

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

PATCHAM

BH2010/02607

All Saints Church Hall 12 Church Hill Patcham Brighton

Application for Approval of Details Reserved by Conditions 2, 3, 6 and 9 of application BH2009/01193.

Applicant: All Saints Patcham PCC

Officer: Liz Arnold 291709

Approved on 26/04/11 DELEGATED

BH2011/00167

100 Rotherfield Crescent Brighton

Erection of two storey side extension and single storey rear extension to form interconnected annexe.

Applicant: Miss Susan Hawkins

Officer: Liz Arnold 291709

Approved on 07/04/11 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 extensions hereby approved shall only be used as ancillary accommodation in connection with the use of the main property as a single dwelling house and shall at no time be converted to or sold as self-contained unit.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. RC1001201/1 received on the 31st March 2011.

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

BH2011/00321

17 Brangwyn Avenue Brighton

Demolition of existing garage to facilitate the erection of a two storey side and rear extension. Demolition of existing utility room to facilitate the erection of a single storey side extension.

Applicant: Mr & Mrs Gareth Nicholls

Officer: Helen Hobbs 293335

Approved on 07/04/11 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 two storey side and rear extension hereby approved shall only be used as ancillary accommodation in connection with the use of the main property as a single private dwelling house and shall at no time be converted to or sold as a self-contained unit.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 2545/6B received on 6/4/11, drawing no. 2545/5A received on 10/2/11 and drawing no. 2545/7 received on 3/2/11.

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

BH2011/00429

95 Carden Avenue Brighton

First floor extension and remodelling of existing house to form a two storey house with a flat roof.

Applicant: Ms Roz Lord

Officer: Jonathan Puplett 292525

Refused on 14/04/11 DELEGATED

1) UNI

The proposed extended dwelling by reason of its massing, form and design would appear as an overly prominent and incongruous structure in what is effectively a backland location. The proposed building would be out of keeping with the character of the surrounding area to the detriment of the Carden Avenue and Patchdean Street scenes. The proposal is therefore contrary to policies QD1, QD2, QD3, QD14, and HO4 of the Brighton & Hove Local Plan.

PRESTON PARK

BH2011/00023

247-249 Ditchling Road Brighton and land adjoining to North

Erection of two 4no bedroom residential dwellings to replace 247-249 Ditchling Road, Brighton. Erection of two storey office building (B1) and single storey office/retail building (A1/A2) over existing basement to North.

Applicant: Mr D J Cook

Officer: Aidan Thatcher 292265

Refused on 20/04/11 DELEGATED

1) UNI

There is insufficient evidence to demonstrate that the loss of Class B1 floorspace is acceptable and that the existing premises is genuinely redundant. As such the proposal would be contrary to policies EM5 and EM6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development would be of unacceptable design by virtue of the proposed side extension to no. 249 and the rear dormers to both residential units and would cause an unacceptable impact to the proposed dwellings, the street scene and the wider Preston Park Conservation Area. As such the proposal would be contrary to policies QD1, QD2, QD5 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development would have an unacceptable impact on the residential amenity of the surrounding residents, particularly no. 118 Stanford Avenue by virtue of overbearing impact, loss of outlook and loss of light. As such the proposal would be contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development would result in inadequate amenity space by virtue of limited size and being of an awkward and contrived shape. The size is out of character with the surrounding properties and the character of the area and lacks the usability required for 4 bedroom family properties. As such the proposal would be contrary to policy HO5 of the Brighton & Hove Local Plan.

BH2011/00024

247-249 Ditchling Road Brighton and land adjoining to North

Demolition of 247-249 Ditchling Road, Brighton.

Applicant: Mr D J Cook

Officer: Aidan Thatcher 292265

Refused on 20/04/11 DELEGATED

1) UNI

In the absence of an acceptable scheme for redevelopment, the demolition of these properties would leave an unattractive gap site within the Preston Park Conservation Area and as such the proposal is contrary to advice given within PPG15 - Planning and the Historic Environment and policy HE8 of the Brighton & Hove Local Plan.

BH2011/00375

131 Chester Terrace Brighton

Erection of single storey rear extension.

Applicant: Mr Mark Bush

Officer: Sonia Kanwar 292359

Approved on 07/04/11 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) BH12.05A

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

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

4) UNI

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 additional windows shall be constructed to the side elevations of the extensions 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 MM02/1, 2A, 3 and 4 received on the 9th February 2011.

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

BH2011/00428

88 Havelock Road Brighton

Conversion of existing residential accommodation at first and second floors to form 1no two bed flat, 1no one bed flat and 3 no. bedsits. Associated external alterations including rooflights and access stairs.

Applicant: Stanford Inns Limited

Officer: Liz Arnold 291709

Approved on 15/04/11 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) BH05.03B

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes (or an equivalent or successor assessment tool) and a Design Stage Assessment Report showing that the development will achieve an Ecohomes Refurbishment rating for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes Refurbishment rating 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.

3) BH05.04B

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until an Ecohomes Design Stage Certificate (or certificate from equivalent or successor assessment tool) and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes Refurbishment rating has been submitted to, and approved in writing by, the Local Planning Authority.

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

4) UNI

The external staircase and related landings hereby approved shall be used for access to and egress from the new residential units only and shall not be used at any time as a raised amenity area.

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

5) UNI

No works shall commence until details of the new gate within the west boundary wall at 1:20 scale have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

6) UNI

The new gate to the west boundary wall hereby approved shall be painted black within one month of installation and maintained as such thereafter.

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

7) UNI

No development shall take place until 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

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

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

9) UNI

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

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

10) UNI

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.

11) UNI

No pipes, flues or vents shall be installed on the east west or north elevations of the property.

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

12) UNI

The new window shall be a painted softwood, double hung vertical sliding sash with concealed trickle vents and shall be retained as such.

