be restricted to within the hours of 09.00 to 17.00 Mondays to Fridays only with no use permitted on Saturdays, Sundays or Bank Holidays.

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties and to comply with policies QD27 & HO26 of the Brighton & Hove Local Plan.

3) UNI

No amplified music or musical equipment shall be used in the outdoor play area at any time.

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties and to comply with policies QD27 & HO26 of the Brighton & Hove Local Plan.

4) UNI

Within 3 months of this decision 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) has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented in accordance with the agreed details.

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.

5) UNI

The premises shall only be used for Nursery D1 and for no other purpose (including any other purpose in Class 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: for the avoidance of doubt and to allow the Local Planning Authority opportunity to assess any new uses upon the site in the interests of the amenities of adjacent residents and to comply with policy QD27 of the Brighton & Hove Local.

6) UNI

The number of children at the nursery at any time shall not exceed 62 without the prior approval of the Local Planning Authority.

Reason: To prevent over intensive use of the premises and consequent adverse effect on the character of the area and to comply with policies QD27 & HO26 of the Brighton & Hove Local Plan.

7) 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.

8) UNI

Within 3 months of this decision details of secure, covered cycle parking facilities for staff 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 within 3 months of the decision 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
Site location plan	001		08/08/14
Existing block plan	002		08/08/14
Proposed block plan	003		08/08/14
Existing floor plan	300		08/08/14
Proposed floor plan	301		08/08/14
Existing and proposed west elevation	302	A	08/08/14
Existing and proposed south elevation	303	A	08/08/14
Proposed ramp east elevation	304		08/08/14
Outdoor play areas block plan	306		08/08/14

10) UNI

The outdoor play area shall have an appropriate soft play surface to minimise the generation of noise.

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties and to comply with policies QD27 & HO26 of the Brighton & Hove Local Plan.

BH2014/02677

Flat 2 58 Marine Parade Brighton

Internal alterations to layout of flat.

Applicant: Mr Richard Crosby

Officer: Robert Hermitage 290480

Approved on 29/09/14 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 hereby approved shall be scribed around the existing skirting board and dado rail where it meets the chimney breast, and therefore retained as such.

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

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 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.

4) UNI

Prior to the commencement of development, the existing internal elevations of the reception room must be fully recorded by photographs and these records

submitted 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.

ROTTINGDEAN COASTAL

BH2013/03669

Land at Brighton Marina comprising Outer Harbour West Quay and adjoining land Brighton Marina Brighton

Application for approval of details reserved by conditions 62 and 63 of application BH2012/04048 (Phase 1).

Applicant: Brunswick Developments Group Plc

Officer: Sarah Collins 292232

Approved on 02/10/14 DELEGATED

BH2013/04111

Land at Brighton Marina comprising Outer Harbour West Quay and adjoining land Brighton Marina Brighton

Application for approval of details reserved by condition 40 of application BH2012/04048 (Phase 1 only).

Applicant: Brunswick Developments Group Plc

Officer: Sarah Collins 292232

Approved on 02/10/14 DELEGATED

BH2014/00086

19 Roedean Crescent Brighton

Erection of single storey front extension incorporating glass balustrading above to provide terrace to the first floor, revised fenestration and associated works

Applicant: Dr G Simpson

Officer: Chris Swain 292178

Approved on 02/10/14 DELEGATED

1) 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.

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
Block plan and site location plan			15 January 2014
Block plan			15 January 2014
Existing ground floor plan	100-01		15 January 2014
Existing first floor plan	100-02		15 January 2014
Existing roof/2nd floor plan	100-03		15 January 2014
Existing front and side elevations	100-04		15 January 2014
Existing rear and side elevations	100-05		15 January 2014

Proposed ground floor plan	100-06	A	15 January 2014
Proposed first floor plan	100-07	A	15 January 2014
Proposed roof/2nd floor plan	100-08	A	15 January 2014
Proposed front and side elevation	100-09	A	15 January 2014
Proposed side and rear elevation	100-10	D	15 January 2014
Existing site plan	100-11		15 January 2014
Existing section A-A	100-12		15 January 2014
Proposed site plan	100-13		15 January 2014
Proposed section A-A	100-14		15 January 2014
Existing street elevation	100-15		15 January 2014
Proposed street elevation	100-16		15 January 2014

BH2014/01722

1 Lenham Avenue Saltdean Brighton

Removal of existing conservatory and erection of single storey side extension.

Applicant: Suzi Grant

Officer: Joanne Doyle 292198

Approved on 30/09/14 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			27 May 2014
Block Plan			23 Sept 2014
Existing Floor Plans & Elevations	2243/14/01	B	23 Sept 2014
Proposed Floor Plans & Elevations	2243/14/02		12 Sept 2014

BH2014/02145

32 Chilmington Way Saltdean Brighton

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

Applicant: Mr & Mrs Emery

Officer: Joanne Doyle 292198

Approved on 30/09/14 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 Plan			27 Jun 2014
Existing Floor Plans & Elevations		897 01	27 Jun 2014
Proposed Floor Plans & Elevations		897 02A	03 Jul 2014

BH2014/02250

Units 1-5 Upper & Ground Floor Waterfront Brighton Marina

Display of internally illuminated fascia signs (part-retrospective).

Applicant: Kuldip Singh

Officer: Sonia Gillam 292265

Approved on 02/10/14 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.

BH2014/02256

The Outlook Roedean Path Brighton

Application for Approval of Details Reserved by Conditions 5 and 6 of application BH2010/01264

Applicant: Mrs Andrea Bennett

Officer: Jonathan Puplett 292525

Approved on 26/09/14 DELEGATED

BH2014/02502

Horseshoe Cottage 2 Whipping Post Lane Rottingdean Brighton

Certificate of lawfulness for proposed two single dwellings into one single dwelling.

Applicant: Mr Michael Bennett

Officer: Ross O'Ceallaigh 292359

Approved on 18/09/14 DELEGATED

BH2014/02504

44 Cranleigh Avenue Rottingdean Brighton

Erection of single storey extensions to front, side and rear elevations. Roof alterations including hip to gable roof extensions, dormers and rooflights to side elevations, balcony to front and erection of detached garage to rear.

Applicant: Mr T Monk

Officer: Lorenzo Pandolfi 292337

Refused on 19/09/14 DELEGATED

1) UNI

The proposed extensions and dormers, by reason of excessive scale and inappropriate design, would result in an incongruous addition which fails to respect the original character of the building and the appearance of the surrounding street scene. The scheme is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and the SPD12.

2) UNI2

The proposed dormer windows by reason of their scale of fenestration and their orientation would result in a loss of privacy and increased levels of overlooking for neighbouring occupiers. The scheme is therefore contrary to policy QD27 of the

Brighton & Hove Local Plan.

BH2014/02555

26 Lewes Crescent Brighton

Application for Approval of Details Reserved by Condition 9 of application BH2014/00594.

Applicant: Pearch and Grogan

Officer: Andrew Huntley 292321

Refused on 22/09/14 DELEGATED

1) UNI

Insufficient information has been submitted in order to ensure the satisfactory preservation of this listed building as no details of the materials have been provided and no detail and justification for the wall within Bedroom 1 being rebuilt. Therefore, the proposal fails to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2014/02584

137 Marine Drive Rottingdean Brighton

Removal of existing porch and front bay to existing ground floor level. Hip to gable end roof extension with pitched roof over balconies at front and rear and raising of ridge height.

Applicant: Jamie & Laura Malpass

Officer: Christine Dadswell 292205

Refused on 25/09/14 DELEGATED

1) UNI

The proposed alterations, by reason of the design, form, scale, bulk and massing, would relate poorly with and have an unduly dominant visual relationship with the scale and character of the original building. The proposal would have a detrimental impact on visual amenity and the character and appearance of the wider street. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design guidance for extensions and alterations.

2) UNI2

The proposed roof extensions by reason of bulk and massing would represent an unneighbourly impact on the occupiers of 135 and 139 Marine Drive by way of overshadowing and sense of enclosure. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed rear balcony by reason of its location would represent an unneighbourly impact on the occupiers of 24 Little Crescent by way of loss of privacy. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/02643

66 Lustrells Crescent Saltdean Brighton

Erection of a single storey extension and raised terrace to rear elevation.

Applicant: Mr & Mrs Myles

Officer: Joanne Doyle 292198

Refused on 30/09/14 DELEGATED

1) UNI

The proposed raised terrace, by reason of its depth, elevated height and proximity to the shared side boundary, represents an un-neighbourly and overbearing addition which would result in increased overlooking and loss of privacy towards 64 Lustrells Crescent. The proposal would result in significant harm to amenity for occupants of this property and is thereby contrary to

policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/02644

66 Lustrells Crescent Saltdean Brighton

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, dormer to rear elevation and front rooflights.

Applicant: Mr & Mrs Myles

Officer: Robert Hermitage 290480

Approved on 18/09/14 DELEGATED

BH2014/02671

16 Perry Hill Brighton

Erection of a single storey rear extension.

Applicant: Mr & Mrs D Collins

Officer: Tom Mannings 292322

Approved on 02/10/14 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	Y093-1 - A01		08/08/14
Location Plan	Y093-1 - A02		08/08/14
Existing Ground Floor Plan	Y093-1 - A03		08/08/14
Existing Elevations	Y093-1 - A04		08/08/14
Proposed Ground Floor Plan	Y093-1 - D01		08/08/14
Proposed Elevations	Y093-1 - D02		08/08/14

BH2014/02879

15 Roedean Crescent Brighton

Certificate of lawfulness for proposed loft conversion incorporating rear dormer, rooflights to front, rear and side rooftops and glazed front gable.

Applicant: Mr William Christopherson

Officer: Allison Palmer 290493

Approved on 02/10/14 DELEGATED

WOODINGDEAN

BH2014/01549

24 Balsdean Road Brighton

Erection of single storey side and rear extension with raised decking and formation of additional bay window to front. Roof alterations including creation of

gable ends and installation of rooflights. Erection of a single storey detached outbuilding.

Applicant: Mr & Mrs Matthew and Anne Savill

Officer: Chris Swain 292178

Approved on 29/09/14 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, dormer windows, rooflights or doors other than those expressly authorised by this permission shall be constructed in the side elevations of the rear 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
Site location plan	104.100		13 May 2014
Existing ground floor plan	104.110		13 May 2014
Existing loft floor plan	104.111		13 May 2014
Existing roof plan	104.112		13 May 2014
Existing elevations 1	104.130		13 May 2014
Existing elevations 2	104.131		13 May 2014
Existing and proposed block plans	104.300	A	13 August 2014
Proposed ground floor plan	104.310	A	13 August 2014
Proposed loft floor plan	104.311	C	24 September 2014
Proposed roof plan	104.312	C	24 September 2014
Proposed elevations 1	104.330	A	13 August 2014
Proposed elevations 2	104.331	C	24 September 2014
Proposed elevations of summer house	104.332		13 May 2014

BH2014/02577

61 Warren Way Brighton

Loft conversion to create 1no two bedroom flat (C3) incorporating dormers and rooflights to front and rear elevations and erection of cycle and bin store in rear garden.

Applicant: Dr Majid Gholami

Officer: Sonia Gillam 292265

Approved on 07/10/14 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 new dwelling 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.

4) 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.

5) 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.

6) 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.

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
Existing floor plans and elevations	599/02		31/07/2014
Site location plan, block plan, proposed floor plans and elevations	599/01	B	31/07/2014

8) UNI

No development shall commence until a scheme for the soundproofing of the floors and walls between the ground and first floor uses hereby permitted 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 first 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.

BH2014/02843

29 Crescent Drive South Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.05m, for which the maximum height would be 3.04m, and for which the height of the eaves would be 2.10m.

Applicant: Mrs Claire Allsop

Officer: Mark Thomas 292336

Prior approval not required on 23/09/14 DELEGATED

BH2014/02971

192 Warren Road Brighton

Erection of single storey front extension.

Applicant: Mr Woodley

Officer: Tom Mannings 292322

Approved on 07/10/14 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 render finish of the development hereby permitted shall match in 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
Existing Floor Plans and Elevations	1499/1811		04/09/14
Proposed Front Facing Conservatory	1499/1812	A	04/09/14

BRUNSWICK AND ADELAIDE

BH2014/01871

28 Wilbury Road Hove

Erection of upper ground floor rear extension.

Applicant: Mrs Ariana Beatty

Officer: Lorenzo Pandolfi 292337

Approved on 25/09/14 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			06/08/2014
Existing Layout			06/08/2014
Existing Plan & Elevation			22/08/2014
Proposed Back Elevations			22/08/2014

BH2014/02202

Flat 5 76 Lansdowne Place Hove

Internal alterations to layout of flat. Installation of gas supply including external pipe at basement level.

Applicant: Miss Emma Woods

Officer: Helen Hobbs 293335

Approved on 26/09/14 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 enlargement of the original fire place opening shall take place in order to install the fire place hereby approved.

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 door frames of the replacement doors hereby permitted shall exactly match the detailing of the existing door frames, including skirting's and architraves.

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

BH2014/02318

20 Selborne Road Hove

Removal of rear fire escape and 2no landings and associated alterations.

Applicant: 20 Selborne Road RTM Co Ltd

Officer: Robert Hermitage 290480

Approved on 29/09/14 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

All new and disturbed surfaces shall be made good at the time of the 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.

3) UNI

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

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 Elevations, Block Plan and Site Plan	11,660	-	4th August 2014
Proposed Elevations	-	-	25th July 2014
Second Floor Balcony Plan	-	-	23rd September 2014

5) UNI

Following the removal of the external fire escape all remaining embedded metalwork and fittings shall be extricated from the building and the external walls repaired and finished to match existing.

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

BH2014/02377

1 Brunswick Road Hove

Change of use of ground floor level from retail (A1) to 1no two bedroom flat (C3) incorporating internal alterations to layout.

Applicant: Ridgewood Estates Limited

Officer: Andrew Huntley 292321

Refused on 29/09/14 DELEGATED

1) UNI

The proposed conversion would severely affect the proportions of the main front room by subdividing the space into a hallway and two bedrooms. The historic plan-form of a building is one of its most important characteristics and such sub-division would significantly alter and harm the historic plan form, thereby adversely affecting the architectural and historic character and appearance of the interior of the listed building. The proposal is thereby contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 11, Listed Building Interiors.

BH2014/02532

41 Church Road Hove

Installation of rooflight to West elevation.

Applicant: Hemsley Orrell Partnership

Officer: Robert Hermitage 290480

Approved on 22/09/14 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(s) hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans and Elevations	AR-EX01	-	28th July 2014
Proposed Plans and Elevations	AP-PRO1	-	28th July 2014

BH2014/02575

2 Cavendish Mews Hove

Replacement of existing timber framed single glazed windows with double glazed UPVC to the rear.

Applicant: Mr Philip Mason

Officer: Tom Mannings 292322

Approved on 19/09/14 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 windows hereby approved shall be Masterframe Byegone Collection Symphony Fully Steel Reinforced PVC-U white woodgrain effect foil, 18mm double glazed, Double Hung, None Bar, Sash window with tilt facility and the windows 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	DRG/0001	C	31st July 2014
Product Survey Sheet and Identification Photographs			31st July 2014
Technical Specification			31st July 2014
Product Scope and Summary of Certificate			31st July 2014
Sash Window Information Sheet			31st July 2014
Bygone Brochure (24 pages)			31st July 2014

BH2014/02764

91 Lansdowne Place Hove

Installation of asphalt covering to balcony and repair works to front elevation.

Applicant: Swan Lane Estates Ltd

Officer: Benazir Kachchhi 294495

Approved on 07/10/14 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 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.

BH2014/03048

31 & 33 Selborne Road Hove

Certificate of lawfulness for proposed conversion of 13no bedsitting rooms and 1no one bed flat into 12no self contained flats.

Applicant: L3H Limited

Officer: Guy Everest 293334

Approved on 02/10/14 DELEGATED

CENTRAL HOVE

BH2012/03487

41 Medina Villas Hove

Application for variation of condition 2 of BH2008/01831 (Use of building as Children's Day Nursery (D1) with ancillary offices) to increase the number of children attending from 60 to 80.

Applicant: Little People By The Sea Ltd

Officer: Adrian Smith 290478

Finally Disposed of on 30/09/14 DELEGATED

BH2014/00237

10 Victoria Grove Hove

Replacement of front bi-fold doors with bi-fold windows over fixed stall risers, replacement external lighting, decking, planters, menu boxes, rear bin store, internal alterations to layout and associated works.