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

13) UNI

The new staircase hereby approved shall be painted to match the colour of the east elevation within one month of installation and maintained as such thereafter.

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

14) UNI

No works shall take place until details of the new staircase at 1:20 scale have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

15) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Basic Site Waste Management Plan, received on the 11th February 2011, shall be implemented in strict accordance with the approved details.

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

16) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 2258/01, 2258/02, 2258/03 and 2258/04 received on 11th February 2011.

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

BH2011/00486

Preston Lawn Tennis Club Preston Drove Brighton

Replacement of two grass tennis courts with artificial clay surface.

Applicant: Preston Lawn Tennis Club

Officer: Kate Brocklebank 292175

Approved on 21/04/11 DELEGATED

1) BH01.01

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

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

2) BH11.01

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

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

3) BH11.02

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the

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

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

4) BH11.03

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

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered block plan scale 1/500, drawing number 09/01A showing tree locations, 09/01A showing location of courts, 09/01A location plan scale 1/1250 received on 17th February 2011.

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

6) UNI

No development shall commence until a Method Statement for the resurfacing over the roots of the trees adjacent to the site to accord with BS 5837 (2005) Trees in Relation to Construction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in strict accordance with the approved details.

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

BH2011/00510

26 Florence Road Brighton

Replacement of existing uPVC casement windows with new timber sliding sash units to front of property.

Applicant: Miss C Olson

Officer: Louise Kent 292198

Approved on 26/04/11 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 nos. 4551/01, 03-06 received on 1 March 2011.

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

BH2011/00604

1 Lovers Walk Brighton

Erection of single storey rear extension and reconstruction of existing single storey rear extension.

Applicant: Guy & Janie Longmore

Officer: Helen Hobbs 293335

Approved on 27/04/11 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 180-31 and 180-03/2 received on 1st March 2011.

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

BH2011/00624

8 Southdown Place Brighton

Erection of single storey rear extension to replace existing conservatory and alterations.

Applicant: Mr & Mrs Clarke

Officer: Helen Hobbs 293335

Approved on 26/04/11 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.0740/1402 & 0740/1403B received on 2nd March 2011.

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

BH2011/00627

157-159 Preston Road Brighton

Application for Approval of Details Reserved by conditions 2, 3, and 5 of application BH2009/02727.

Applicant: Altyre Securities Ltd

Officer: Anthony Foster 294495

Approved on 27/04/11 DELEGATED

REGENCY

BH2011/00013

100A Western Road Brighton

Change of Use of ground floor and basement from Sandwich Bar (A1) to Restaurant (A3). External extraction duct.

Applicant: Mr Noma Bakhtiar

Officer: Wayne Nee 292132

Refused on 18/04/11 DELEGATED

1) UNI

Policies QD14 & HE6 of the Brighton & Hove Local Plan require new extensions and alterations to buildings to be sympathetically designed so as to not harm the appearance of the building, or the character or setting of historic buildings and conservation areas. The proposed extraction duct as installed, by virtue of its size and siting, would represent a highly visible addition that would be harmful to the appearance of the building and the surrounding Regency Square Conservation Area, contrary to the above policies.

2) UNI2

Policy SU10 of the Brighton & Hove Local Plan seeks to ensure new development minimise the impact of noise for occupiers of adjoining buildings. Policy QD27 seeks to protect the amenity of an area, its users, residents and occupiers, from disturbance such as smells and other pollution. There is potential for significant disturbance for occupants of the surrounding residential units from the proposed extraction duct. Insufficient information has been submitted with the application to properly assess the potential effect upon neighbouring residences. The proposal is therefore contrary to the aims of policies SU10 and QD27.

BH2011/00356

5 Clifton Mews Clifton Hill Brighton

Replace existing front window with door and top light and installation of 7no additional side windows on ground floor.

Applicant: Meadowbridge Properties Ltd

Officer: Wayne Nee 292132

Approved on 08/04/11 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 drawing no. DG/CLM/01A and the unnumbered drawings received on 08 February 2011.

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

BH2011/00367

16 Victoria Street Brighton

Application for Approval of Details Reserved by Condition 4 of application BH2010/02085.

Applicant: C Spencer

Officer: Charlotte Hughes 292321

Approved on 11/04/11 DELEGATED

BH2011/00371

Flat 3 4 Bedford Square Brighton

External alterations to front elevation including replacement of existing bay window with new timber sash window, alterations to existing parapet and reinstatement of cornice details.

Applicant: Miss Jacqui Church

Officer: Wayne Nee 292132

Approved on 12/04/11 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 existing metal guard rail shall be removed and shall not be refixed.

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

3) UNI

Within three months of commencement of works, unless otherwise agreed in writing, the reconstructed bay hereby approved shall be smooth rendered externally in a hydraulic lime and sand mortar and lined out with ashlar blocking lines. The cornice above the bay shall be reinstated to match exactly the existing original cornices to the sides, and the render and the lead capping to the parapet painted with a smooth masonry paint to match exactly the existing paint colour (British Standard Colour Code BS 06 C 3). The new windows and lead flashings over them and the canopy valance shall be painted in gloss white paint.

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

4) UNI

The bay hereby approved shall not have visible vents and weep holes. Furthermore, the new sash windows hereby approved shall not have visible trickle vents and shall have traditional pulleys, cords and weights

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 13405/01/01, 13405/01/02, and 1101/AL/(0-)02 received on 09 February 2011, and drawing no. 1101/AL/(0-)03A received on 06 April 2011.

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

6) UNI

Notwithstanding the joinery details indicated on drawing no. 1101/AL/(0-)04A, no development shall take place until full details of the proposals have been submitted to and approved by the local planning authority in writing, comprising of:

- i) 1:1 joinery sectional profiles of the new windows,
- ii) 1:1 scale details of the concealed vents and weep holes to the rendered bay,

and the works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted; to ensure the preservation and enhancement of the Listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2011/00372

Flat 3 4 Bedford Square Brighton

External alterations to front elevation including replacement of existing bay window with new timber sash window, alterations to existing parapet and reinstatement of cornice details.

Applicant: Miss Jacqui Church

Officer: Wayne Nee 292132

Approved on 12/04/11 DELEGATED

1) BH01.05

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

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

2) UNI

Notwithstanding the joinery details indicated on drawing no. 1101/AL/(0-)04A, no development shall take place until full details of the proposals have been submitted to and approved by the local planning authority in writing, comprising of:

- i) 1:1 joinery sectional profiles of the new windows,
- ii) 1:1 scale details of the concealed vents and weep holes to the rendered bay, and the works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted; to ensure the preservation and enhancement of the Listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

3) UNI

The existing metal guard rail shall be removed and shall not be refixed.

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

4) UNI

All works of repair and making good to the masonry and internal plasterwork shall be carried out using lime mortars and plasters to match.

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

5) UNI

Within three months of commencement of works, unless otherwise agreed in writing, the reconstructed bay hereby approved shall be smooth rendered externally in a hydraulic lime and sand mortar and lined out with ashlar blocking lines. The cornice above the bay shall be reinstated to match exactly the existing original cornices to the sides, and the render and the lead capping to the parapet painted with a smooth masonry paint to match exactly the existing paint colour (British Standard Colour Code BS 06 C 3). The new windows and lead flashings over them and the canopy valance shall be painted in gloss white paint.

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

6) UNI

The bay hereby approved shall not have visible vents and weep holes. Furthermore, the new sash windows hereby approved shall not have visible trickle vents and shall have traditional pulleys, cords and weights.

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

7) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 13405/01/01, 13405/01/02, and 1101/AL/(0-)02 received on 09 February 2011, and drawing no. 1101/AL/(0-)03A received on 06 April 2011.

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

8) UNI

The original internal timber panelling under the bay window which is currently covered over by later panelling shall be carefully salvaged and retained and re-fixed and repaired and made good within 3 months of the commencement of works, and maintained as such thereafter.

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

BH2011/00379

Ramada Hotel 149 Kings Road Brighton

Restoration of stained glass domed rooflight with associated work and recovering of surrounding flat roof.

Applicant: Ramada Jarvis Hotels

Officer: Charlotte Hughes 292321

Approved on 20/04/11 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

Before development commences a sample and details of the new roofing material, including a plan and large scale section of the simulated lead role, shall be submitted to and approved by the Local Planning Authority in writing and the works shall be carried out and completed fully in accordance with the approved details and sample and maintained as such thereafter.

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

3) UNI

The original gilded glass shall be carefully salvaged and retained and shall be offered to an appropriate museum, details of which shall be submitted to and approved by the Local Planning Authority in writing within three months of commencement of works.

Reason: The Local Planning Authority consider that it is necessary for a detailed record to be made of this feature of interest and for this record to be kept for public access in the future and to comply with policy HE2.

4) UNI

Unless otherwise agreed in writing, the cast iron frame shall be retained and reinstated to match exactly the existing and the new glazing shall be curved in both directions and shall have gilded arabesque decorations to match exactly the existing original glazing.

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

5) UNI

A detailed photographic record of the existing dome and each of its component parts shall be taken and a copy, both in paper and electronic form, shall be deposited with the Local Planning Authority and the Brighton Museum within

three months of commencement of works.

Reason: The Local Planning Authority consider that it is necessary for a detailed record to be made of this feature of interest and for this record to be kept for public

BH2011/00514

17 Imperial Arcade Brighton

Installation of ATM cash machine.

Applicant: Eurozone

Officer: Mark Thomas 292336

Approved on 26/04/11 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 drawing by 'Sigma' received on 21st February 2011.

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

BH2011/00523

1 Montpelier Street Brighton

Internal and external alterations to dwelling including alterations to layout, installation of timber sash windows and insertion of new timber doors at ground floor level to rear elevation (Part Retrospective).

Applicant: Mr Matthew Drennan

Officer: Paul Earp 292193

Approved on 26/04/11 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

Before works commence on the new steps and the repaving of the rear patio, a sample of the stone paving and a section through the steps at 1:5 scale shall be submitted to and approved by the Local Planning Authority in writing and the works shall be carried out fully in accordance with the approved details and maintained as such thereafter.

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

3) UNI

The render work to the rear shall be painted in smooth white masonry paint to match the existing. The works shall be completed within one month of the date of this consent and maintained as such thereafter.

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

4) UNI

The mouldings of the new French doors shall match exactly the mouldings of the original windows doors and they shall have internal ogee architraving to match exactly the ogee mouldings of the original ground floor doors and its timber cill shall not project beyond the face of the building. The works shall be completed within one month of the date of this consent and maintained as such thereafter.

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

comply with policy of the Brighton & Hove Local Plan.

5) UNI

The new sash window to the ground floor rear extension shall not have an overhanging timber cill projecting beyond the external face of the sash box. The sash box shall not be exposed and shall be concealed within the rendered reveals to match the original windows. The works shall be completed within one month of the date of this consent and maintained as such thereafter.

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

ST. PETER'S & NORTH LAINE

BH2010/02570

155 North Street Brighton

Alterations to layout of public house and associated decoration and repair works.

Applicant: J D Weatherspoon Plc

Officer: Chris Swain 292178

Approved on 19/04/11 DELEGATED

BH2010/03242

2 St Georges Place Brighton

Conversion of property to residential use (C3) incorporating internal and external alterations to form 5no self contained flats.