Applicant: The Golden Lion Group

Officer: Christopher Wright 292097

Approved on 25/09/14 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 Plans	09-01	A	8 Apr 2014
Existing Side and Rear Elevations	09-02	A	8 Apr 2014
Existing Right Elevation and Long Section and Shop Front Section	09-03	A	8 Apr 2014
Proposed Plan and Shop Front	09-04	A	8 Apr 2014
Proposed Shop Front Elevation and Section	09-05	A	8 Apr 2014
Exterior and Interior Panelling Details	09-07		8 Apr 2014

BH2014/00238

10 Victoria Grove Hove

Replacement of front bi-fold doors with bi-fold windows over fixed stall risers, replacement external lighting, decking, planters, menu boxes, rear bin store, internal alterations to layout and associated works.

Applicant: The Golden Lion Group

Officer: Christopher Wright 292097

Approved on 24/09/14 DELEGATED

BH2014/01662

4 & 4A Hova Villas Hove

Certificate of lawfulness for existing bike shed to front elevation.

Applicant: Mr John Booth

Officer: Allison Palmer 290493

Refused on 02/10/14 DELEGATED

1) UNI

The evidence submitted is not sufficient to prove the shed was completed more than four years before the date of the application, this is further backed by photos from previous planning decisions and Google images. Therefore the development does not qualify as lawful or immune from enforcement action and it is recommended that a Certificate of Lawfulness be refused

BH2014/02108

15 Blatchington Road Hove

Change of use of restaurant (A3) and flat (C3) to form 2no two bedroom and 1no

one bedroom flats (C3) with associated alterations including loft conversion incorporating front roof light, formation of courtyard and creation of front access at lower ground floor level.

Applicant: Din Mohammed

Officer: Sonia Gillam 292265

Approved on 07/10/14 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 as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.

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

3) UNI

Access to the flat roof areas of the building shall be for maintenance or emergency purposes only and the flat roof(s) 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 not begin until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

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

5) UNI

If during construction, contamination 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 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.

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

The development hereby permitted shall not be occupied until the sustainability measures [External and internal insulation measures, boiler upgrade, improved glazing, improved air tightness] detailed within the Sustainability Checklist received on the 15 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.

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
Site location plan, block plan, existing plans and elevations			23/06/2014
Proposed plans and elevations			23/06/2014

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.

BH2014/02141

109 Church Road Hove

Certificate of lawfulness for proposed use as offices (B1).

Applicant: Handelsbanken

Officer: Mark Thomas 292336

Refused on 19/09/14 DELEGATED

BH2014/02495

Flat 36 Bath Court Kings Esplanade Hove

Replacement of existing UPVC balcony sliding doors with aluminium folding/sliding doors.

Applicant: Robert Zimble

Officer: Benazir Kachchi 294495

Approved on 23/09/14 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	P1408-01		24 July 2014
Block plan	P1408-02		24 July 2014
Aluminium NWD			24 July 2014
Existing plans and elevations	P1408-03		24 July 2014
Proposed plans and elevations	P1408-04		24 July 2014
Permitted plans and elevations	P1408-05		24 July 2014

BH2014/02538

149-155 Church Road Hove

Installation of air conditioning unit to flat roof.

Applicant: Barclays PLC

Officer: Helen Hobbs 293335

Approved on 26/09/14 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 undertaken in full accordance with the Environmental Noise Survey and Plant Noise Assessment Report 2061/PNA1 dated 19th August 2014, in particular the mitigation measures set out in section 9.4 of the report.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved 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	-DOC-002-Block Plan		29th July 2014
Proposed plans	-DOC-003-M-E -Layout		29th July 2014
ENVIRONMENTAL NOISE SURVEY AND PLANT NOISE ASSESSMENT REPORT 20601/PNA1			25th September 2014

BH2014/02552

71 George Street Hove

Installation of new shopfront with relocation of entrance door and creation of new entrance door to first floor.

Applicant: Clifden Investments Ltd

Officer: Liz Arnold 291709

Approved on 22/09/14 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
Block & Site Location Plans	TA814/01	-	29th July 2014
As Existing	TA814/02	Rev. A	13th August 2014
Shopfront as Existing	TA814/03	Rev. A	29th July 2014
As Proposed	TA814/05q	Rev. C	13th August 2014
Shopfront as Proposed	TA814/06	Rev. B	29th July 2014

GOLDSMID

BH2014/00421

19 The Upper Drive Hove

Application for variation of condition 2 of application BH2010/01319 (Demolition of existing house and erection of 9no new flats) to permit amendments to the approved drawings to vary internal and external layout.

Applicant: Cotes Developments

Officer: Jason Hawkes 292153

Approved on 07/10/14 DELEGATED

1) UNI

Not used

2) UNI

The 1.8 obscure glazed screen for the approved second floor terrace, as indicated on drawing no.GD357/GA104E, shall be installed prior to the first occupation of Apartment 9. The screen shall be retained as such thereafter.

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

3) UNI

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

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

4) UNI

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

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

5) UNI

The 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.

6) UNI

The development hereby approved shall not be occupied until the refuse and recycling storage facilities approved under BH2014/00959 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.

7) UNI

The development shall be implemented using the materials approved under BH2014/00959 and shall thereafter be retained as such.

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

8) UNI

The development shall be implemented in accordance with the Code for Sustainable Homes certificates (submitted at the Design Stage) indicating Level 3 approved under BH2014/00959.

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

9) UNI

The development shall be implemented in accordance with green roof details approved under BH2014/00959. The green roofs shall be implemented as approved before the dwellings are occupied and maintained to the satisfaction of the Local Planning Authority thereafter.

Reason: To ensure a satisfactory appearance to the development and enhance nature conservation and to comply with policies QD1, QD2 and QD15 of the Brighton & Hove Local Plan.

10) UNI

The development shall be implemented in accordance with cycle parking details approved under BH2014/00959. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

11) UNI

The development shall be implemented in accordance with the landscaping details approved under BH2014/00959 and thereafter retained as such.

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

12) UNI

The development shall be implemented in accordance with the method statement demonstrating how trees in close proximity to proposed hardsurfaces are to be treated as approved under BH2014/00959. The works shall be implemented in strict accordance with the approved details and thereafter maintained.

Reason: To ensure satisfactory care of trees and to comply with policies QD15 & QD16 of the Brighton & Hove Local Plan.

13) UNI

The vehicular crossovers onto the public highway shall be constructed in accordance with the Council approved Manual for Estate Roads and under licence from the Highway Operations Manager.

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

14) UNI

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

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

15) UNI

The development shall be implemented in accordance with the landscaping details approved under BH2014/00959 and thereafter retained as such.

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.

16) UNI

The development shall be implemented in accordance with the details of fences for tree protection measures approved under BH2014/00959. The fences shall be retained until the completion of the development and no vehicles, plant or machinery shall be driven or placed within the areas enclosed by such fencing.

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.

17) UNI

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

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

18) 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 Site Plan	GD355/P/100		10th February 2014
Proposed Lower Ground Floor Plan	GD355/P/101		10th February 2014
Proposed Ground Floor Plan	GD355/P/102		10th February 2014
Proposed First Floor Plan	GD355/P/103		10th February

			2014
Proposed Third Floor Plan	GD355/P/105		10th February 2014
Proposed Elevations	GD355/P/200		10th February 2014
Existing & Proposed Street Elevations	GD355/P/201		10th February 2014
Proposed Site Sections	GD355/P/300		10th February 2014
Elevation C (Rear Gardens)	GD357/GA203	C	18th August 2014
Elevation A (The Upper Drive)	GD357/GA201	B	18th August 2014
Elevation D (Neighbouring No.17)	GD357/GA204	C	18th August 2014
Proposed Second Floor Plan	GA104	E	18th August 2014
Existing Site Survey	TA407/02	A	19th January 2014
Existing Site Location Plans	TA407/01	B	19th January 2014

BH2014/01497

31 Wilbury Villas Hove

Certificate of lawfulness for existing use as six bedroom small house in multiple occupation (C4).

Applicant: Southdown Housing Association

Officer: Jonathan Puplett 292525

Approved on 22/09/14 DELEGATED

BH2014/02243

12 Bigwood Avenue Hove

Erection of single storey rear extension.

Applicant: Ms Catherine Pierce

Officer: Jonathan Puplett 292525

Approved on 19/09/14 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 brick faced walls of the extension hereby permitted shall match 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 AND BLOCK PLAN	01	A	07/07/2014
EXISTING GROUND FLOOR PLAN	02	A	07/07/2014
EXISTING ELEVATIONS	03	A	07/07/2014

EXISTING FIRST FLOOR PLAN	03	A	07/07/2014
PROPOSED GROUND FLOOR PLAN	10	A	07/07/2014
PROPOSED FIRST FLOOR PLAN	11	A	07/07/2014
PROPOSED ELEVATIONS AND SECTIONS	12	A	07/07/2014

BH2014/02260

Flat 4, 53 The Drive Hove

Internal alterations to layout of flat. (Part Retrospective)

Applicant: Sir William Housego-Woolgar

Officer: Joanne Doyle 292198

Approved on 30/09/14 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 listed building.

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 reinstatement of the fire place to the small front bedroom shall be completed in accordance with the approved plans within 3 months of this approval.

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

BH2014/02496

10 The Upper Drive Hove

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mr David Hindmarch

Officer: Joanne Doyle 292198

Approved on 19/09/14 DELEGATED

BH2014/02528

Park Gate Somerhill Road Hove

Refurbishment of 4no lift towers to the roofs of Park Gate. Removing the existing glass, frames and UPVC cladding, creating an upstand for weatherproofing and installation of aluminium curtain walling with double glazing to match existing.

Applicant: Austin Rees Block & Estate Management

Officer: Christopher Wright 292097

Approved on 01/10/14 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 & Block Plan	14-117-01	B	1 Aug 2014
Existing Elevations	14-117-02	A	28 Jul 2014
Existing Elevations	14-117-03	A	28 Jul 2014
Existing Lift Rooms	14-117-04	A	28 Jul 2014
Proposed Lift Rooms - Typical Details for Refurbishment Type A	14-117-05	A	28 Jul 2014
Proposed Lift Rooms - Typical Details for Refurbishment Type B	14-117-06	A	28 Jul 2014
Existing Roof Plan	14-117-07	A	1 Aug 2014
Proposed Elevations	14-117-08		7 Aug 2014
Proposed Elevations	14-117-09		7 Aug 2014
SkyGard SKY50, SKY65 and SKY71 Profile Details			28 Jul 2014

BH2014/02572

84-86 Denmark Villas Hove

Application for Approval of Details Reserved by Condition 3 (i) of application BH2014/01042

Applicant: Chestnut Development Co Ltd

Officer: Christopher Wright 292097

Approved on 26/09/14 DELEGATED

BH2014/02574

25 Addison Road Hove

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mrs Shirley Greenhalgh

Officer: Lorenzo Pandolfi 292337

Approved on 18/09/14 DELEGATED

BH2014/02578

23 Addison Road Hove

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

Applicant: Mr Izi Muraben

Officer: Joanne Doyle 292198

Approved on 23/09/14 DELEGATED

BH2014/02596

Flat 3 75 The Drive Hove

Internal alterations to layout of flat.

Applicant: Mrs A Hayes

Officer: Christopher Wright 292097

Refused on 25/09/14 DELEGATED

1) UNI

The internal alterations are considered inappropriate to the proportions and character of the Listed Building interior. The shower cubicle has an alien and incongruous appearance within the room and detracts from the historic significance of the Listed Building. As such the proposal is contrary to policy HE1

of the Brighton & Hove Local Plan.

2) UNI2

Notwithstanding the above reason for refusal, the applicant has not submitted sufficient detail of any extraction systems or pipe-work necessary as part of the works and therefore it has not been possible to fully assess the impact of the works upon the historic fabric of the Listed Building. As such the proposal is contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2014/02681

Gill House Conway Street Hove

Application for variation of condition 2 of application BH2012/00671 (Sub-division of existing offices into 6no units with external alterations including relocation of external staircase, new balustrade to existing balcony, installation of new and additional double glazed windows, creation of cycle and bin storage areas and two additional parking spaces) to permit alterations to layout of South elevation and to mullions of North elevation.

Applicant: Harket Property LLP

Officer: Andrew Huntley 292321

Approved on 01/10/14 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 shall not be occupied until cycle parking areas have been provided in accordance with the approved plans and College Cycle Shelter specifications. The facilities shall thereafter be retained for that use and shall not be used other than for the parking of cycles.

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development and to comply with Local Plan policies TR1, TR14, TR19 and Supplementary Planning Guidance Note 4 (parking).

3) UNI

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

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with Local Plan policies TR1, TR19 and Supplementary Planning Guidance Note 4 (parking).

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
Floor Plans & Elevations	1052/11/P/01		08.08.2014
Proposed Floor Plans & Elevations	1052/11/P/01E		08.08.2014
Location and Block Plan	1052/11/P/03A		08.08.2014
Floor Plans & Elevations	1052/11/P/02		06.03.2012
Window Details	1052/11/P/04		06.03.2012

Fencing Details	00 J1/01064		06.03.2012
Window Sections			06.03.2012
College Cycle Shelter Details			06.03.2012

BH2014/02699

19 Chanctonbury 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 6m, for which the maximum height would be 3.1m and for which the height of the eaves would be 2m.

Applicant: Mr Elliott Gibson

Officer: Mark Thomas 292336

Prior approval not required on 18/09/14 DELEGATED

BH2014/02754

55 Wilbury Avenue Hove

Erection of conservatory extension to front elevation to replace existing.

Applicant: Ms Kay Shepherd

Officer: Tom Mannings 292322

Approved on 02/10/14 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

No development or other operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement regarding protection of Elm and shrubbery area at front of property 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 Method Statement.

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.

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	811.01		14/08/14
Block Plan	811.02		14/08/14
Plan & Front Elevation as Existing	811.03		14/08/14
Sections AA, BB as Existing	811.04		14/08/14
Side Elevations as Existing	811.05		14/08/14

Plan & Front Elevation as Proposed	811.06	A	14/08/14
Sections AA, BB as Proposed	811.07	A	14/08/14
Side Elevations as Proposed	811.08	A	14/08/14

HANGLETON & KNOLL

BH2014/01071

165 Hangleton Way Hove

Change of use of part of ground floor from retail (A1) to café (A3) and takeaway (A5) including installation of extraction flue to side elevation.

Applicant: Mr Alfonso Comitini

Officer: Liz Arnold 291709

Approved on 19/09/14 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 hereby approved use shall not be open or in use between the hours of 22:00 and 06:00 on Mondays to Sundays.

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

3) UNI

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the staff 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 installation of the external flue hereby permitted shall be carried out in accordance with the Acoustic Associates BS4142 Assessment (External Plant Machinery Noise) Report received on the 20th August 2014.

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.

5) UNI

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

Reason: To safeguard the amenities of the occupiers of 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
Existing Plans	13064/01R1	-	3rd June 2014
Proposed Plans	13064/02R1	-	3rd June 2014

7) UNI

The hereby approved extract equipment shall not operate except between the hours of 10:00 and 21:30 on Mondays to Sundays.

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

BH2014/02357

38 & 38A Hardwick Road Hove

Creation of hardstanding and erection of fencing with associated alteration to garden access incorporating installation of a new door to side elevation. (Part Retrospective)

Applicant: Nicola Spencer

Officer: Allison Palmer 290493

Approved on 30/09/14 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 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.

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			21/08/2014
Pre-existing garden plan			29/07/2014
Front elevation porch			18/08/2014
Pre-existing front elevation			18/08/2014
Existing side elevation porch			18/08/2014
Existing side elevation			18/08/2014
Front elevation			29/07/2014
Proposed side elevation			18/08/2014
Side elevation wall			29/07/2014
Proposed works			29/07/2014
Proposed works			29/07/2014
Letter from Housing			14/07/2014
Photos			26/07/2014
Photos			14/07/2014

BH2014/02493**20 Olive Road Hove**

Application for approval of details reserved by conditions 5ia, 5ib, 5ic, 6, 7, 8 and 9 of application BH2013/03982.

Applicant: Billaway Developments Ltd

Officer: Helen Hobbs 293335

Split Decision on 02/10/14 DELEGATED**1) UNI**

The details pursuant to conditions 6 and 9 subject to full compliance with the submitted details.

1) UNI

Insufficient information has been submitted in relation to the potential of land contamination on site and in order to comply with the requirements of condition 5. The scheme is therefore contrary to policy SU11 of the Brighton & Hove Local Plan.

2) UNI2

Insufficient information has been submitted regarding the boundary treatments of the site in order to comply with the requirements of condition 7. The scheme is therefore contrary to policy QD1 of the Brighton & Hove Local Plan.

3) UNI3

The details submitted in respect of condition 8 do not demonstrate that the development would be in full compliance with the Lifetime Homes Standards. The scheme is therefore contrary to policy HO13 of the Brighton & Hove Local Plan.

BH2014/02533**13 Clarke Avenue Hove**

Erection of single storey rear extension.

Applicant: Asset Team BHCC

Officer: Benazir Kachchi 294495

Approved on 02/10/14 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 finishes of the external elevations 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	13-CA-03		13 August 2014
Site Location Plan, existing and proposed floor plans	13-CA-01		28 July 2014
Existing and proposed elevations	13-CA-02		28 July 2014

BH2014/02616

3 Sylvester Way Hove

Erection of a single storey front side and rear extension.

Applicant: Miss A Linkman

Officer: Lorenzo Pandolfi 292337

Refused on 30/09/14 DELEGATED

1) UNI

The proposed development, by reason of the excessive scale, unbalanced proportions and varying forms, would not be appropriately designed, detailed or sited in relation to the recipient dwelling and would, as a result, detract from the character and appearance of the building and have a harmful visual impact on the wider street scene. The proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Document 12, Design Guide for Extensions and Alterations.

2) UNI2

The proposed development, by reason of its bulk and siting in relation to large windows to the side elevation of the adjoining property to the east (1 Sylvester Way), would impact on the neighbouring property through loss of light and outlook. The proposal would therefore result in significant harm to neighbouring amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

NORTH PORTSLADE

BH2014/02549

80 Graham Avenue Portslade

Erection of single storey rear extension, relocation of air conditioning units and associated alterations.

Applicant: Martin McColls Ltd

Officer: Andrew Huntley 292321

Approved on 22/09/14 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

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 with no tonal characteristics. The Rating Level and existing background noise levels are to be determined as per the guidance provided in BS 4142:1997.

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location & Block Plan			01.08.2014
Existing Floor Plans & Elevations			01.08.2014
Existing & Proposed Roof Plans			01.08.2014
Proposed Floor Plans & Elevation			01.08.2014

BH2014/02679

57 Crest Way Portslade

Erection of 1no two storey house adjoining existing house, with associated landscaping.

Applicant: Mr & Mrs Livesey

Officer: Helen Hobbs 293335

Approved on 01/10/14 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 dwelling hereby permitted shall match in material, colour, style, bonding and texture those of No. 57 Crest Way, Hove.

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

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new 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.

4) UNI

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.

5) 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.

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.

7) 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.

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

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 site plan and elevations	0574/1809		7th August 2014
Proposed dwelling	0574/1810		7th August 2014

10) UNI

No development shall commence on site until a scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations

associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes and proposed numbers / densities and an implementation programme. The scheme should show at least one replacement tree. The scheme shall include indications of all existing trees and hedgerows that are to be retained along with measures for their protection during the course 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.

SOUTH PORTSLADE

BH2014/00752

267 Old Shoreham Road Portslade

Conversion of existing supported living accommodation (C2) to form 1no two bedroom flat and 1no three bedroom flat (C3) incorporating a rear dormer.

Applicant: Asset Team BHCC

Officer: Paul Earp 292454

Approved on 22/09/14 DELEGATED

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed layout	267-OSR-01	A	09/09/2014
Existing and proposed elevations	267-OSR-02	A	05/09/2014
Existing front elevation	267-OSR-03	A	18/07/2014
Site plan	267-OSR-04		07/03/2014

3) UNI

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

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

4) UNI

The development hereby permitted shall not be occupied until the sustainability measures detailed within the Sustainability Checklist received on the 17 March 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.

5) UNI

The two windows hereby approved on the side elevation shall be obscurely glazed and shall be retained as such thereafter.

Reason: To safeguard the amenities of the occupiers of the adjacent property and to comply with policy QD26 of the Brighton & Hove Local Plan.

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.

7) 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.

BH2014/02459

St Marys C P School Church Road Portslade

Erection of canopy to West elevation

Applicant: St Marys C P School

Officer: Helen Hobbs 293335

Refused on 22/09/14 DELEGATED

1) UNI

The canopy, by reason of the siting, design, materials and scale, has an unduly dominant and incongruous appearance which is detrimental to character and appearance of the existing property, street scene and surrounding area. As such the development is contrary to the requirements of policy QD14 of the Brighton & Hove Local Plan.

BH2014/02546

Flat 1 79 Trafalgar Road Portslade

Certificate of Lawfulness for proposed conversion of basement into habitable accommodation.

Applicant: Mrs O Olorenshaw

Officer: Benazir Kachchhi 294495

Approved on 29/09/14 DELEGATED

BH2014/02750

3 Mill Close Portslade

Certificate of Lawfulness for proposed loft conversion incorporating 2no front rooflights and dormer to the rear.

Applicant: Mr Graham Warner

Officer: Tom Mannings 292322

Approved on 02/10/14 DELEGATED

HOVE PARK

BH2014/00922

Hove Park Depot The Drove Hove

Demolition of existing buildings and construction of a new two storey primary school building with solar panels and windcatchers, associated access works and hard and soft landscaping.

Applicant: Kier Construction
Officer: Jonathan Puplett 292525
Approved after Section 106 signed on 24/09/14 COMMITTEE

1) UNI

No development shall take place until an assessment of radon levels at the site has been undertaken and details of any required mitigation of radon levels submitted to and approved in writing by the Local Planning Authority. Submitted mitigation methods shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

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

2) 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; (Please note that 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 be confirmed in writing);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) built drawings of the implemented scheme;
- b) photographs of the remediation

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
LOCATION PLAN	100		10/04/2014
BLOCK PLAN	101		21/03/2014

SITE PLAN	102		21/03/2014
EXISTING ELEVATIONS	103		21/03/2014
EXISTING ELEVATIONS	104		21/03/2014
PROPOSED GROUND FLOOR PLAN	106	A	21/03/2014
PROPOSED FIRST FLOOR PLAN	107	A	21/03/2014
PROPOSED ROOF PLAN	108	A	21/03/2014
PROPOSED ELEVATIONS	109	A	21/03/2014
PROPOSED ELEVATIONS	110	A	21/03/2014
PROPOSED ELEVATIONS	111	A	21/03/2014
PROPOSED ELEVATIONS	112	A	21/03/2014
LANDSCAPING PLAN	200		21/03/2014
LANDSCAPING PLAN	201		21/03/2014
LANDSCAPING PLAN	300		21/03/2014
LEVELS PLAN	600		21/03/2014
LANDSCAPING PLAN	L.100		21/03/2014

5) UNI

The use of the site hereby approved shall be limited to a total on site occupation of no more than 630 pupils and 50 full time equivalent staff at any time.

Reason: To ensure the development provides for the travel demand which it creates and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

6) UNI

The measures and strategies set out in the Reptile Survey received 19 May 2014 and the Preliminary Ecological Appraisal received 21 March 2014 shall be carried out in full and retained as such thereafter.

Reason: To ensure that species and ecology is protected and to accord

7) 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.

8) UNI

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

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

9) 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.

10) UNI

Notwithstanding the submitted samples, no work shall take place above ground floor slab level of any part of the development hereby approved 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.

11) UNI

Notwithstanding the approved details, no work shall take place above ground floor slab level of any part of the development hereby approved until large scale details of the elevations and its elements including reveals and change of plane, windows, doors, copings and parapets, thresholds and steps (1:20 elevations and 1:1 scale frame sections), and solar shading be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies SU2 and HE6 of the Brighton & Hove Local Plan.

12) UNI

Notwithstanding the approved details, no work shall take place above ground floor slab level of any part of the development hereby approved until full details of proposed boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details 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.

13) UNI

No work shall take place above ground floor slab level of any part of the development hereby approved until full details of the proposed 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.

14) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a minimum BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' 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.

15) UNI

No development shall take place until details of measures to divert / protect the public water supply have been submitted to and agreed in writing by the Local Planning Authority (in conjunction with Southern Water). The measures shall be

carried out in fully in accordance with the agreed details and retained as such thereafter.

Reason: To ensure the protection of the public water supply which runs through the site.

16) UNI

No development shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the programme of archaeological work has been completed in accordance with the approved Written Scheme of Archaeological Investigation

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with policy HE12 of the Brighton & Hove Local Plan

17) UNI

No work shall take place above ground floor slab level of any part of the development hereby approved until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall accord with the standards described in Annex 6 of SPD 11 and shall be implemented in full prior to the occupation of the development hereby approved.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy QD17 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD11 Nature Conservation and Development.

18) UNI

Notwithstanding the approved details, no work shall take place above ground floor slab level of any part of the development hereby approved until full details of proposed external lighting has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that night time spillage and glare on to boundary trees and hedge lines shall be minimised, and that the best practice guidance (Institute of Ecology and Environmental Management 2006, Institute of Lighting Engineers 2007) is to be followed.

Reason: To ensure that bats are not unnecessarily disturbed by the proposed development and to comply with policy QD18 of the Brighton & Hove Local Plan

19) UNI

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason Piling or any other foundation designs using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater.

20) UNI

No development or other operations shall commence on site until a scheme (hereinafter called the approved protection scheme) which provides for the retention and protection of trees, shrubs and 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.

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.

21) UNI

No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Construction Specification/Method Statement for the widened entranceway in the vicinity of tree roots has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Construction Specification / Method Statement.

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.

22) UNI

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

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

23) UNI

No work shall take place above ground floor slab level of any part of the development hereby approved until a scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include the planting of 10 replacement trees to mitigate those being removed, details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes and proposed numbers / densities and an implementation programme.

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.

24) UNI

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: The site lies above the Newhaven Chalk Formation which is designated a Principal Aquifer and lies within the Source Protection Zone 1 (SPZ1) for the Goldstone Public Water Supply. Contamination may be present at the site as a result of its historical use(s). Any contamination present may pose a risk to groundwater underlying the site and potable supplies.

25) 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 a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented

as approved.

Reason The site lies above the Newhaven Chalk Formation which is designated a Principal Aquifer and lies within the Source Protection Zone 1 (SPZ1) for the Goldstone Public Water Supply. Contamination may be present at the site as a result of its historical use(s). Any contamination present may pose a risk to groundwater underlying the site and potable supplies.

26) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the non-residential development hereby approved shall not be occupied until a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a minimum BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' 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.

BH2014/01594

Pavilion & Avenue Tennis Club 19 The Drove Hove

Application for variation of condition 11 of BH1998/02626/FP (Amendment to consent (reference 3/96/0334(F)) for change of use from private school playing fields to use by tennis club with extension to existing courts to provide 4 extra courts including protected floodlighting to southern courts comprising alteration to buffer zone to allow retention of existing buildings for use as a clubhouse and alterations to landscaping (revised)) to state that the access between 1 & 3 The Drove shall be used for emergency purposes plus maintenance and access and parking for 2 car spaces with onsite turning space within the site boundaries.

Applicant: Pavilion & Avenue Tennis Club

Officer: Adrian Smith 290478

Approved on 08/10/14 DELEGATED

1) UNI

Not used.

2) UNI

Prior to the first use of the parking bays and turning area, as detailed on approved drawing no. 04, directional signs shall be installed granting priority to vehicles entering the site. The signs shall be retained as such thereafter.

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

3) UNI

The area shown for parking on the approved plans shall not be used for any purpose other than the parking of vehicles.

Reason: To comply with the policy of the Council to ensure that adequate accommodation is provided for motor vehicles and thereby safeguard traffic on the public highway (and to enable vehicles to enter and leave the premises in a forward direction.)

4) UNI

The lighting units shall be installed in such a manner as to ensure that light sources and reflectors are not directly visible from the habitable room windows of any property directly abutting the site. Any method or equipment for shielding the light sources proposed shall be subject to approval and testing on site and written confirmation of acceptability by the Council before the floodlights are first brought into use. There shall be no subsequent variation of the lights without the written approval of the Council.

Reason: To safeguard the amenities enjoyed by the occupiers of adjoining residential properties and to comply with policies TR7, SU10 and QD27 of the Brighton & Hove Local Plan.

5) UNI

At no time and under no circumstances shall the light from the floodlights into the habitable room windows of adjacent buildings exceed a level of 2 lux vertical illuminance.

Reason: To safeguard the amenities enjoyed by the occupiers of adjoining residential properties and to comply with policies TR7, SU10 and QD27 of the Brighton & Hove Local Plan.

6) UNI

The mound along the southern boundary of the site shall be reduced to the dimensions indicated on drawing no. 9717/24D Sheet 2 and shall be turfed and planted in accordance with the planting scheme indicated on drawing no. 9870/02D before 31 March 2000.

Reason: To enhance the appearance of the development in the interests of the visual and residential amenities of the locality and to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.

7) UNI

Any additional lighting within the site beyond the 15 floodlights hereby approved shall be in accordance with details which shall have been previously approved by the Council.

Reason: To safeguard the amenities enjoyed by the occupiers of adjoining residential properties and to comply with policies TR7, SU10 and QD27 of the Brighton & Hove Local Plan.

8) UNI

The courts shall only be used for the playing of tennis between the hours of 8am and 10pm and shall not be used at any other time for any other purpose. The lights shall only be illuminated between the hours of 8am and 10pm.

Reason: To safeguard the amenities enjoyed by the occupiers of adjoining residential properties and to comply with policies TR7, SU10 and QD27 of the Brighton & Hove Local Plan.

9) UNI

The site shall only be used between the hours of 7.30am and 10.30pm.

Reason: To safeguard the amenities enjoyed by the occupiers of adjoining residential properties and to comply with policies TR7, SU10 and QD27 of the Brighton & Hove Local Plan.

10) UNI

Not used.

11) UNI

The access between 1 and 3 The Drove way shall only be used for emergency purposes and maintenance and for the parking of two vehicles, as detailed on approved drawing no. 04, belonging to members of staff. The access shall not be used for any other purposes associated with the tennis club without the prior consent of the Local Planning Authority.

Reason: In the interests of residential amenity and to comply with policies TR7, SU10 and QD27 of the Brighton & Hove Local Plan.

12) UNI

The clubhouse shall not be used for organised social events, meetings and the serving of hot food or alcoholic drink.

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

13) UNI

Not used.

14) UNI

Not used.

15) UNI

The development shall be carried out wholly in accordance with amended plan No. 9870/02d submitted on 16/07/99 and plans 9717/20D and 24D (sheets 1 and 2) received on 17/08/99, the letter dated 23 August 1999, and drawing no. 04 received on 19 September 2014.

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

16) UNI

The raised mound on the southern boundary shall be accessed for maintenance only and not for the viewing of tennis.

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

17) UNI

Not used.

BH2014/01988

168 Old Shoreham Road Hove

Conversion of existing office (B1) to form 1no one bedroom flat (C3) at first floor level with associated formation of Juliet balcony to rear elevation. (Retrospective)

Applicant: Dr Harjinder Heer

Officer: Andrew Huntley 292321

Approved on 23/09/14 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
Location & Block Plan	468(PL)2a		18.06.2014
Existing & Proposed Floor Plans & Elevations			20.08.2014
Cycle Parking & refuse Plan	468(PL)11		18.07.2014

2) UNI

Prior to first occupation of the flat, full details of the proposed side gate and fence including the height, design and material have been submitted to and approved in writing by the Local Planning Authority. The gate and fence shall be provided in accordance with the approved details before the building is occupied.

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 and QD27 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 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.

BH2014/02194

49 Hill Drive Hove

Application for approval of details reserved by conditions 4 and 5 of application BH2014/00348.

Applicant: Mr & Mrs Starr

Officer: Christopher Wright 292097

Split Decision on 19/09/14 DELEGATED

1) UNI

the details pursuant to condition 5 subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 4 are NOT APPROVED for the reason set out below.

1. The details submitted pursuant to compliance with condition 4 of application BH2014/00348 to which the decision notice dated 25 April 2014 are insufficient and do not meet the full requirements of the condition.

BH2014/02322

13 Lloyd Road Hove

Non material amendment to BH2013/00900 to revise windows to accord with internal plans.

Applicant: Ms Sarah Dibsall

Officer: Adrian Smith 290478

Approved on 29/09/14 DELEGATED

BH2014/02349

Unit 9 Sx Hse Ind Est 270-272 Old Shoreham Road Hove

Erection of 2no. single storey infill extensions, installation of rear fire exit door, cladding to roof, walls to rear toilet block and replacement of gutters and downpipes.