Applicant: Haysport Properties Ltd

Officer: Sue Dubberley 293817

Approved on 08/04/11 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) BH04.01A

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

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

4) BH05.03B

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes (or an equivalent or successor assessment tool) and a Design Stage Assessment Report showing that the development will achieve an Ecohomes Refurbishment rating for all residential units have been submitted to the Local Planning Authority; and
- (b) BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes Refurbishment rating 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.

5) BH05.04B

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until an Ecohomes Design Stage Certificate (or certificate from equivalent or successor assessment tool) and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes Refurbishment rating 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.

6) BH06.02

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

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

7) UNI

The development hereby permitted shall be carried out in accordance with approved drawing no. P/10/015 received on 13 October 2010 and drawings nos.P/10/015/002B, 003B, 004B, 005B, 006B, 007B, 008C, 009B received on 3 December 2010.

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

BH2011/00444

20 Tidy Street Brighton

Replacement and reconfiguration of existing timber windows with new timber sash units to the front of the property.

Applicant: Joseph Gallagher

Officer: Helen Hobbs 293335

Approved on 07/04/11 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 windows shall be painted timber vertical sliding sashes with concealed trickle vents, concealed sash boxes recessed within the reveals and set back from the outer face of the building and shall have masonry cills.

Reason: To ensure the satisfactory appearance to the development and to comply with policy HE 6 of the Brighton & Hove Local Plan.

3) UNI

The new masonry work and works of making good shall be smooth rendered in a cement/lime/sand render mix and shall have render mouldings that match exactly the original render mouldings including the lining out with ashlar joint lines on the first floor and shall not have metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the rest of the building.

Reason: To ensure the satisfactory appearance to the development and to comply with policy HE 6 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 2011/75/01, 2011/75/02, 2011/75/03, 2011/75/04, 2011/75/05, 2011/75/06, 2011/75/07, 2011/75/08, 2011/75/09, 2011/75/09 & 2011/75/10 received on 2nd March 2011.

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

5) UNI

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

- i) 1:1 scale joinery sections of the new windows,
- ii) 1:10 scale elevational drawings of the new windows,
- iii) 1:1 scale section of the masonry cills,

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

Reason: As insufficient information has been submitted, to ensure the satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2011/00496

Top Floor Flat 47 Buckingham Road Brighton

Loft Conversion incorporating rear dormer and rooflights, and alterations to layout.

Applicant: Ms Suzanne Roberts

Officer: Helen Hobbs 293335

Approved on 14/04/11 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 roof ventilation and extract outlets shall use flush, concealed slate to match the roof covering, and concealed ridge and eaves ventilators.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.

3) UNI

The concrete tiles shall be removed from the roofs and the roofs re-clad in slate within three months of the date of commencement of works.

Reason: To ensure that the reinstatement of the slate roof covering is carried out in mitigation of the effects of the rooflights in accordance with Policies HE12 and HE4 of the Brighton & Hove Local Plan.

4) UNI

All new door and window architraves should match those on the second floor.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.

5) UNI

The skirting boards in the rear wing and in the attic should be plain square edged board.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.

6) UNI

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

- 1:20 sample elevations and sections
- 1:1 joinery sectional profiles of the new windows and doors
- Samples of the slates.

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 HE 1 of the Brighton & Hove Local Plan.

7) UNI

Notwithstanding the approved plans, the rooflights shall be traditional steel or cast metal, fitted flush to the roof, details of which shall be submitted to and approved in writing by the Local Planning Authority before work commences. The works shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.

8) UNI

The new staircase shall match exactly the original including its balustrading, handrail, stringer, risers and treads and their mouldings.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.

WITHDEAN

BH2011/00445

Withdean Court London Road Preston Brighton

Certificate of Lawfulness for a proposed use of existing ancillary tennis court as ancillary car parking.

Applicant: Planpeak Ltd

Officer: Clare Simpson 292454

Refused on 19/04/11 DELEGATED

1) UNI

The proposed use of the existing tennis court for ancillary residential car parking is considered to constitute a material change of use of the land. The proposed use is not lawful under Section 55(2) of the Town and Country Planning Act 1990.

BH2011/00457

12 Woodside Avenue Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2010/01897.

Applicant: Mr Matthew Seradi

Officer: Adrian Smith 290478

Approved on 08/04/11 DELEGATED

BH2011/00469

118 Eldred Avenue Brighton

Erection of rear raised deck.

Applicant: Mr White

Officer: Charlotte Hughes 292321

Approved on 12/04/11 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 drawing no.427/01 received on 15th February 2011.

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

BH2011/00474

40 Withdean Road Brighton

Application for Approval of Details Reserved by Conditions 1 and 3 of application BH2008/03980.

Applicant: Mr & Mrs B W Surtees

Officer: Guy Everest 293334

Approved on 08/04/11 DELEGATED

BH2011/00543

67 Maldon Road Brighton

Erection of a single storey rear extension.

Applicant: Mr Jamie Whitnall

Officer: Adrian Smith 290478

Refused on 19/04/11 DELEGATED

1) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to ensure that extensions and alterations to buildings do not harm the residential amenities of neighbouring properties. The proposed extension, by reason of its height and depth directly in place of the existing low boundary wall, would be an unacceptably dominant structure that would significantly reduce light and oppress the outlook to the rear facing window within the adjacent property at No.69 Maldon Road. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/00558

25 Tongdean Rise Brighton

Demolition of existing conservatory, erection of additional lower ground floor garage, extension to form new first floor level over existing ground floor, rear extension with roof terrace, new conservatory and alterations to windows.

Applicant: Mr D Rudd

Officer: Jason Hawkes 292153

Approved on 27/04/11 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 side first floor window on the east elevation of the dwelling hereby approved shall be obscure glazed and non-opening unless any 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 and thereafter retained as such, unless otherwise agreed with the local planning authority in writing.