Applicant: Kenray Ltd t/a K&L Laminators

Officer: Sonia Gillam 292265

Approved on 26/09/14 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

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.

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			14/07/2014
Block plan			14/07/2014
Existing floor plan	01		14/07/2014
Existing elevations	02		14/07/2014
Existing rear elevation	03		14/07/2014
Proposed floor plan	04	A	26/08/2014
Proposed elevations	05	A	26/08/2014
Proposed rear elevation	06	A	26/08/2014

BH2014/02351

61 Elizabeth Avenue Hove

Roof extension incorporating rooflights to side elevations. (Part Retrospective)

Applicant: Trevor Swaysland

Officer: Joanne Doyle 292198

Approved on 30/09/14 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 Plan	RFA 13/289/OS		11 Jul 2014
Existing Floor Plan & Roof Plan	RFA 13/289/11B		11 Jul 2014
Proposed Floor Plan & Roof Plan	RFA 13/289/11C		11 Jul 2014
Existing Elevations	RFA 13/289/13		11 Jul 2014
Proposed Elevations	RFA 13/289/13A		11 Jul 2014

BH2014/02448

41 Amherst Crescent Hove

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mr Robbie Ringland

Officer: Benazir Kachchhi 294495

Split Decision on 19/09/14 DELEGATED

1) UNI

The proposed extension is permitted under Schedule 2, Part 1 Class A of the

Town and Country Planning (General Permitted Development) Order 1995, as amended.

1) UNI

The proposed decking is not permitted under Schedule 2, Part 1 Class A (i) of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2014/02515

53 Hove Park Road Hove

Demolition of existing garage and erection of 1no three bedroom dwelling (C3) fronting Shirley Drive.

Applicant: Mr & Mrs Rents

Officer: Christopher Wright 292097

Approved on 19/09/14 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 upper floor level windows in the north and south facing flank elevations and easterly facing rear elevation of the development hereby permitted shall be obscure glazed and, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, 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.

3) UNI

No extension, enlargement, alteration or provision within the curtilage of the dwellinghouse as provided for within Schedule 2, Part 1, Classes A, B, C, D and 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 character of the area and to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development proposals to comply with policies QD1, QD2, QD3, QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

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

size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

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

6) UNI

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.

7) UNI

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

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 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 building is occupied and 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.

9) UNI

No development shall commence until fences for the protection of trees to be retained, and specifically the Elm tree on the verge in front of the site along Shirley Drive, have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be 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 and in the interests of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

10) 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 4 as a minimum for the residential unit 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

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.

12) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the 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.

13) 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 Plan	TA750/01	E	25 Jul 2014
Existing Site Plan	TA750/02	A	25 Jul 2014
Existing Street Scene	TA750/03	B	25 Jul 2014
Proposed Site Plan	TA750/10	H	25 Jul 2014
Proposed Floor Plan	TA750/11	G	25 Jul 2014
Proposed Floor Plan	TA750/12	E	25 Jul 2014
Proposed Elevations	TA750/13	F	25 Jul 2014
Proposed Elevations	TA750/14	F	25 Jul 2014
Proposed Street Scene	TA750/15	F	25 Jul 2014

14) 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.

BH2014/02618

27 Woodland Drive Hove

Remodelling of existing dwelling including demolition of garage, erection of two storey side and rear extension, two storey side extension with associated roof extensions and alterations including side rooflights, rear dormer and raising of ridge height.

Applicant: Mr Ben Cox

Officer: Liz Arnold 291709

Approved on 02/10/14 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 first floor bathroom / shower room windows in the southern and northern elevation of the development hereby permitted shall be obscure glazed and, 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, non-opening. The windows shall thereafter be permanently retained as such.

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

4) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, dormer windows, rooflights or doors other than those expressly authorised by this permission shall be constructed in the northern and southern elevations or roofslopes of the dwelling without planning permission obtained from the Local Planning Authority.

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

5) UNI

The development hereby permitted shall be carried out in accordance with 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	-	-	4th August 2014
Block Plan - As Proposed	-	-	4th August 2014
Survey of Existing - Floor Plans	1	-	4th August 2014
Survey of Existing - Elevations	2	-	4th August 2014
Proposed Alterations - Ground, 1st Floor Plans	3	B	22nd September 2014
Proposed Alterations - Elevations	4	A	4th August 2014
Proposed Alterations - 2nd Floor Plan	5	A	4th August 2014
Plan & Elevations to Show Proposal & Adjoining Properties	5	A	13th August 2014

6) UNI

No development or other operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement regarding protection of trees on

site and trees in the grounds of The Pantiles (covered by TPO (No 9) 2006) 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 Method Statement.

Reason: To ensure the adequate protection of the protected trees which are located within the vicinity of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

BH2014/02641

45 Benett Drive Hove

Application for approval of details reserved by condition 3 of application BH2014/00063.

Applicant: Keely Smith

Officer: Christopher Wright 292097

Approved on 23/09/14 DELEGATED

BH2014/02680

11 Orchard Road Hove

Erection of a two storey side extension.

Applicant: Darren Boyd-Annells

Officer: Lorenzo Pandolfi 292337

Refused on 02/10/14 DELEGATED

1) UNI

The proposed side extension would, by reason of its scale and bulk, have an unduly dominant relationship with the recipient property and the character and appearance of the locality, to the detriment of unbalancing the pair of semi-detached properties and the visual amenity of the host property. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document 12 Design Guide on Extensions and Alterations.

BH2014/02799

85 Shirley Drive Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 4m, and for which the height of the eaves would be 2.2m.

Applicant: Mr Paul Chalkley

Officer: Benazir Kachchi 294495

Prior approval not required on 18/09/14 DELEGATED

BH2014/03005

6 Hove Park Gardens Hove

Non Material Amendment to BH2013/03716 to change exposed brickwork to render and to change roof tiles to dark grey cambrian slate.

Applicant: Mr J Foot

Officer: Jason Hawkes 292153

Refused on 25/09/14 DELEGATED

1) UNI

The proposed revision to alter the appearance of the garage approved under application BH2013/03716 is considered material and warrants the submission of a further application for planning permission.

WESTBOURNE

BH2014/00936

130 Cowper Street Hove

Change of Use from car valeting (B1) to medical clinic/consulting rooms (D1) including additional storey with pitched roof.

Applicant: R & R Developments

Officer: Jonathan Puplett 292525

Approved on 22/09/14 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 premises shall be used for the provision of a medical clinic / consulting rooms only and for no other purpose (including any other purpose in Class 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 policies SU10 and QD27 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

No development shall take place until full details of proposed cycle parking provision have been submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be implemented and available for use prior to the commencement of the use hereby approved.

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

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.

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			20/03/2014
BLOCK PLAN			20/03/2014
EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS			20/03/2014

7) UNI

The use hereby approved shall only be open to members of the public between the hours of 09.00 and 18.00 Monday to Friday, and 09.00 and 13.00 Saturday, and shall not be members of the public at any other time.

Reason: To protect the amenity of neighbouring occupiers and to accord with policies QD27 and SU10 of the Brighton & Hove Local Plan.

BH2014/00956

9-13 Langdale Road Hove

Change of use from nursing home (C2) to 1no five bedroom, 1no six bedroom and 1no 7 bedroom detached dwellings (C3) with associated alterations including removing of external fire escape, demolition of links between buildings and rear extension.

Applicant: Jogi Vig

Officer: Jason Hawkes 292153

Approved on 29/09/14 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 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.

3) UNI

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

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

4) UNI

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

Reason: To enhance the appearance of the development in the interest of the

visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall 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.

6) UNI

The development hereby permitted shall not begin until such time as a scheme for the reinstatement of the ambulance parking spaces (on Langdale Road) back into residents parking spaces has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

Reason: To ensure that the development provides for the demand for travel it creates and to comply with policy TR1 of the Brighton & Hove Local Plan.

7) 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.

8) 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.

9) 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.

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
Existing Layout	566/01		25th March 2014
Site Plan and Block Plan	566/03		25th March 2014
Proposed Conversion to 3no Houses	566/04	A	25th March 2014
Proposed Side Elevations	566/05		25th March 2014

12) UNI

The external finishes of the dwellinghouses hereby permitted (following demolition of the link extensions) 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.

BH2014/02423

Flat 3 104 Montgomery Street Hove

Erection of single storey rear extension.

Applicant: Godfrey Investments

Officer: Christopher Wright 292097

Approved on 07/10/14 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

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
Proposed Rear Extension Location Plans	1242 01		16 Jul 2014
Existing Layout	1242 02		16 Jul 2014

Proposed Layout	1242 03		
-----------------	---------	--	--

BH2014/02454

34 Sackville Gardens Hove

Erection of single storey rear extension.

Applicant: Mr Matthew Kennedy Martin

Officer: Lorenzo Pandolfi 292337

Approved on 19/09/14 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 Plans	CH617/001		22/07/2014
Existing Plans	CH617/002		22/07/2014
Existing Plans & Elevations	CH617/003		22/07/2014
Existing Elevations and Sections	CH617/004		22/07/2014
Proposed Plans	CH617/005		22/07/2014
Proposed Plans & Elevations	CH617/006		22/07/2014
Proposed Elevations and Sections	CH617/007		22/07/2014

3) UNI

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

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

BH2014/02457

14 Princes Crescent Hove

Replacement metal garage door.

Applicant: Samantha Bailey

Officer: Benazir Kachchhi 294495

Approved on 26/09/14 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			24 July 2014

Supporting images			21 July 2014
Section C-C			01 August 2014
Ground floor plan			01 August 2014
Garage doors brochure			01 August 2014

BH2014/02464

26 Sheridan Mansions Sheridan Terrace Hove

Replacement UPVC double glazed front and rear windows and rear door.

Applicant: Mr Kenneth Redbourn

Officer: Benazir Kachchhi 294495

Approved on 29/09/14 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			06 August 2014
Glazing patterns			06 August 2014
Profile and Component Chart			23 July 2014

BH2014/02548

22 Reynolds Road Hove

Application for variation of condition 2 of application BH2014/00868 (Erection of single storey rear extension and insertion of window and door to ground floor side elevation) to allow for alterations to fenestration.

Applicant: Mr Robert Erskine

Officer: Lorenzo Pandolfi 292337

Approved on 22/09/14 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

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
Existing Floor Plans			28/07/2014
Existing Elevations			28/07/2014
Proposed Floor Plans			28/07/2014
Proposed Elevations			28/07/2014
Site and Block Plan			28/07/2014

BH2014/02607

Aldrington House Hospital 35 New Church Road Hove

Demolition of existing conservatory and erection of new conservatory to the front at first floor level.

Applicant: Sussex Partnership NHS Trust

Officer: Christopher Wright 292097

Refused on 08/10/14 DELEGATED

1) UNI

The proposed development would, due to its scale, form, design, prominent position and materials, have an unduly dominant, unsympathetic and incongruous relationship with the recipient building visually. As such the addition would detract from the character and appearance of the Building of Local Interest and have a detrimental impact on visual amenity, contrary to policies QD1, QD14 and HE10 of the Brighton & Hove Local Plan.

BH2014/02663

51 New Church Road Hove

Conversion of existing house comprising 2no residential units to form 5no self-contained flats (C3), incorporating single storey rear extension with screened roof terrace over, loft conversion with rear dormer and rooflights to sides, additional parking, associated alterations and landscaping.

Applicant: Mr Jonathan Bull

Officer: Jason Hawkes 292153

Approved on 02/10/14 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 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.

4) UNI

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

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

5) UNI

The screen for the approved rear first floor terrace, as indicated on drawing nos.TA783/C13D and C14C, shall be installed prior to the first occupation of Unit 4. The screen shall be retained as such thereafter.

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

6) 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.

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

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 amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

9) UNI

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

Reason: To enhance the appearance of the development in the interest of the

visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

10) UNI

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

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.

12) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plans	TA783/C01	B	7th August 2014
Existing Site Survey	TA783/C02	A	7th August 2014
Existing Streetscene	TA783/C03	A	7th August 2014
Existing Basement Plan	TA783/C04	A	7th August 2014
Existing Ground and First Floor Plan	TA783/C05	A	7th August 2014
Existing Elevations	TA783/C06	A	7th August 2014
Existing Elevations	TA783/C07	A	7th August 2014
Existing Sections	TA783/C08	A	7th August 2014
Proposed Site Plan	TA783/C10	A	7th August 2014
Proposed Plans 1	TA783/C11	B	7th August 2014
Proposed Plans 2	TA783/C12	E	1st October 2014
Proposed Elevations 1	TA783/C13	E	1st October 2014
Proposed Elevations 2	TA783/C14	D	1st October 2014
Proposed Sections	TA783/C15	C	1st October 2014

13) UNI

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

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

BH2014/02665

9 - 30 Pendragon Court Arthur Street Hove

Replacement of existing timber windows and patio doors with UPVC units.

Applicant: Southern Housing Group

Officer: Christine Dadswell 292205

Approved on 25/09/14 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	13-0482		07 August 2014
Existing Elevations, Existing and Proposed Window and Door Schedule	T3-0482		07 August 2014
Window Specification			07 August 2014

WISH

BH2014/01441

Glebe Villas Playing Field Chelston Avenue Hove

Application for variation of condition 3 of application BH2012/00248 (Removal of existing pavilion and erection of new single storey outbuilding incorporating teaching and changing facilities) to change the hours of usage to 08:00 to 21:00 Monday to Friday and 07:30 to 20:00 on Saturday.

Applicant: St Christophers School

Officer: Jason Hawkes 292153

Refused on 22/09/14 DELEGATED

1) UNI

The variation of condition 3 would result in the use of the pavilion on Saturdays between 07.30 and 20.00. The pavilion is in close proximity to residential properties and the proposal would result in a detrimental impact on the amenity of adjacent residential properties in respect of noise disturbance and an unneighbourly use. The scheme is therefore deemed contrary to policies QD27 and SU10 of the Brighton & Hove Local Plan.

BH2014/01797

173 New Church Road Hove

Demolition of garage/outbuilding and erection of 1no three bed detached dwelling (C3).

Applicant: Bayside Property Investment

Officer: Sonia Gillam 292265

Refused on 22/09/14 DELEGATED

1) UNI

The proposed dwelling, by virtue of its siting, height and massing in close proximity to shared boundaries, represents a cramped form of development which would create an unduly dominant and overbearing presence and result in significant overlooking and loss of privacy for occupants of adjoining properties. This harm is considered to outweigh the benefit provided by the additional

residential unit. As such, the proposal would be contrary to policies QD2 and QD27 of the Brighton & Hove Local Plan.

BH2014/02420

14 Portland Avenue Hove

Demolition of existing extension and erection of single storey rear and side extension.

Applicant: Mr & Mrs M and J Wingate

Officer: Lorenzo Pandolfi 292337

Refused on 19/09/14 DELEGATED

1) UNI

The proposed development would have a harmful visual impact in relation to the adjoining properties and would detract from the character of the surrounding scene. As such the proposal is considered contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 "Design Guidance for Extensions and Alterations".

2) UNI2

The neighbouring property to the north would suffer from overshadowing and strong sense of enclosure. As such the proposal is considered contrary to policy QD27 of the Brighton & Hove Local Plan and SPD12 "Design Guidance for Extensions and Alterations".

BH2014/02439

8 Brittany Road Hove

Erection of single storey rear extension and roof alterations including hip to gable roof extension, rear dormer and rooflights to front.

Applicant: Mr Martin Flanagan

Officer: Tom Mannings 292322

Approved on 01/10/14 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			23/07/14
Block Plan			23/07/14
Existing Plans, Elevations and Sections	14/1200/01		23/07/14
Proposed Plans, Elevations and Sections.	14/1200/02	B	23/09/14

BH2014/02460

39 Derek Avenue Hove

Formation of pitched roof to existing flat roof to front elevation.

Applicant: Mr & Mrs Mahatme

Officer: Benazir Kachchhi 294495

Approved on 18/09/14 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 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	SX 103604		22 July 2014
Block plan			22 July 2014
Existing floor plans and elevations			22 July 2014
Existing roof plan			22 July 2014
Proposed front elevation			22 July 2014
Proposed side elevation			22 July 2014
Proposed cross sections and roof plan			22 July 2014

BH2014/02480

39 Portland Avenue Hove

Application for Approval of Details Reserved by Condition 3 of application BH2013/03957.