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

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 alterations shall take place to the front facades of the approved garages other than those expressly authorised by this permission.

Reason: To protect the visual amenity of the areas and in accordance with policies QD1 and QD14 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 first floor windows other than those expressly authorised by this permission shall be constructed on the side east facing elevation.

Reason: To protect the amenity of adjacent properties and in accordance 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 no.05/0211, 211a, 211c, 211d, 211e, 211g and 211h received on the 3rd March 2011.

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

6) 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 alterations or extensions to the roof shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: To protect residential amenity and the visual amenity of the area and in accordance with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2011/00586

7 Friar Crescent Brighton

Certificate of Lawfulness for proposed loft conversion incorporating dormer to rear and additional window to front and side elevations.

Applicant: Mr Kevin Merralls

Officer: Wayne Nee 292132

Approved on 27/04/11 DELEGATED

BH2011/00587

7 Friar Crescent Brighton

Erection of single storey rear extension.

Applicant: Mr Kevin Merralls

Officer: Wayne Nee 292132

Approved on 27/04/11 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 drawing nos. 01 and 06 received on 28 February 2011.

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

BH2011/00650

51 Redhill Drive Brighton

Erection of ground floor side extension with pitched roof and associated external alterations. Roof extension incorporating side rooflights and front and rear dormers.

Applicant: Mr & Mrs M Yardy

Officer: Steven Lewis 290480

Approved on 15/04/11 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 rooflights in the approved development shall not protrude more than 150mm beyond the plane of the roof slope of the original roof when measured from the perpendicular with the external surface of the original roof, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 & QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1 (Roof Extensions and Alterations).

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 window, dormer window, rooflight or door, other than those expressly authorised by this permission, shall be constructed in the walls or roof of the extension hereby permitted without first obtaining planning permission from the local planning authority.

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved Trevor E. Gibson drawings no.2010.177.01, 2010/177/02 & 2010/177/03 received on 04/03/2011.

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

BH2011/00673

39B Whittingehame Gardens Brighton

Erection of a single storey rear extension.

Applicant: Mr & Mrs C Heath

Officer: Steven Lewis 290480

Approved on 15/04/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

Prior to the commencement of development upon site an arboricultural method statement outlining the protection of the main bole of the protected Sycamore tree to BS 5837 (2005) (Trees in Relation to Construction) should be submitted to and approved by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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 Philip Hall Associates drawings nos. JH/39bWG/01 & JH/39bWG/03 received on 11/03/2011.

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

BH2011/01033

40 Withdean Road Brighton

Application for Approval of Details Reserved by Conditions 3 and 5 of Application BH2006/02431.

Applicant: Mr & Mrs B W Surtees

Officer: Guy Everest 293334

Approved on 15/04/11 DELEGATED

EAST BRIGHTON

BH2010/03778

1 Portland Mansions 134-136 Marine Parade Brighton

Internal alterations to layout of flat and installation of extractor vent to rear elevation.

Applicant: Mr Boon Yeng

Officer: Liz Arnold 291709

Approved on 14/04/11 DELEGATED

1) BH01.05

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

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

2) UNI

Notwithstanding the annotations on drawing no. 1355/02, the existing fireplace within the new kitchen area shall be retained.

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

3) UNI

The reopened doorway within the relocated bedroom and relocated dining room doorway hereby approved shall contain a door and architraves that matches the existing doors and architrave detailing within the flat.

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

4) UNI

Notwithstanding the details shown on drawing no. 1355/02 received on the 4th April 2011, the new partition wall within the former kitchen shall be located 250mm away from the reveal of the adjacent window.

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

5) UNI

Notwithstanding details submitted as part of the application any redundant vents must be removed and the masonry made good to match the surrounding wall.

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

BH2010/04049

St Georges Church St Georges Road Brighton

Erection of timber storage shed on North side of site.

Applicant: Parochial Church Council of St Georges

Officer: Louise Kent 292198

Approved on 12/04/11 DELEGATED

1) BH01.01

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

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

2) BH12.01

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.

3) UNI

The shed shall be painted matt black and retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. C190.11001-010 & 100 received on 30 December 2010.

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

BH2011/00331

Suite 1 34-36 St Georges Road Brighton

Change of use from offices (B1) to Physiotherapy Rehabilitation Clinic and Pilates Studio (D1).

Applicant: Pilates in Brighton

Officer: Hamish Walke 292101

Approved on 08/04/11 DELEGATED

1) BH01.01

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

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

2) UNI

The use hereby permitted shall not be open to customers except between the hours of 07.00 and 21.00 on Mondays to Fridays and 09.00 and 14.00 on Saturdays and not at anytime on Sundays, Bank or Public Holidays.

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

3) UNI

The premises shall only be used as a physiotherapy rehabilitation clinic and pilates studio 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 policy QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. ROG-STG-02 received on 14 February 2011.

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

BH2011/00423

Land Adjacent to 23 Alan Way Brighton

Erection of detached two storey residential dwelling.

Applicant: Greenplan (Construction) Ltd

Officer: Sue Dubberley 293817

Refused on 14/04/11 DELEGATED

1) UNI

The proposal is considered to represent an over intensive use and an over-development of the site resulting in 'town cramming' and a density of development in excess of what might reasonably be expected to be achieved on this site and would consequently be out of character with the area. The proposed amenity space is consequently also inadequate to serve the development. The proposal is therefore contrary to Policies QD1, QD2, QD3, and HO5 of the Brighton & Hove Local Plan.

BH2011/00556

Royal Sussex County Hospital Eastern Road Brighton

Refurbishment of existing building including external alterations to the Southern façade and internal alterations to create ancillary office and storage space.

Applicant: Brighton & Sussex University Hospitals Trust

Officer: Mick Anson 292354

Approved on 15/04/11 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, machinery, extraction and ventilation systems incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997.

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

3) 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 to and obtained written approval from the Local Planning Authority for a method statement to identify, risk assess and address the unidentified contaminants. Any remedial works and/or measures shall be undertaken in accordance with the details set out in the approved method statement.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. TGM-AR-OTS-A00-PS-00-0500 Rev F01; TGM-AR-OTS-A00-PS-00-0501 Rev F01; TGM-AR-OTS-A00-PS-00-0502 Rev F01; TGM-AR-OTS-A00-PS-00-0506 Rev F01 TGM-AR-OTS-A00-PS-00-0507 Rev F01 received on 24.2.11.; TGM-AR-OTS-A00-PS-00-0503 Rev F01 received on 01.03.11 and TGM-AR-OTS-A00-PS-00-0504 Rev 02; TGM-AR-OTS-A00-PS-00-0505 Rev F02; received on 11.03.11

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

BH2011/00585

17 Portland Mansions 134 - 136 Marine Parade Brighton

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

Applicant: Mrs Adhya

Officer: Liz Arnold 291709

Approved on 21/04/11 DELEGATED

1) BH01.05

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

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

2) UNI

Notwithstanding the details submitted the meeting rail depth shall be 33mm.

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

BH2011/00597

Whitehawk Football Club East Brighton Park Wilson Avenue Brighton

Installation of artificial grass pitch to eastern side of football ground.

Applicant: Whitehawk Football Club

Officer: Kathryn Boggiano 292138

Approved on 27/04/11 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 protection during the construction phase of both the area of young scrub and grassland to the north of the site and the hedgerow to the east of the site, has been submitted to and agreed in writing with the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details.

Reason: In order to preserve the biodiversity value of the area in accordance with policies QD17 and QD18 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved Site Plan and supporting documentation submitted on 28 February 2011.

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

4) UNI

No development shall take place until a scheme for the protection and translocation of reptiles and amphibians, including reptile/amphibian exclusion fencing, and details of the access route for construction traffic have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to any works commencing on site and the approved scheme and details shall be implemented fully in accordance with the approved details.

Reason: To ensure reptiles and amphibians are adequately protected in the interests of biodiversity, to comply with policies QD17 and QD18 of the Brighton & Hove Local Plan.

BH2011/00653

128 Marine Parade Brighton

Application for Approval of Details Reserved by Conditions 2 and 3 of application BH2010/03870.

Applicant: 128 Marine Parade Brighton Ltd

Officer: Liz Arnold 291709

Approved on 14/04/11 DELEGATED

BH2011/00678

30 Upper Abbey Road Brighton

Certificate of Lawfulness for proposed loft conversion incorporating part mansard roof extension, Juliet balcony and windows to rear.

Applicant: Mr M Elsworth & Mr P Beguin

Officer: Liz Arnold 291709

Approved on 20/04/11 DELEGATED

HANOVER & ELM GROVE

BH2011/00172

Flat 1 23 - 24 Hanover Crescent Brighton

Installation of galvanised steel handrail at front entrance.

Applicant: Ms Ali Gibbs

Officer: Liz Arnold 291709

Approved on 12/04/11 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

Unless otherwise agreed in writing, the handrail to the front of the property hereby permitted shall only be implemented by or on behalf of Ms Ali Gibbs and by no other person. Within 3 months of cessation of occupation of 23-24 Hanover Crescent by Ms Ali Gibbs the handrail hereby permitted shall be removed.

Reason: This permission is granted exceptionally and only in view of the personal circumstances of the applicant and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

The handrail shown on the approved plans shall be painted black within one month of installation and shall be retained as such thereafter.

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

BH2011/00427

13 Brading Road Brighton

Replacement of existing timber windows with new double glazed uPVC sliding sashes and replacement of existing timber door with a glass reinforced polyester door.

Applicant: Femke Hawkesworth & Ed Dickins

Officer: Sonia Kanwar 292359

Approved on 14/04/11 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 drawing entitled "Replacement Windows @ 13 Brading Road" received on 29 March 2011, the door specifications received on the 11th February 2011, and the drawing entitled "Typical Details" received on the 1st April 2011.

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

BH2011/00433

3 Elm Grove Brighton

Certificate of Lawfulness for proposed conversion of maisonette and flat into a single dwelling.

Applicant: Mr & Mrs Ian Cunningham

Officer: Jonathan Puplett 292525

Approved on 14/04/11 DELEGATED

BH2011/00537

137D Elm Grove Brighton

Change of use from vacant office (B1) to studio flat (C3) with associated alterations.

Applicant: SBS Building Services Ltd

Officer: Jonathan Puplett 292525

Refused on 21/04/11 DELEGATED

1) UNI

The proposed residential unit would not provide an acceptable standard of accommodation due to a small cramped layout, lack of usable outdoor amenity space, and a poor standard of outlook and natural light levels. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan which seeks to protect the amenity of future occupiers.

BH2011/00588

148 Hartington Road Brighton

Application for Approval of Details Reserved by Condition 5 of application BH2010/02058.

Applicant: Mr Jason Thawley

Officer: Sonia Kanwar 292359

Approved on 08/04/11 DELEGATED

HOLLINGDEAN & STANMER

BH2011/00282

145 Horton Road Brighton

Erection of a single storey rear extension incorporating a mezzanine level and a raised terrace.