Applicant: Ruth Preston

Officer: Tom Mannings 292322

Approved on 26/09/14 DELEGATED

BH2014/02481

39 Portland Avenue Hove

Erection of a single storey rear extension, installation of replacement roof covering to existing side extension and rear raised terrace.

Applicant: Mrs Ruth Preston

Officer: Jonathan Puplett 292525

Approved on 01/10/14 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 AND BLOCK PLAN	482(PL)2		23/07/2014
EXISTING AND PROPOSED ELEVATIONS AND FLOORLANS	428(PL)1	B	25/09/2014

BH2014/02486

20 Kingsthorpe Road Hove

Erection of first floor rear extension with roof terrace above and glass balustrading. Conversion of existing garage into habitable living space with replacement of garage door with window. Creation of dormers to front and rear roof slopes.

Applicant: Ayiesha Adderley

Officer: Tom Mannings 292322

Refused on 29/09/14 DELEGATED

1) UNI

The proposed front and rear dormers would be unduly bulky, altering the front roofslope of the property, causing significant harm to the character and appearance of the property and the wider street scene. As such, the proposal would be contrary to policy QD14 of the Brighton & Hove Local Plan, and SPD12: Design guide for extensions and alterations.

BH2014/02494

124 New Church Road Hove

Change of use from doctor's surgery (D1) to residential dwelling (C3), including loft conversion with rooflights and side dormer, new first floor side window and conversion of rear detached building to a garage.

Applicant: Dr Paul Evans

Officer: Jason Hawkes 292153

Approved on 18/09/14 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 cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

3) UNI

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

Reason: To ensure that 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 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
Location Plan	Y015-A01		24th July 2014
Block Plan	Y015-A02		24th July 2014
Existing Plan and Elevations	Y015-A03		24th July 2014
Proposed Plan and Elevations	Y015-D01		24th July 2014

6) 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.

BH2014/02554

10 Boundary Road Hove

Prior approval for change of use from retail unit (A1) to self-contained studio flat (C3) with external alterations to front and rear.

Applicant: Football 1x2 Ltd

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 24/09/14 DELEGATED

BH2014/02567

147 New Church Road Hove

Erection of first floor side extension.

Applicant: Mrs Christina Chan

Officer: Benazir Kachchhi 294495

Refused on 24/09/14 DELEGATED

1) UNI

The proposed development, by reason of its roof form, forward projection and siting on the shared boundary, would create a poor contrast with the existing building and would result in a more prominent structure along the shared

boundary. The resulting extension would appear poorly designed, sited and detailed in relation to the property to be extended and would result in a harmful loss of visual separation between the site and 145 New Church Road. The proposal would therefore harm the character and appearance of the building and wider surrounding area 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 development, by reason of its height, forward projection and siting on the shared boundary, would have a significant adverse impact on adjoining window openings at 145 New Church Road resulting in a harmful loss of light and outlook. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/02599

Maritime House Basin Road North Portslade

Prior approval for change of use from offices (B1) to residential (C3) to form 16no flats.

Applicant: Atlantic Marine & Aviation LLP

Officer: Christopher Wright 292097

Prior Approval is required and is refused on 24/09/14 DELEGATED

BH2014/02611

Martello House 315 Portland Road Hove

Prior approval for change of use from offices (B1) to residential (C3) to form 32no units.

Applicant: GVA

Officer: Lorenzo Pandolfi 292337

Prior Approval is required and is approved on 30/09/14 DELEGATED

BH2014/02614

2 Mainstone Road Hove

Erection of a single storey rear extension.

Applicant: Mr & Mrs D Wade

Officer: Sonia Gillam 292265

Approved on 01/10/14 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

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

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

4) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows other than those expressly authorised by this permission shall be constructed in the side elevations 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.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan and block plan	14495-Loc		01/08/2014
Existing and proposed floor plans and elevations	14495-01		01/08/2014

BH2014/02667

23 Welbeck Avenue Hove

Erection of single storey side and rear extension.

Applicant: Mr Paul Sheffield

Officer: Lorenzo Pandolfi 292337

Approved on 01/10/14 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	1757-1		06/08/2014
Block Plan	1757-2		06/08/2014
Building Application Regulation	1757/3		13/08/2014
Building Application Regulation	1757/4		06/08/2014
Proposed Ground Floor Plan	1757/5A		06/08/2014
Proposed First Floor Plan	1757/6		06/08/2014
Sections	1757/7A		06/08/2014
Proposed Elevations	1757/8		06/08/2014
Existing Elevations	1757/9		06/08/2014

BH2014/02711

129 New Church 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 5.0m, for which the maximum height would be 3.9m, and for which the height of the eaves would be 2.4m.

Applicant: Mark Ashworth

Officer: Mark Thomas 292336

Prior approval not required on 18/09/14 DELEGATED

BH2014/02725

13 Coleman Avenue Hove

Certificate of lawfulness for proposed loft conversion incorporating hip to barn end roof extension, dormer to rear elevation and front roof lights.

Applicant: Mr & Mrs Hoptroff

Officer: Benazir Kachchhi 294495

Approved on 02/10/14 DELEGATED

BH2014/02726

1 Woodhouse Road Hove

Erection of single storey rear extension.

Applicant: Mr M Lemee & Miss L J Farndon

Officer: Liz Arnold 291709

Approved on 26/09/14 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	-	-	11th August 2014
Block Plan	-	-	11th August 2014
Plans, Elevations And Section	01	-	11th August 2014

BH2014/02794

65 St Leonards Gardens Hove

Certificate of lawfulness for proposed loft conversion incorporating hip to gable end roof extensions, front rooflight, side window and rear dormer.

Applicant: Mrs Kirstee Edbrooke

Officer: Lorenzo Pandolfi 292337

Approved on 01/10/14 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.

BH2014/02853

5 Chelston Avenue Hove

Erection of part single, part two storey rear extension and removal of existing single storey side extension and erection of single storey side extension.

Applicant: Mr & Mrs N Howell

Officer: Tom Mannings 292322

Refused on 02/10/14 DELEGATED

1) UNI

The proposed development, by virtue of its scale, bulk, height and design would form an overly dominant addition which would not appear subservient to the existing building and would result in an over-extended appearance to the property. The proposal would result in a significant and harmful change to the property's original plan form, character and appearance and impact upon the visual amenities of neighbouring properties. The proposed development is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD12: Design guide for extensions and alterations.

2) UNI2

The proposed development, by virtue of its height, level of projection and siting directly adjacent to the boundary with the neighbouring property, no. 7 Chelston Avenue, would result in an unneighbourly form of development, which would appear overbearing and result in a material loss of outlook to this dwelling. As such, the proposal would adversely impact on the residential amenity of the occupiers of this property contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and the Supplementary Planning Document SPD12: Design guide for extensions and alterations.

Withdrawn Applications

PLANS LIST 29 October 2014

PATCHAM

Application No: BH2014/03127
39 Overhill Gardens, Brighton

2no Sycamores - reduce by 2-3m.

Applicant: Mr J Hatch

Approved on 08 Oct 2014

Application No: BH2014/03220
145 Vale Avenue, Brighton

1no. Lime (Indicated in red on the included site plan T6 - our reference) - remove the superfluous epicormic growth from the base of the tree to a height of approximately 5.0m above ground level; reduce and re-shape the crown by approximately 2.5m (30%) and crown thin by approximately 15%.

Applicant: Mr Robin Cross

Approved on 08 Oct 2014

PRESTON PARK

Application No: BH2014/02656
62 Beaconsfield Villas, Brighton

1no Sycamore - remove 3no marked stems; lift canopy over road and pavement to 5.2m.

Applicant: Ms Tiffany Morley

Approved on 13 Oct 2014

Application No: BH2014/03103
Prestonville Court, 134 Dyke Road, Brighton

4no Sycamore - 25% crown thinning/30% height reduction; 1no Elm - 25% height reduction; 2no Beech - 25% crown reduction (overall reduction of crowns).

Applicant: Mr S Gower

Approved on 08 Oct 2014

**Application No: BH2014/03109
Priory Court, 10-12 Stanford Avenue, Brighton**

Copper Beech - reduce the canopy by approximately 3m to prevent squirrels accessing the building and causing damage.

Applicant: Ben McWalter
Approved on 08 Oct 2014

**Application No: BH2014/03200
8 Stanford Avenue, Brighton**

Holm Oak (T14) - crown lift to a height of 4m, to allow light and air into car park at rear which is very shaded, and to reduce some of the debris accumulating on cars.

Applicant: Mr P Cox
Approved on 13 Oct 2014

**Application No: BH2014/03216
4 Preston Park Avenue, Brighton**

2no Pine trees - reduce in height by 4ft for maintenance and to stop them getting too large.

Applicant: Mrs Gill Banks
Approved on 08 Oct 2014

REGENCY

**Application No: BH2014/03124
Flat 2, 7 Denmark Terrace, Hove**

Sycamore - reduce height by 3m and sides by 1-2m, sever ivy.

Applicant: Mr J Hatch
Approved on 08 Oct 2014

**Application No: BH2014/03152
18 Clifton Terrace, Brighton**

Lime - reduction of secondary growth to retain shape.

Applicant: Mrs Simone May

Approved on 08 Oct 2014

ST. PETER'S & NORTH LAINE

Application No: BH2014/03099

30 Sydney Street, Brighton

2no Elders - cut back as little as possible but remove branches encroaching on the roof and guttering.

Applicant: Miss L Pollard

Approved on 08 Oct 2014

Application No: BH2014/03128

21 Guildford Road, Brighton

Conifer - remove overhang back to boundary.

Applicant: Mr J Hatch

Approved on 08 Oct 2014

Application No: BH2014/03134

8 Crown Gardens, Brighton

Bay tree - prune to a small ball shape by no more than 1.5 metres.

Applicant: Mr S Hunt

Approved on 08 Oct 2014

Application No: BH2014/03140

47 Buckingham Place, Brighton

Sycamore - reduce all branches by 1-2m for maintenance and light improvement.

Applicant: Mr Craig Radford

Approved on 08 Oct 2014

WITHDEAN

Application No: BH2014/02713

Shawcross House, 235 Preston Road, Brighton

1no Elm - lift overhanging branches, especially over car parking areas; 1no Sycamore - thin crown by 25%; 1no Holly - remove selected self-seeded stems; 1no Atlantic Cedar - reduce selected limbs overhanging the A23 by up to 4m; 1no Yew -

prune to re-balance; 1no Copper Beech - lift overhanging branches, especially over car parking areas and away from street lamp; 1no Holly - reduce height by up to 5m and thin by 30%; 1no Bay - reduce back from building by up to 3m; 1no Holly - reduce by up to 4m; 1no Yew - reduce by up to 3m and sever ivy.

Applicant: Lucy Dawe

Approved on 08 Oct 2014

Application No: BH2014/02718
Shawcross House, 235 Preston Road, Brighton

Fell one Cypress.

Applicant: Lucy Dawe

Approved on 08 Oct 2014

Application No: BH2014/02719
Shawcross House, 235 Preston Road, Brighton

Fell one Holly.

Applicant: Lucy Dawe

Approved on 08 Oct 2014

Application No: BH2014/02720
Shawcross House, 235 Preston Road, Brighton

2no Silver Birch - reduce height by 5m and re-shape; 1no Portuguese Laurel - lift overhanging branches, especially over car parking and pathway areas, and re-shape into 'ball'; 1no Bay - prune to give clearance to street lamp, re-shape to balance, remove self-seeded Elm; 1no Portuguese Laurel - reduce by up to 3m and thin by 25%.

Applicant: Lucy Dawe

Approved on 08 Oct 2014

Application No: BH2014/02721
Carlton House, 239-241 Preston Road, Brighton

2no Horse Chestnuts - reduce limbs over A23 by up to 3m.

Applicant: Lucy Dawe

Approved on 13 Oct 2014

Application No: BH2014/02722

Carlton House, 239-241 Preston Road, Brighton

1no Pear - reduce by up to 6m and thin by up to 50% due to proximity to building;
1no Sycamore - reduce branches touching building, reduce entire tree by up to 4m
and thin by 30%; 1no Sumac - remove stem overhanging service road.

Applicant: Lucy Dawe
Approved on 13 Oct 2014

Application No: BH2014/02723
Carlton House, 239-241 Preston Road, Brighton

Fell one Western Red Cedar (T22).

Applicant: Lucy Dawe
Approved on 13 Oct 2014

Application No: BH2014/03198
3 Croft Road, Brighton

1no Yew (T2) - reduce and re-shape by approximately 3ft, crown thin by 20%.

Applicant: Mr O Wall
Approved on 08 Oct 2014

Application No: BH2014/03342
24 Bavant Road, Brighton

T1 Ash - reduce in height by approx. 2.5m and prune back laterals all around by
approx. 1-1.5m.

Applicant: Mrs Nagle
Approved on 13 Oct 2014

EAST BRIGHTON

Application No: BH2014/03043
St Mary's Square, Brighton

Fell one Hornbeam (T1 on plan) and replace with *Betula utilis* var. *jacquemontii* (12-
14cm) girth within 5m of T1. (The tree has very limited public view, thus does not
warrant a TPO.)

Applicant: Mr D Armstrong
Approved on 22 Sep 2014

Application No: BH2014/03044
St Mary's Square, Brighton

Sorbus (T2 on plan) - reduce by 2m from boundary, re-balance crown, clear property; Lime (T3 on plan) - reduce by 2m from western property, thin lower crown by 20%.

Applicant: Mr D Armstrong
Approved on 22 Sep 2014

Application No: BH2014/03218
9 St. Marys Square, Brighton

Cherry (front garden) - reduce all branches by 1m for maintenance. Cherry (rear garden) - reduce all branches by 1.5m for maintenance.

Applicant: Mrs Edith Ojo
Approved on 08 Oct 2014

HANOVER & ELM GROVE

Application No: BH2014/02862
Brighton & Preston Cemetery, The Lodge, Hartington Road, Brighton

Group of trees overhanging the rear garden of 23 May Road - sympathetically prune back to the boundary and reduce the tops by 2m to allow in more light and reduce interference.

Applicant: Mrs Janet Bonwick
Approved on 22 Sep 2014

Application No: BH2014/02867
Brighton & Preston Cemetery, The Lodge, Hartington Road, Brighton

Group of Sycamores that overhang the back gardens of 20 and 22 Hartington Terrace - reduce all over by 2m to increase light into the gardens and lessen interference.

Applicant: Mr Janet Bonwick
Approved on 22 Sep 2014

MOULSECOOMB & BEVENDEAN

Application No: BH2014/03046
Land to the rear of 3 Egginton Close, Brighton

Fell 2no Hawthorn in woodland to the rear of 3 Egginton Close

Applicant: Mr Rob Stevens
Approved on 22 Sep 2014

QUEEN'S PARK

Application No: **BH2014/03097**
Lakeview, South Avenue, Brighton

3no Sycamores in rear garden - reduce height by approximately 3m, reducing in lateral growth to shape and balance accordingly (up to 2m).

Applicant: Mr G O'Flanagan
Approved on 08 Oct 2014

Application No: **BH2014/03121**
10 Old Steine, Brighton

Turkey Oak - reduce canopy back to boundary line with St James's Place to stop squirrels accessing property.

Applicant: Ben McWalter
Approved on 08 Oct 2014

ROTTINGDEAN COASTAL

Application No: **BH2014/02822**
7 Dean Court Road, Rottingdean

Fell one Sycamore in part of the garden of 7 Dean Court Road. (The tree is not sustainable for any significant period into the future due to the structural damage it is causing.)

Applicant: Mrs Teresa Kermode
Approved on 22 Sep 2014

Application No: **BH2014/03131**
6 The Rotyngs, Rottingdean

Elm - remove lower growth to height of first fork, reduce entire tree by 2-3m and thin 10%.

Applicant: Mr J Hatch
Approved on 08 Oct 2014

Application No: BH2014/03228
Lloyds Bank, 55 High Street, Rottingdean

1no Horse Chestnut in rear car park - raise the crown to 4.5 metres from ground level and remove major deadwood.

Applicant: Ms C Buttrick
Approved on 08 Oct 2014

BRUNSWICK AND ADELAIDE

Application No: BH2014/03047
35 Cambridge Road, Hove

Sycamore - reduce height by 2m, reduce laterals by 1.5m in order to allow in more light.

Applicant: Mrs Rachel Besant
Approved on 08 Oct 2014

CENTRAL HOVE

Application No: BH2014/02704
100-102 Church Road, Hove

Crab Apple in front garden - formative prune; Rear garden - Sycamore - reduce side growth 2m back from building; Ash - dieback at top, reduce to lower live growth; Chestnut, crown lift to 6m; Chestnut (opposite) - remove one lowest lateral limb overhanging garden.

Applicant: Mr J Hatch
Approved on 13 Oct 2014

Application No: BH2014/02705
100-102 Church Road, Hove

Fell one dead Cherry and 2no Lawson Cypress in front garden; fell one Cherry (poor specimen) in rear garden.

Applicant: Mr J Hatch
Approved on 13 Oct 2014

GOLDSMID

Application No: BH2014/03132
Eaton Hall, Eaton Gardens, Hove

Silver Birch (T4) - cut back overhang, reduce crown by 30%, crown thin.

Applicant: Miss Sally Anderson
Approved on 08 Oct 2014

Application No: BH2014/03191
54 Wilbury Road, Hove

2no Poplars - reduce by 50% back to previous pruning points.

Applicant: Mr S Duance
Approved on 13 Oct 2014

HANGLETON & KNOLL

Application No: BH2014/03037
20 Hangleton Manor Close, Hove

Black Poplar - crown reduction, minimum of a third of tree to be removed.

Applicant: Mr B Donaghy
Approved on 08 Oct 2014

HOVE PARK

Application No: BH2014/02164
14 Tongdean Road, Hove

Fell T2 Lawson cypress.

Applicant: Mr Sean Maguire
Approved on 07 Oct 2014

Application No: BH2014/02198
16 Tongdean Road, Hove

T3 London Plane (rear of No. 16) - prune back overhang to 14 Tongdean Road sympathetically.

Applicant: Mr Sean Maguire
Approved on 07 Oct 2014

Application No: BH2014/03138
59 Tongdean Avenue, Hove

Horse Chestnut and Purple Plum - prune clear of (lift) driveway by 4m for better access and general maintenance.

Applicant: Mr Allister Humby
Approved on 08 Oct 2014

Application No: BH2014/03372
14 Tongdean Road, Hove

T1 Yew - crown reduce by 30%.

Applicant: Mr Sean Maguire
Approved on 07 Oct 2014

NEW APPEALS RECEIVED**WARD****APPEAL APP NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****SOUTH PORTSLADE**

BH2013/04263

Aldi Stores Ltd 7 Carlton Terrace Portslade
Application for variation of condition 12 of
application BH2011/02857 (Application for
variation of conditions 11 & 12 of application
BH2010/01684) (original permission
BH2006/00834)) to amend the hours of free
parking at Portslade Shopping Centre from
two hours to one and a half hours.

APPEAL LODGED

18/09/2014

Planning Committee

WARD**APPEAL APP NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****WITHDEAN**

BH2014/01720

52 Bates Road Brighton

Erection of bicycle storage shed at front of
property.

APPEAL LODGED

18/09/2014

Delegated

WARD**APPEAL APP NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****WITHDEAN**

BH2014/01875

65 Surrenden Road Brighton

Erection of rear extension at lower ground
and ground floor levels.

APPEAL LODGED

22/09/2014

Delegated

WARD**APPEAL APP NUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****QUEEN'S PARK**

BH2014/01507

20 Margaret Street Brighton

Creation of 2no dormers to rear.

APPEAL LODGED

25/09/2014

Delegated

WARD**APPEAL APP NUMBER****HOVE PARK**

BH2014/02487

ADDRESS
DEVELOPMENT DESCRIPTION

4 Barrowfield Close Hove
Erection of 4 bedroom detached dwelling house.

APPEAL STATUS
APPEAL RECEIVED DATE
APPLICATION DECISION LEVEL

APPEAL LODGED
29/09/2014
Delegated

WARD
APPEAL APP NUMBER
ADDRESS
DEVELOPMENT DESCRIPTION

GOLDSMID
BH2014/01178
4-6 Montefiore Road Hove
Demolition of existing workshop and garage and erection of 1no three bed dwelling.

APPEAL STATUS
APPEAL RECEIVED DATE
APPLICATION DECISION LEVEL

APPEAL LODGED
29/09/2014
Delegated

WARD
APPEAL APP NUMBER
ADDRESS
DEVELOPMENT DESCRIPTION

BRUNSWICK AND ADELAIDE
BH2013/04352
10 Holland Road Hove
Installation of hardstanding to create 1no parking space in front garden, including removal of section of front wall.

APPEAL STATUS
APPEAL RECEIVED DATE
APPLICATION DECISION LEVEL

APPEAL LODGED
26/09/2014
Delegated

WARD
APPEAL APP NUMBER
ADDRESS
DEVELOPMENT DESCRIPTION

HANOVER & ELM GROVE
BH2013/03453
55 Totland Road Brighton
Change of use from single dwelling (C3) to House in Multiple Occupation (Sui Generis). (Retrospective)

APPEAL STATUS
APPEAL RECEIVED DATE
APPLICATION DECISION LEVEL

APPEAL LODGED
30/09/2014
Delegated

WARD
APPEAL APP NUMBER
ADDRESS
DEVELOPMENT DESCRIPTION

HOVE PARK
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.

APPEAL STATUS
APPEAL RECEIVED DATE

APPEAL LODGED
29/09/2014

APPLICATION DECISION LEVEL

Delegated

WARD

APPEAL APP NUMBER

ADDRESS

DEVELOPMENT DESCRIPTION

APPEAL STATUS

APPEAL RECEIVED DATE

APPLICATION DECISION LEVEL

HOLLINGDEAN & STANMER

BH2014/01192

37 Hawkhurst Road Brighton

Erection of two storey side extension.

APPEAL LODGED

01/10/2014

Delegated

WARD

APPEAL APP NUMBER

ADDRESS

DEVELOPMENT DESCRIPTION

APPEAL STATUS

APPEAL RECEIVED DATE

APPLICATION DECISION LEVEL

WISH

BH2014/01650

22a Lennox Road Hove

Installation of rear dormer with juliet balcony and rooflight to front elevation.

APPEAL LODGED

01/10/2014

Delegated

WARD

APPEAL APP NUMBER

ADDRESS

DEVELOPMENT DESCRIPTION

APPEAL STATUS

APPEAL RECEIVED DATE

APPLICATION DECISION LEVEL

WITHDEAN

BH2014/01879

53 Dene Vale Brighton

Creation of driveway with associated excavation and retaining wall with planters.

APPEAL LODGED

01/10/2014

Delegated

WARD

APPEAL APP NUMBER

ADDRESS

DEVELOPMENT DESCRIPTION

APPEAL STATUS

APPEAL RECEIVED DATE

APPLICATION DECISION LEVEL

CENTRAL HOVE

BH2014/00973

55 St Aubyns Hove

Loft conversion to create 1no studio flat incorporating dormer and rooflight to front and dormer to rear.

APPEAL LODGED

01/10/2014

Delegated

WARD

APPEAL APP NUMBER

ADDRESS

DEVELOPMENT DESCRIPTION

APPEAL STATUS

APPEAL RECEIVED DATE

APPLICATION DECISION LEVEL

HOVE PARK

BH2014/02163

25 The Droveaway Hove

Installation of glass balustrade at second floor level.

APPEAL LODGED

01/10/2014

Delegated

WARD

APPEAL APP NUMBER
ADDRESS
DEVELOPMENT DESCRIPTION

APPEAL STATUS
APPEAL RECEIVED DATE
APPLICATION DECISION LEVEL

WITHDEAN

BH2014/01476
15 and 17 Bates Road Brighton
Erection of single storey infill and rear
extensions to adjoining properties.
APPEAL LODGED
02/10/2014
Delegated

WARD

APPEAL APP NUMBER
ADDRESS
DEVELOPMENT DESCRIPTION

APPEAL STATUS
APPEAL RECEIVED DATE
APPLICATION DECISION LEVEL

HOLLINGDEAN & STANMER

BH2014/00427
37 Rushlake Road Brighton
Change of use from 6 bedroom small house
in multiple occupation (C4) into 8 bedroom
house in multiple occupation (Sui Generis)
including alterations to fenestration to west
elevation.
APPEAL LODGED
07/10/2014
Delegated

WARD

APPEAL APP NUMBER
ADDRESS
DEVELOPMENT DESCRIPTION

APPEAL STATUS
APPEAL RECEIVED DATE
APPLICATION DECISION LEVEL

ST. PETER'S & NORTH LAINE

BH2014/02026
Flat 4 6 St Georges Place Brighton
Creation of roof terrace with balustrading to
rear.
APPEAL LODGED
08/10/2014
Delegated

WARD

APPEAL APP NUMBER
ADDRESS
DEVELOPMENT DESCRIPTION

APPEAL STATUS
APPEAL RECEIVED DATE
APPLICATION DECISION LEVEL

ST. PETER'S & NORTH LAINE

BH2014/02027
Flat 4 6 St Georges Place Brighton
Creation of roof terrace with balustrading to
rear.
APPEAL LODGED
08/10/2014
Delegated



**Brighton & Hove
City Council**

INFORMATION ON HEARINGS / PUBLIC INQUIRIES

29th October 2014

This is a note of the current position regarding Planning Inquiries and Hearings

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 – 60 CORNWALL GARDENS, BRIGHTON – WITHDEAN	225
Application BH2014/01718 – Appeal against refusal to grant retrospective householder planning application for replacement boundary fence. APPEAL ALLOWED (delegated decision)	
B – 15 THE BEECHES , BRIGHTON – WITHDEAN	227
Application BH2014/01226 – Appeal against refusal to grant permission for construction of a rear single storey extension to increase the utility kitchen area. APPEAL ALLOWED (delegated decision)	
C – 13 CAMELFORD STREET, BRIGHTON – QUEEN’S PARK	231
Application BH2013/04286 – Appeal against refusal for replacement of existing opening roof light to West/rear elevation with new “Cabrio” opening roof light (Retrospective). APPEAL DISMISSED - (delegated decision)	
D – 29 EGREMONT PLACE, BRIGHTON – QUEEN’S PARK	235
Application BH2014/00882 - Appeal against refusal to grant planning permission for conversion of single dwelling to three self-contained flats. APPEAL DISMISSED - (delegated decision)	
E – 85B LIVINGSTONE ROAD, HOVE – GOLDSMID	237
Application BH2014/01219 - Appeal against refusal to grant planning permission for proposed loft extension and rear dormer. APPEAL DISMISSED - (delegated decision)	
F – 20A CROMWELL ROAD, HOVE – GOLDSMID	239
Application BH2013/02905 - Appeal against refusal to grant retrospective planning permission for a one bedroom dwelling. APPEAL DISMISSED - (committee decision)	

G. 140 LONGHILL ROAD, WOODINGDEAN – ROTTINGDEAN COASTAL 241

Application BH2014/00722 - Appeal against refusal to grant planning permission for addition of a new gable fronted bay to front elevation including the creation of a garden room at lower ground floor level. **APPEAL ALLOWED** - (delegated decision)

H. 32 MONTPELIER CRESCENT, BRIGHTON – REGENCY 243

Application (A) BH2013/03447 & (B) BH2013/03450 - Appeal against refusal (A)to grant planning permission for 2 ground floor flats & (B) 2 ground floor flats including minor alterations to flat entrance doors, boiler and shower room, and change of material of rear door/window. **(A) APPEAL DIMISSED, (B) APPEAL ALLOWED** - (delegated decision)

I. 8 VALE AVENUE, PATCHAM, BRIGHTON - PATCHAM 249

Application BH2014/00865 - Appeal against refusal to grant planning permission for proposed vehicle crossover. **APPEAL DIMISSED** (delegated decision).



Appeal Decision

Site visit made on 30 September 2014

by D Fleming BA (Hons) MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 14 October 2014

Appeal Ref: APP/Q1445/D/14/2224398

60 Cornwall Gardens, Brighton, BN1 6RJ

- 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 & Ms Adams-Kirkham against the decision of Brighton & Hove City Council.
 - The application, Ref BH2014/01718, was refused by notice dated 1 August 2014.
 - The development proposed is described as "retrospective householder planning application for replacement boundary fence".
-

Decision

1. The appeal is allowed and planning permission is granted for a replacement boundary fence in accordance with the terms of application, Ref BH204/01718, dated 23 May 2014.

Procedural Matter

2. I saw at my site visit that the replacement boundary fence had been installed. Whilst I have therefore dealt with the appeal on the basis of the submitted plans, which provide details of the fence, I have considered it as a retrospective application. However the reference in the description of the development to the proposal being a retrospective householder planning application is superfluous and I have left it out of my formal decision.

Main issue

3. The main issue is the effect of the development on the character and appearance of the area.

Reasons

4. The appeal site comprises an end terraced house situated on the corner of Cornwall Gardens and Varndean Drive. It has a modest side garden which is situated below the height of the neighbouring roads. Houses in the immediate area are bounded by low brick walls and mature shrubs though corner properties in the area have a variety of boundary treatments including high brick walls and various combinations of walls and fences. These differ in height depending on where they are situated along the steeply rising Varndean Road.
5. The fence replaces a previous, older fence which was slightly lower in height. From the photographs on file it would appear that the original fence had been in position for some time and had become part of the established character and

- appearance of the area. A third party seems to support this view as they commented that the difference in height was not noticeable.
6. The design of the new fence is featheredge which matches the existing fencing along the rear of the terrace that is visible from a footpath leading to a garage court at the back of No 7e Varndean Road. It has been positioned just behind a low, brick wall which marks the north and east boundaries of the site. Its current, stark appearance is as a result of it being new and unstained with any colour. This is exacerbated, to a certain extent, by its length along the Varndean Road frontage. However the length of fencing along Cornwall Gardens is shorter and the appearance of the Varndean Road frontage is softened and screened by the presence of four mature street trees in a wide grass verge. Varndean Road is flanked all along by wide grass verges and an avenue of mature trees which means in longer distance views I consider the appearance of the fence is unobtrusive.
 7. In terms of the Cornwall Gardens frontage, the appearance of the previous fence was softened by two mature conifer trees within the garden. These have now been removed and the replacement fence is neater and overall a much improved boundary treatment than its worn counterpart. I consider it does not change the character and appearance of the area as it is only marginally higher than the previous fence. Furthermore I consider the appearance of the newer fence will very quickly weather and fade to a light grey as a result the appellants' offer to stain the fence will not be necessary.
 8. The Council is concerned that the position of the fence, which encloses part of the front garden, dominates views from neighbouring roads. However as the position of the replacement fence does not differ from its worn counterpart I give this submission limited weight. I therefore conclude that the replacement fencing does not have an adverse effect on the character and appearance of the area. As such the development does not conflict with Policy QD14 of the Brighton & Hove Local Plan 2005 (saved policies post 2007). This seeks to ensure that alterations to existing buildings will only be granted if the proposal is well designed, sited and detailed in relation to the host property and the surrounding area. As the appeal is allowed I have not imposed the usual time limit condition as the fence has been installed.

Other Matter

9. A third party is concerned that the height of the fence breaches a limit set by a covenant relating to the estate. However I can see no reason why granting planning permission would negate or supersede any private legal matters relating to the appearance of the estate. Accordingly issues relating to the covenant have not had a material bearing on my assessment of the planning issues in this appeal.

Conclusion

10. For the reasons given above, and having considered all other matters raised, I conclude that the appeal should succeed.