Applicant: Mr Charlie Kwan

Officer: Aidan Thatcher 292265

Refused on 15/04/11 DELEGATED

1) UNI

The proposal, by reason of its haphazard design and fenestration detailing would result in an unacceptable impact to the host property and as such would be contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2011/00286

Stanmer House Stanmer Park Road Brighton

Proposed installation of fences to the garden area at the side of the building, replacement of fencing and walls to either side of gates with 1.8 metre high walls, and additional landscaping. (Part retrospective)

Applicant: Cherrywood Investments Ltd

Officer: Jonathan Puplett 292525

Approved on 08/04/11 PLANNING COMMITTEE

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 1588/79A, 1588/54 Issue I, 1588/51 Issue D, and SHF/01/10 Rev. A received on the 1st of February 2011.

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

2) UNI

The construction of the walls hereby approved shall not take place until samples of the materials to be used in their construction 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 HE3 and HE6 of the Brighton & Hove Local Plan.

3) UNI

Within six months of the date of this consent, the landscaping scheme shown on drawing no. SHF/01/10 A received on the 1st of February 2011 shall be implemented in full. 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.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1, HE3, HE6, HE11, QD15 and QD16 of the Brighton & Hove Local Plan.

BH2011/00532

33 Dudley Road Brighton

Replacement of existing wooden staircase with new raised decking area, staircase and balustrade.

Applicant: Mr Robert Chilvers

Officer: Louise Kent 292198

Refused on 21/04/11 DELEGATED

1) UNI

The length, siting and height of the decking area would adversely impact on the residential amenity of the neighbouring properties at 31 and 35 Dudley Road due to its overbearing impact, and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

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

3) UNI3

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

BH2011/00583

155 Hollingdean Terrace Brighton

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

Applicant: Mr & Mrs McLean

Officer: Sonia Kanwar 292359

Approved on 08/04/11 DELEGATED

1) BH01.01

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

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

2) BH02.09

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

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

3) BH03.03

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

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

4) UNI

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 additional windows shall be constructed to 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 entitled "Existing Details" and "Proposed Plans" received on the 25th February 2011.

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

MOULSECOOMB & BEVENDEAN

BH2010/03231

Falmer High School Lucraft Road Brighton

Non Material Amendment to BH2009/01729 to amend transoms on glazing at first floor level on North West elevation, bricks adjacent to entrance steps and energy centre charged to 100% FLB selected dark facings. Amendment to white brick specification from Heylan Blanco to Vandersanden 38 creme, both by Hoskins.

Applicant: Brighton & Hove City Council

Officer: Kate Brocklebank 292175

Approved on 08/04/11 DELEGATED

1) UNI

The proposed revisions to introduce 4no. transoms within the first floor glazing on the north west elevation, amended brick mix to 100% FLB selected dark facings to parts of the north west and south west elevations as shown on drawing number 1483/P/200 D received 12th October 2010, additional plant and timber screening is needed on the roof of the main building and gymnasium as shown on drawing nos. 1483/A/S/X/A/226 amendment C3 and 1483/P102 E received on 17th February 2011, the brick specified for the 'white' areas of brick are to be changed from Heylan Blanco to Vandersanden 38 Crème, to the scheme approved under application BH2009/01729 are not considered so significant that they warrant the submission of a further application for planning permission.

BH2010/03481

Falmer High School Lucraft Road Brighton

Application for variation of condition 6 of BH2009/01729 (Application for partial demolition of Falmer High School (including the North Block, Canteen, Kitchen and Caretaker's flat) and construction of new Academy complex (Class D1), including sports hall, dining hall, performance areas, adaptable teaching spaces, caretaker's flat and communal space, along with a floodlit Multi Use Games Area (MUGA) and full size all weather playing pitch, and associated car and cycle parking, educational wind turbine, energy centre incorporating renewable technologies, landscaping and temporary construction access.) to read: The provision of cycle parking for not less than 100 cycles shall be implemented in full prior to first occupation in strict accordance with details which have been

submitted to, and approved in writing by, the Local Planning Authority.

Applicant: Brighton & Hove City Council

Officer: Kate Brocklebank 292175

Approved on 14/04/11 DELEGATED

1) BH02.07

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

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

2) BH11.02

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

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

3) UNI

The development hereby permitted shall not be occupied until the cycle parking facilities with no less than 100 cycle parking spaces shown on the approved plan drawing number 1483/P/099 B received 14th April 2011 have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

4) UNI

The fences for the protection of trees/Ancient Woodland/SNCI erected in accordance with the scheme detailed in the Arboricultural Report dated July 2009 and drawing number RG-NDJ-KGFA 0022 within appendix 3 of the same report and in accordance with BS5837:2005 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 and no personnel, machinery or storage of materials to be permitted in the Ancient Woodland/SNCI at any time during construction.

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, QD16, QD18 and NC4 of the Brighton & Hove Local Plan and SPD06 Trees and Development sites.

5) UNI

The development shall be carried out in accordance with the submitted 'External Lighting Design' scheme dated June 2009 and the floodlights hereby approved shall only be used between the hours of 09.00 and 22.00.

Reason: In the interests of residential amenity and the visual amenity of the South Downs National Park and in accordance with policies SU9, QD2, QD18, QD26, QD27, NC6, NC7 and NC8 of the Brighton & Hove Local Plan.

6) UNI

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. Any such amended strategy shall be carried out in strict accordance with the agreed details.

Reason: To prevent the contamination of the underlying aquifer and to comply with policies SU3 and SU11 of the Brighton & Hove Local Plan.

7) 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: To prevent the contamination of the underlying aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.

8) 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.

Reason: To prevent the contamination of the underlying aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.

9) UNI

The area of playing field affected by the contractor's compound and its access shall be restored in accordance with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, March 2000) within three months of the first occupation of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the retention and quality provision of playing field land in accordance with policy HO19 of the Brighton & Hove Local Plan.

10) UNI

Emergency access shall be maintained at all times across the site from the point of entry shown on plan number 1483/P/103 dated 1st September 2009, from Brighton University and the Community Stadium.