D Fleming

INSPECTOR

Appeal Decision

Site visit made on 30 September 2014

by D Fleming BA (Hons) MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 14 October 2014

Appeal Ref: APP/Q1445/D/14/2224481
15 The Beeches, Brighton BN1 5LS

- 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 Mrs Olivia Olorenshaw against the decision of Brighton & Hove City Council.
 - The application, Ref BH2014/01226, was refused by notice dated 11 June 2014.
 - The development proposed is rear single storey extension to increase the utility/kitchen area.
-

Decision

1. The appeal is allowed and planning permission is granted for a rear single storey extension to increase the utility/kitchen area at 15 The Beeches, Brighton BN1 5LS in accordance with the terms of application, Ref BH2014/01226, dated 16 April 2014, subject to the following 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: site location plan, block plan and dwg No 2609/14 Rev A.
 - 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Main issue

2. The main issue is the effect of the development on the character and appearance of the area.

Reasons

3. The appeal site comprises a detached bungalow situated within a cul-de-sac of similar designed properties, many of which have been extended. Plot sizes are generous and planning permission has already been given for an extension to the side of the main building which would adjoin the existing garage sited in the rear garden. The garage would become the new kitchen for the property but to date this permission has not been implemented.
4. The proposed scheme is now to extend the garage, marginally, to the rear by adding a utility room. This single storey rear extension would be about

- 2m x 4.5m and would continue the approved part pitched roof/part flat roof design for the converted garage.
5. There would be no public views of this extension as the rear of the site is flanked on all sides by gardens. Furthermore views from neighbouring properties would be limited by a mature tree line at the rear of the site and high boundary fencing on either side of the garden. The proposed height of the extension would only be just over 3m; however on the side boundary it would be just over 2m to eaves level which would be similar to the fence height. I therefore find the proposed development would be modest given its size and location.
 6. With regard to its scale I find its diminutive form would not detract from the predominance of the original building with its wide gable roof overlooking the garden. Furthermore the proposed siting would also preserve the integrity of the original bungalow as the depth of the extension would be so limited.
 7. The Council are concerned that the proposed addition together with the converted garage, would result in an 8m depth extension. This would be more than half the depth of the original bungalow and more than half the depth of the garden. However the garage already exists and I consider the proposed modest extension takes account of the existing space around the bungalow. None of the gardens in the immediate area of bungalows are particularly deep but they are generous in size due to their width. Whilst the overall depth of the converted garage and proposed extension would be significant, it would not detract from the overall width of the garden.
 8. In addition it has been brought to my attention that with some adjustments to the height of the proposal the extension could be carried out without the need for formal planning permission. I am satisfied that if the appeal were to be dismissed there is every likelihood that a slightly modified version of the extension would be built. In my opinion such an extension would not have any greater impact on the character and appearance of the area than the appeal proposal. Whilst the height reduction would mean the extension would not relate as well as the proposed scheme to the existing garage, its siting and modest footprint would be the same.
 9. For these reasons I therefore conclude that the proposed extension would not have an adverse effect on the character and appearance of the area. It would accord with Policy QD14 of the Brighton and Hove Local Plan 2005 (saved 2007) which requires extensions to be well designed and sited amongst other matters. The proposed extension would also not conflict with the general objectives of the Council's Supplementary Planning Document, Design Guide for Extensions and Alterations 2012. This is in so far as they relate to the extension of a bungalow in the manner proposed.

Conclusion and Conditions

10. For the reasons set out above, I conclude that the appeal should succeed.
11. The appeal being allowed in addition to the standard time limit on commencement of development, a condition requiring the development to be carried out in accordance with the approved plans is imposed. This is for the avoidance of doubt and in the interest of proper planning. The Council has also suggested a condition requiring the external materials to be used in the construction of the extension to match those of the existing building. This is an

appropriate condition in the interests of the character and appearance of the surrounding area.

D Fleming

INSPECTOR

Appeal Decision

Site visit made on 1 September 2014

by Joanna Reid BA(Hons) BArch(Hons) RIBA

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 18 September 2014

Appeal Ref: APP/Q1445/E/14/2216232

13 Camelford Street, Brighton BN2 1TQ

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mr Chris Cage against the decision of Brighton & Hove City Council.
 - The application Ref BH2013/04286, dated 12 December 2013, was refused by notice dated 11 February 2014.
 - The works are "Replacement of existing opening roof light to West / rear elevation with new 'Cabrio' opening roof light. (Retrospective)."
-

Decision

1. The appeal is dismissed.

Preliminary matters

2. The appeal building is a mid-terrace house within the terrace at 8 to 19 (consecutive) Camelford Street which is listed in Grade II. It is also situated within the East Cliff Conservation Area. The works for which listed building consent is sought have been carried out. However, the appellant's photographs show relevant parts of the appeal building before the works took place, so I shall take those photographs into account.
3. The Council was not represented at the site visit. As it was necessary to see the interior of the listed building and to view its exterior from private land, I carried out the site visit in the company of the appellant as an Access Required Site Visit. The Council was given the opportunity to object to this procedure by 17 September 2014 by The Planning Inspectorate. As the Council did not object, I shall proceed to make my decision.
4. Section 38(6) of the *Planning and Compulsory Purchase Act 2004* does not apply to decisions on applications for listed building consent, since in those cases there is no statutory requirement to have regard to the provisions of the Development Plan. The relevant Development Plan policy reflects the thrust of the statutory requirements, and I shall deal with it as a material consideration.

Main issue

5. The main issue in this appeal is whether the works preserve the special architectural or historic interest of the listed building.

Reasons

6. The listed building includes the 2-storey plus basement and attic appeal building, which is a Georgian house with a tiled pitched roof and a small front dormer. It previously included a fairly modest Velux-type roof light which largely respected the form, scale and alignment of the rear roof slope. Thus, the simple historic form of the appeal dwelling was preserved. Because most of the nearby buildings in the terrace include a variety of rear dormers and roof extensions, the rear roof slope of the appeal building allowed the historic roof form of the buildings in the terrace to be appreciated. This made it all the more important to preserve.
7. The previous roof light did not have the typical central mullion of some traditional roof lights, but the light that it would have let into the interior would have preserved much of the historic character of the attic floor. Thus, the rear roof slope with the former roof light contributed in an important way to the special architectural interest of the listed building, and it contributed positively to the significance of the heritage asset as a terrace of historic dwellings.
8. Due to its substantial scale, contemporary form, and siting close to the eaves, the existing 'Cabriolet' roof light is an incongruous addition. Because it has significantly eroded the important rear roof slope, it unacceptably damages the historic character of the appeal building. Its configuration when open, including the balcony, and the projection of the opening lights above the roof plane, draws attention to its discordant appearance. The addition of central mullions would not outweigh this harm.
9. As heritage assets are irreplaceable great weight should be attached to their conservation. Whilst the appellant says that the present roof light was installed to increase the amount of daylight and ventilation in the dwelling, these changes erode the historic character of the interior of the listed building. Furthermore, because the existing opening is larger than that for the previous roof light, historic fabric including parts of roof timbers may have been lost.
10. From the evidence put to me the appeal building was built as a single dwelling house, it is still in use as such, and there is no suggestion that this would not be the optimum viable use for this part of the heritage asset. Whilst the rear roof slope is not widely visible in public views, the damaging effect of the existing roof light can be seen by the occupiers of nearby buildings and their grounds, and the works would erode the appreciation of the historic interior for future occupiers, so that is not a good reason to allow these injurious works.
11. For all of these reasons the works cause great harm to the listed building. Whilst in terms of the *National Planning Policy Framework* (Framework) that harm is less than substantial, no public benefits have been put to me to outweigh that harm. Moreover, insufficient clear and convincing justification has been put to me to show that the works are necessary to preserve the listed building, or to achieve the optimum viable use of this part of the heritage asset which is significant as a historic terraced house.
12. As the appeal building is in a conservation area, I am also required to take account of section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* as amended which states that, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that

area. The street pattern and historic buildings within the Conservation Area contribute positively to its appearance and character related to the historic development of Brighton as a seaside resort which it is desirable to preserve, and to its significance as an area of historic townscape related to the sea. Because the works harm the historic appearance and character of the listed building, and they unacceptably erode the significance of the appeal building as a Georgian dwelling, they also fail to preserve or enhance the character or the appearance of the Conservation Area.

13. Although the appellant says that the Council's officer did not make a site visit before the Council made its decision, this does not effect the determination of this appeal, which I have dealt with on its merits and in accordance with its site specific circumstances and my statutory duties.
14. I therefore consider that the works fail to preserve the special architectural interest of the listed building. They are also contrary to Policy HE1 of the *Brighton & Hove Local Plan 2005* which reflects the thrust of the statutory duty with regard to listed buildings, and the Framework, which aims for heritage assets to be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. For the reasons given above and having regard to all other matters raised, the appeal fails.

Joanna Reid

INSPECTOR



Appeal Decision

Site visit made on 12 September 2014

by Julie Dale Clark BA (Hons) MCD DMS MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 23 September 2014

Appeal Ref: APP/Q1445/A/14/2221337

29 Egremont Place, Brighton BN2 0GA

- 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 S Simmonds, The Property Shop against the decision of Brighton & Hove City Council.
 - The application Ref BH2014/00882, dated 19 March 2014, was refused by notice dated 23 May 2014.
 - The development proposed is conversion of single dwelling to three self contained flats.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The appeal site is within the Queen's Park Conservation Area and whilst I have had regard to section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area, the reasons for refusal do not relate to the effect on the Conservation Area. Therefore, I consider that the main issue is the effect of the proposal on the living conditions of future occupiers of the proposed ground floor flat.

Reasons

3. The ground floor flat would have two bedrooms and provide a reasonable amount of internal living accommodation for a small family. However, the only external amenity space would be a very small courtyard. Light to the two bedrooms would also only come from this courtyard. The courtyard itself is enclosed on all four sides and due to the proximity of external walls the effect is more of a small lightwell. The addition of glazed screens to an upper floor balcony and a terrace would further tunnel natural light.
4. The existing property is a substantial one with six bedrooms, including a ground floor bedroom in a previous extension and includes a bedroom in the loft. The Council has not objected to the principle of sub-dividing it and Local Plan¹ policy HO9 is positively worded to allow conversions of dwellings into smaller units subject to a set of criteria.

¹ Brighton & Hove Local Plan 2005, Adopted July 2005.

5. The policy acknowledges that the conversion of larger properties contributes towards the provision of a wider range of housing and helps to meet the needs of a growing number of smaller households. This is consistent with the National Planning Policy Framework².
6. However, the Framework also requires local planning authorities to identify sites sufficient to provide five years worth of housing plus an additional buffer of either 5% or 20%. The Council state that it is unable to demonstrate a five year supply. The appellant contends that Local Plan policy HO9 therefore is out of date and the advice in the Framework that housing applications should be considered in the context of the presumption in favour of sustainable development should point to this scheme being acceptable.
7. However, policy HO9 is not strictly about the supply of housing land but specifically allows residential conversions and the retention of smaller dwellings. Amongst other things, it requires at least one unit of accommodation in a conversion to be suitable for family accommodation and has two bedrooms. I consider that a combination of the lack of useable amenity space together with the limited natural light to the bedrooms in the ground floor flat make this proposal unacceptable. The Council also consider that the ground floor flat would be overlooked from the balcony and terrace on the upper floor. However, I consider that this matter could be overcome by the installation of screens.
8. I have considered all other matters raised such as the proximity of the nearby Queens Park. I also noted that a number of other properties in the street appeared to have been sub-divided into flats although I have no information regarding the type of accommodation they provide. I have also considered the Council's position regarding its supply of housing land but conclude that the benefit of adding to the supply of housing is outweighed by the adverse impact of creating a poor standard of living accommodation.
9. I conclude that the proposal would have a harmful effect on the living conditions of future occupiers of the ground floor flat and conflict with policy HO9. Therefore, the appeal fails.

J D Clark

INSPECTOR

² Communities and Local Government National Planning Policy Framework, March 2012 (the Framework).



Appeal Decision

Site visit made on 12 September 2014

by Julie Dale Clark BA (Hons) MCD DMS MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 23 September 2014

Appeal Ref: APP/Q1445/A/14/2221490

85B Livingstone Road, Hove, East Sussex BN3 3WN

- 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 Kieran Hood against the decision of Brighton & Hove City Council.
 - The application Ref BH2014/01219, dated 10 April 2014, was refused by notice dated 11 June 2014.
 - The development proposed is proposed loft extension and rear dormer.
-

Decision

1. The appeal is dismissed.

Reasons

2. The proposal would create an additional bedroom and bathroom in the loft space which would entail the construction of a rear dormer. The dormer would extend across most of the width of the property and sit just below the ridge and be set in slightly from the rear wall of the house. The building is a mid-terrace three-storey building which comprises of two flats.
3. Local Plan¹ policy QD14 indicates that extensions or alterations to existing buildings will only be granted planning permission 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. Further advice about roof extensions and alterations, including dormer windows is set out in the Council's SPD².
4. There is an existing dormer similar to the proposal on the roof to the adjacent property and I did observe other large dormer windows to the rear of properties in this terrace and to the terrace to the rear. However, there are relatively few dormer windows and I do not consider that those that are visible represent the general character of the terraces.
5. A dormer of the size and design proposed would not comply with the design advice set out in the SPD. It would be a bulky and substantial addition to the

¹ Brighton & Hove Local Plan 2005, Adopted July 2005.

² spd 12 supplementary planning document. Brighton & Hove City Council Local Development Framework, adopted 20 June 2013 – design guide for extensions and alterations (SPD).

roof. I do not consider that the presence of these other dormer windows justifies allowing this dormer window whether or not these other dormer windows have planning permission or were built as permitted development³.

6. I have considered all other matters raised but none alter my conclusion. I conclude that the proposal would have a harmful effect on the character and appearance of the property itself and the terrace and would conflict with policy QD14 and the SPD. The appeal therefore fails.

J D Clark

INSPECTOR

³ Under the Town and Country Planning (General Permitted Development) Order 1995 (As Amended).

Appeal Decision

Site visit made on 30 September 2014

by Megan Thomas BA(Hons) in Law, Barrister

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 7 October 2014

Appeal Ref: APP/Q1445/A/14/2221515

20A Cromwell Road, Hove, East Sussex BN3 3EB

- 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 M Wood against the decision of Brighton & Hove City Council.
 - The application Ref BH2013/02905, dated 22 August 2013, was refused by notice dated 14 January 2014.
 - The development proposed is "retrospective application for one bedroom dwelling".
-

Decision

1. The appeal is dismissed.

Main Issue

2. The one bedroom dwelling which is the subject of the appeal has already been occupied as an independent residential unit. The main issue in the appeal is the effect of the proposal on the living conditions of occupants of the one bedroom dwelling and on occupants of flat 1, 20 Cromwell Road with regard to privacy.

Reasons

3. The appeal site lies within the Willett Estate Conservation Area. 20 Cromwell Road is a grade II listed building split into flats with accommodation on 5 floors including the basement and roof space. Flat 1, occupied by the appellant, is on two floors with rooms at the rear ground level looking out to the garden and rooms on the floor above also looking out over the rear. There are another 3 flats on upper levels of no.20 which also have rear views.
 4. 20A Cromwell Road is a single storey rectangular residential unit situated at the rear of no.20 at the end of the garden. It is slightly elevated and has large windows and a flat roof. It is approximately 36sqm. There is no vehicular access to it. Pedestrian access is gained from Cromwell Road by walking down the eastern side of no.20. There is no subdivision of the garden or boundary treatment proposed as part of this appeal. There is a large cycle store in the rear garden of no.20 and a pathway leading to the one dwelling unit. Retrospective planning permission is sought for the unit to be occupied as a self-contained residential dwelling. Currently it can be used as ancillary accommodation to the residential use of the main building.
-

5. The separation distance between the main dwelling and proposed self-contained residential unit is about 26m. The Council has a recent Supplementary Planning Document entitled *Design Guide for Extensions and Alterations* (2013) which, in the context of new two storey or more residential extensions, suggests that in most cases a minimum separation of 14m to the nearest facing residential window should be achieved in order to avoid amenity issues. Whilst in this case the separation distance would be comfortably over 14m, there are several other factors which are of importance in assessing privacy.
6. The proposed unit has four large windows at the front which are its only fenestration and it has a shallow footprint. It also has a raised patio area at the front as its only or main amenity space. The majority of the windows can be directly overlooked by at least one window in flat 1 and it is likely that there are similar views from upper floor flats. Whilst the overlooking is from a distance, it is exacerbated by the ability to look down from the main building onto the patio area and onto the windows in the one-bedroom unit. I have come to the view that there would be insufficient privacy for the occupants of the one-bedroom unit whilst in the property and when using the amenity space. As well as actual overlooking, there would also be a strong perception of being overlooked when in the one-bedroom unit or when using its patio area as the number of windows in the rear elevation of the main building is large and some of the rear windows to no.21 Cromwell Road also gain views of the patio area, albeit obliquely. I consider that there would be little respite from overlooking for the occupants of the one-bedroom dwelling.
7. Turning to the living conditions experienced by occupants of flat 1, I acknowledge that there is a communal garden and a shared cycle and bin store to the rear of the property which brings residents of 20 Cromwell Road into the rear area. However, to have a self-contained residential unit as proposed would allow much more regular views into a garden level room of flat 1 currently used as a bedroom. The comings and goings up and down the pathway from a self-contained unit would be intrusive in my view. Similarly, at least one upper floor rear window of flat 1, which serves a kitchen/dining/living area, would be very visible from the new unit and its patio area and I consider that would be reasonably intrusive for the occupants of flat 1.
8. I have borne in mind that use of the unit as a self-contained residence for a period of about two years has not led to any reported privacy or nuisance issues. In a similar vein, the appellant points out that there are closer back-to-back distances in the urban area and indeed in Cambridge Mews adjacent to the appeal site. However, I have assessed the privacy issue in this case on the particular and individual relationships that exist at no.20 & 20A Cromwell Road and their environs and those other factors do not outweigh the concerns I have in relation to loss of privacy and intrusiveness.
9. I conclude therefore that the development would materially harm the living conditions of occupiers of the one bedroom dwelling and of occupiers of flat 1, 20 Cromwell Road by reason of loss of privacy. It would be contrary to saved policy QD27 of the Brighton & Hove Local Plan 2005. Having taken all representations into account, including those relating to the need for one bedroom units in the area, I dismiss the appeal.

Megan Thomas INSPECTOR



Appeal Decision

Site visit made on 12 September 2014

by Julie Dale Clark BA (Hons) MCD DMS MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 19 September 2014

Appeal Ref: APP/Q1445/D/14/2221000

140 Longhill Road, Ovingdean, Brighton BN2 7BD

- 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 Nicholas Monti against the decision of Brighton & Hove City Council.
 - The application Ref BH2014/00722, dated 5 March 2014, was refused by notice dated 2 May 2014.
 - The development proposed is addition of new gable fronted bay to front elevation including the creation of a garden room at lower ground floor level.
-

Decision

1. The appeal is allowed and planning permission is granted for the addition of new gable fronted bay to front elevation including the creation of a garden room at lower ground floor level at 140 Longhill Road, Ovingdean, Brighton BN2 7BD in accordance with the terms of the application, Ref BH2014/00722], dated 5 March 2014, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans:
 - *12/09/03 – Location Plan; 12/09/04 – Block Plan; 12/09/03 – Plans as Existing; 13/02/01 – Elevations as Proposed; and 13/02/02 – Plans and Section as Proposed.*

Reasons

2. The Council state that a boundary to the Ovingdean Conservation Area is on the opposite side of the road and whilst section 71(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area, no details of the Conservation Area have been submitted with this appeal. However, Local Plan¹ policy HE6 relates to

¹ Brighton & Hove Local Plan 2005, Adopted July 2005.

development within or affecting the setting of Conservation Areas and as well as preserving or enhancing the appearance of the area proposals should also show a consistently high standard of design and detailing that reflects the character or appearance of the area, amongst other things. Policy QD2 sets out key principles for design and QD14 along with the SPD² specifically relate to extensions and alterations to existing buildings.

3. The house has been extended and altered in the past but still remains relatively modest in appearance although the additions do appear as a collection of unplanned and improvised add-ons. The proposal would result in a significant alteration to its appearance and being on the front of the house would be apparent in the street scene.
4. However, I do not consider that the effect would be detrimental to the character or appearance of the area. The house would look different to how it looks now but there are different styles of dwellings in the area and I do not consider that the resulting dwelling would be out of place. The property is in an elevated position but it is set back from the road. I do not consider that it would conflict with Local Plan policies HE6, QD2 or QD14 or the SPD.
5. The Council suggest a condition that the materials of construction match those of the existing dwelling, this is necessary to secure an appropriate appearance and is in line with Planning Practice Guidance³. Also, otherwise as set out in this decision and conditions, it is necessary that the development shall be carried out in accordance with the approved plans and in the interests of proper planning. I shall impose a condition accordingly.
6. I have considered all matters raised but none alter my conclusion. I conclude that the proposal would be acceptable, it would not harm the character or appearance of the area nor would it conflict with the policies referred to. The appeal therefore succeeds.

J D Clark

INSPECTOR

² spd 12 supplementary planning document. Brighton & Hove City Council Local Development Framework, adopted 20 June 2013 – design guide for extensions and alterations (SPD).

³ Planning Practice Guidance, published 6 March 2014.

Appeal Decisions

Site visit made on 17 September 2014

by **S J Papworth DipArch(Glos) RIBA**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 2 October 2014

Appeal A: APP/Q1445/A/14/2217668

32 Montpelier Crescent, Brighton, Sussex BN1 3JJ

- 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 Mike Stimpson Properties against the decision of Brighton & Hove City Council.
 - The application Ref BH2013/03447, dated 5 October 2013, was refused by notice dated 10 January 2014.
 - The development proposed is 2 ground floor flats.
-

Appeal B: APP/Q1445/E/14/2217667

32 Montpelier Crescent, Brighton, Sussex BN1 3JJ

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mike Stimpson Properties against the decision of Brighton & Hove City Council.
 - The application Ref BH2013/03450, dated 5 October 2013, was refused by notice dated 10 January 2014.
 - The works proposed are 2 ground floor flats including minor alterations to flat entrance doors, boiler and shower room, and change of material of rear door/window.
-

Decision Appeal A

1. I dismiss the appeal.

Decision Appeal B

2. I allow the appeal and grant listed building consent for 2 ground floor flats including minor alterations to flat entrance doors, boiler and shower room, and change of material of rear door/window at 32 Montpelier Crescent, Brighton, Sussex BN1 3JJ in accordance with the terms of the application Ref BH2013/03450, dated 5 October 2013 and the plans submitted with it subject to conditions 1) to 4) on the attached schedule.

Main Issues

3. In Appeal A these are:
 - The effect of the proposal on the aims of Development Plan policies which seek to control the conversion of existing units.
 - The effect of the proposal on the living conditions of future residential occupiers with particular regard to privacy.

and in Appeal B;

- The effect of the proposal on the architectural or historic significance of the listed building.

Reasons

Subdivision

4. Local Plan Policy HO9 is entitled '*residential conversions and the retention of smaller dwellings*' and states that planning permission will be granted for the conversion of dwellings into smaller units of self contained accommodation when, among other matters, the original floor area is greater than 115m², or the dwelling has more than three bedrooms as originally built; and at least one unit of accommodation is provided which is suitable for family occupation and has a minimum of two bedrooms. With regard to this latter requirement, criterion b), exceptions are allowed.
5. There was a divergence of opinion between the Council and the appellant over the size of the original dwelling, despite both having measured the same drawing. It transpired through further submissions that the Council had measured a net internal area, whereas the appellant had measured a gross internal area over internal walls. Whilst not agreeing to the gross internal area methodology, the Council agreed that this gave a figure of 117m². The footnote to the policy states that the calculation must be based on '*internal dimensions only*' but does not refer to either gross or net. The purpose of the stated 115m² is to define a small dwelling in the terms of the policy, and the alternative of having three bedrooms has no size or sleeping accommodation stated for those rooms. For the purposes of this appeal, it is now considered that the original dwelling was over 115m² as gross internal floor area is a recognised and reasonable measurement for residential property.
6. The other part of criterion a) is that the dwelling should have more than three bedrooms as built. Whilst there is some confusion in that drawing 33921/1c shows two bedrooms, whereas the appellant claims that the front lounge was in fact a bedroom, the policy requires '*more that three bedrooms*' which means four or more, not three or more.
7. These two parts are alternatives and it is not necessary to comply with both parts, it is therefore sufficient that the original dwelling should be regarded as being greater than 115m² in floor area.
8. Turning to criterion b), neither flat is shown on the drawings to have more than one bedroom but there are exceptions provided for in the policy as follows;
 - i) *A different mix of units is essential to preserve the character of a listed building.* It has not been shown to be the case that designing the layout to provide two bedrooms in one unit would have adverse effects on the listed building's character, and the conversion from the existing single flat is not essential to preserve the character of the listed building as a whole.
 - or;
 - ii) *A different mix of units is necessary to meet the needs of existing occupants who will remain on completion of the conversion.* No information has been provided to support this exception.

iii) *The proposal is poorly located to meet the need of families.* This does not appear to be the case and there is a grassed area opposite the building.

or;

iv) *The proposal is specifically for people with special housing needs.* No information has been provided to support this exception.

Therefore, the exceptions to criterion b) have not been shown to be applicable and so the criterion requirement for at least one unit of accommodation to provide two bedrooms is appropriate, and this requirement is not met.

9. In conclusion, the proposed subdivision fails the policy test with regard to the accommodation to be provided, and this would harm the aims of the policy in the retention of smaller dwellings suitable for family accommodation for which there is a stated need.

Living Conditions

10. Policy HO9 also states at criterion c) that permission will be granted when the proposal is not detrimental to adjoining properties, including those within the same building, in terms of noise and nuisance, and there is adequate provision for the storage of refuse. The original arrangement appears to be that the rear bedroom of the main part of the single flat looks towards the garden and the rooms of the rear addition, but these were all within the same flat. It does appear to be the case however that this room also overlooks a light well to the basement flat, and that the rear garden area is already overlooked by various windows and a fire escape on this building and neighbouring ones. The presently intervening shed is said to be unlawful, and the test should be the degree of privacy possible without that shed in place.
11. With regard to the use of the garden, the angle of view still leaves areas of privacy, and having mind to the distance and the nature of the enclosed rear space, the effect of allocating the rear bedroom to a second occupier separate to that of the rear garden would not be likely to cause the nuisance referred to in the policy wording, nor reduce the level of privacy so as to cause harm to living conditions in planning terms.
12. The other part of the Council's concern is with regard to overlooking from the same bedroom towards the bay window of the proposed lounge in the rear flat. The bay window is slightly lower, and the depth of framing and the solid roof limit the direct view into the room that is available. The side glazing nearest the back wall of the main building may be more vulnerable, but this does not contribute greatly to the light available to the room due to the nearby high rear wall of the main building and if the occupier felt it necessary, blinds or curtains could be drawn without harm. Here again the affect is not so great as to call into question compliance with the aims of criterion c) of Policy HO9.

Listed Building

13. The Council's concerns in the listed building appeal are to do with the possibility of harmful movement through the placing of a duct within the thickness of timber floor joists, and the nature of the stair finishes that are presently encased within a partition.
14. On the first, it appears that the duct would run mainly along the line of the joists and within their depth, but that there is a need for at least two joists to

be modified to allow the duct to cross them. The proposal is to drill the joists and generally a hole in the centre, along the neutral axis of a beam, where there is neither compression nor tension, is the best location. However at a stated 75mm diameter, there could be a risk of removing too much material that is in either compression or tension and thus weakening the joist, which even if not leading to catastrophic failure, could result in deformation and harm to architectural and historic features. This however is a design matter and solutions, such as metal flitch plates or the like attached to the joists to make-up for the lost material would limit any deflection. A condition could be utilised to ensure that this work did not proceed until the details have been submitted to and approved in writing by the Local Planning Authority.

15. With regard to the architectural features at the foot of the stairs, it is not possible to know the extent to which these are in place but covered up, or whether they have been removed to allow the partition to be built. Either way, the proposed layout shown on drawing 33921/2D exposes the string of the stair by removing the partition. This exposure and more authentic plan form would be a benefit of the proposed works, and will allow a decision to be made on the works required to ensure the architectural features are preserved, or enhanced. This matter can also be dealt with by condition, and details of doors and windows, and render finishes to the front elevation should also be sought.
16. In conclusion, the proposed works would not harm the architectural or historic interest of the listed building and the requirement in section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, would be met. The proposals would accord with Policy HE1 and criterion f) of Policy HO9 on the preservation of listed buildings. For those reasons it is concluded that listed building consent should not be withheld.

Conclusions

17. The subdivision does not comply with Policy HO9 and would harm the aims of the policy to retain a stock of smaller dwellings suitable for family accommodation, but the listed building works are acceptable. For the reasons given above it is concluded that Appeal A should be dismissed but that Appeal B should be allowed and listed building consent granted.

S J Papworth

INSPECTOR

Schedule of Conditions Appeal B, Listed Building Consent

1) Notwithstanding the information submitted, no further works shall 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:

- i) A new external doors (including reveals and door furniture).
- ii) All new internal doors (including door furniture).
- iii) All new windows (including reveals).
- iv) Any new timberwork for the principal ground floor staircase.

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.

- 2) No further works shall take place until a method statement and detailed drawing setting out how the extract flue for the ground floor bathroom (to the front of the principal building) is to be installed in the floor void including the diameter of the flue pipe, the position of the flue, the dimension and position of the joists and where the flue pipes is to be run through the joists and walls with the diameter, and method of creating and strengthening the holes indicated, have been submitted to and approved in writing by the Local Planning Authority. The installation works shall be carried out and completed fully in accordance with the approved method statement and detailed drawing prior to the occupation of the dwelling to which this work relates.
- 3) No further works shall take place until a method statement setting out how the balustrade (including handrail and upright posts) and other architectural features to the principal ground floor staircase are to be protected during demolition of the partition wall, and how the balustrade and other features will be repaired and reinstated, have been submitted to and approved in writing by the Local Planning Authority. The works to the stair and hallway shall only be carried out if in full accordance with the approved method statement.
- 4) All new and disturbed surfaces shall be made good at the time of carrying out the works using materials of matching composition, form and finish to those of the Listed Building, and this requirement is to include in addition, making good to works to the front elevation render where work has previously been carried out.



Appeal Decision

Site visit made on 30 September 2014

by Megan Thomas BA(Hons) in Law, Barrister

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 6 October 2014

Appeal Ref: APP/Q1445/D/14/2222712

82 Vale Avenue, Brighton, BN1 8UA

- 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 & Mrs Kevin Rowe against the decision of Brighton & Hove City Council.
 - The application Ref BH2014/00865 dated 10 March 2014 was refused by notice dated 18 June 2014.
 - The development proposed is a vehicle crossover.
-

Decision

1. I dismiss the appeal.

Main issue

2. On my site visit, I noted that some works had already been undertaken at the property but they differed from the scheme set out in the plans before me for this appeal. I am obliged to consider the merits of the scheme shown in the plans before me and I have done so.
3. The main issue in the appeal is the effect of the proposal on the character and appearance of the area.

Reasons

4. The appeal site is a two-storey semi-detached house situated on a spur of Vale Avenue which leads to a public recreation ground close by. The semi-pair is no.84 and this sits adjacent to the recreation ground. There is an access drive between no.82 and no.80. This drive already has a dropped kerb adjoining Vale Avenue and there is a break in the grass verge to facilitate it.
5. The proposal includes removal of the boundary treatment, raised planter and grass verge at the front of the appeal property. There would be hardstanding extending from the foot of the front elevation to the pavement. The grass verge is shown as proposed dropped kerb. The hardstanding would be about the same width as no.82 and would be on a modest gradient falling towards the house.
6. Along Vale Avenue there are a number of properties which use their front forecourt areas for off-street parking. However, the Avenue retains a reasonably verdant character with grass verges between the pavements and carriageway and with shrubs, hedges and front gardens making a substantial

contribution to the greenery. The Council has a recent Supplementary Planning Document *Design Guide for Extensions and Alterations* SPD 12 (August 2013) which indicates that, where acceptable, a hardstanding should not normally cover more than 50% of the front garden area, in order to retain a vegetated frontage to the building and street.

7. In this case, whilst acknowledging that there was not a substantial extent of vegetation in the front forecourt area in the recent past, total loss of vegetation in the front forecourt area would result in a harsh appearance to the detriment of the streetscene and this would be exacerbated by the loss of the grass verge between the pavement and road carriageway. The fact that there is also an existing accessway between nos 82 and 80 would enlarge the visual expanse of hardstanding and that would also detract from the verdant appearance of the area.
8. The proposal to replace the grass verge between the pavement and road at the front of 82 Vale Avenue to allow vehicular access would extend the dropped kerb to a width of about 8.5 metres. This large extension of the dropped kerb would further add to the detrimental impact of the proposed scheme.
9. The appellant refers to, and has produced photographs of, other hardstandings without any landscaping or vegetation. As I have stated above, I do not consider these dominate the area so as to drive or form its appearance. Furthermore, SPD 12 is a recent document and it may be that earlier decisions by the Council in relation to the creation of hardstandings and dropped kerbs were taken in a different policy context prior to August 2013. I am also concerned that it would be difficult for the Council to resist other similar applications in breach of SPD 12 if this proposed scheme was allowed.
10. I have borne in mind the difficulties that the appellants sometimes have in parking close to their house and I take note of the safety concerns in relation to their children. However, the scheme would remove grass and greenery which would erode and harm the appearance of the streetscene and this harm outweighs other considerations.
11. I conclude therefore that the proposed scheme would result in unacceptable harm to the character and appearance of the area and would be contrary to policy QD14 of the Brighton & Hove Local Plan 2005 and to advice in SPD12.
12. Having taken into account all representations made, I dismiss the appeal.

Megan Thomas

INSPECTOR