Reason: To ensure the maintenance of safe development in accordance with policy TR7 of the Brighton & Hove Local Plan.

11) UNI

No demolition of the north building, removal of the roof; or removal of the windows as part of a soffit strip shall take place until the small Pipistrelle roost in the North Building has been closed down. Closure of the roost shall only take place between the periods 1st November - 31st March and 1st June - 31st August.

Reason: To safeguard these protected species from the impact of the development, and to avoid disturbance to bats during hibernation or while rearing young, in accordance with policies QD17 and QD18 of the Brighton & Hove Local Plan.

12) UNI

The 6 access panels and 6 bat tubes installed in accordance with details on drawing number 1483/A/S/01/A/160 amendment A and drawing number 1483/SK/1187/LAND submitted 24th December 2009 shall be retained as such.

Reason: To safeguard these protected species from the impact of the development in accordance with policy QD17 and QD18 of the Brighton & Hove Local Plan.

13) UNI

Within 18 months of the commencement of the development hereby approved, a bat monitoring report describing the findings of the bat monitoring exercise described in paragraphs 7.13 - 7.20 of the Ecological Assessment Report dated July 2009 shall be submitted to the Local Planning Authority.

Reason: To monitor and safeguard these protected species from the impact of the development in accordance with policies QD17 and QD18 of the Brighton & Hove Local Plan.

14) UNI

The 40 compensatory bird boxes as agreed and installed in accordance with the letter submitted by 'Ash Partnership' dated 18th November 2009 shall be retained.

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

15) UNI

The green roofing shall be carried out in accordance with the green roof specifications detailed on drawing number 1483/A/S/X/A/201 amendment B submitted on 24th December 2009 and retained as such thereafter.

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

16) UNI

The seed mixes proposed for use in all the 'wild areas' shall be Emorsgate Seeds mixes EM6 and EP1 or similar mixes of UK provenance containing only species appropriate to Brighton & Hove.

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

17) UNI

The mitigation proposals detailed in section 7 and associated table 4 timetable for mitigation and enhancement scheme of the Ecology Assessment Report dated July 2009 submitted with the application shall be carried out in full.

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

18) UNI

The development shall be carried out in accordance with the details contained in the Statement of Plant and Machinery dated 9th July 2009 and completed prior to first occupation.

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.

19) UNI

Unless otherwise agreed in writing by the Local Planning Authority, within 3 months of the date of this permission, evidence that the development will achieve a BREEAM rating of 'Excellent' shall be 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

Unless otherwise agreed in writing by the Local Planning Authority, within four months of the date of completion of the approved development a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall an 'Excellent' rating shall be 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.

21) UNI

The development hereby approved shall be carried out in accordance with the details set out in the Flood Risk Assessment Supplementary Report dated June 2009.

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.

22) UNI

The development hereby approved shall be constructed using the approved materials submitted received by the Local Planning Authority on 28th August 2009 unless otherwise agreed in writing by the Local planning Authority. They are as follows: dark brick samples Anthracite from Freshfield Land Brickworks (samples 1 and 2), lighter brick sample Vandersanden 38 Crème, solaglas silicone glazing glass sample clear (sample 4), solaglas silicone glazing glass sample BA0116 black opaque (sample 6), windows to the rear elevation, 73016 VELFAC 200 (sample 7), polyester powder coated metalwork to window frames, corner panels rear elevation and rooflights RaI9017 'Teknos' (sample 8) Marshalls Tescina buff brick for the block paving to external front hard landscaping shown on drawing reference C375-L-S-00-L-201 to 203 (sample 9), Woodscape Grooved Decking Cumaru hardwood with Carborundum insert for the decking to the pond area shown on drawing reference C375-L-S-00-L-202 (sample 10).

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

23) UNI

The development shall be carried out in strict accordance with the approved Site Waste Management Plan dated 3rd September 2009.

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

24) UNI

Notwithstanding the details shown on the drawings hereby approved, the lettering reading 'Falmer Academy' to the front elevation at first floor level does not form part of this planning permission.

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

25) UNI

Samples of the materials to be used in the construction of the hard landscaping of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall be fully implemented in accordance with the approved details prior to occupation of the

development hereby approved.

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

QUEEN'S PARK

BH2011/00330

Dolphin House 2 - 5 Manchester Street Brighton

Display of internally illuminated fascia sign and hanging sign.

Applicant: Mr Jes Camilleri

Officer: Anthony Foster 294495

Refused on 11/04/11 DELEGATED

1) UNI

The proposed high level sign by virtue of its height, type and level of illumination would appear as an unsympathetic, discordant and overly dominant feature that detracts from the appearance and character of the building and the wider surrounding area within the East Cliff Conservation Area and would be contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan.

2) UNI2

The proposed projecting sign by virtue of the type and level of illumination would appear as an unsympathetic and discordant feature that detracts from the appearance and character of the building and the wider surrounding area within the East Cliff Conservation Area, and would be contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan.

BH2011/00355

42 Windmill Street Brighton

Replacement bay window to front of property.

Applicant: Mr & Mrs Slyfield

Officer: Helen Hobbs 293335

Approved on 08/04/11 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

All new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents. The window detailing including the sills, cornice, horns and brackets should closely match the adjoining property No. 41 Windmill Street and shall be retained as such.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1457-11-01 Rev P1 received on 8th February 2011.

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

BH2011/00373

Flat 12 85 Marine Parade Brighton

Internal alterations to layout of flat.

Applicant: Mrs Sally Blann

Officer: Chris Swain 292178

Approved on 12/04/11 DELEGATED

1) BH01.05

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

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

2) UNI

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

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

BH2011/00386

Land Adjacent 24 Tower Road Brighton

Application for Approval of Details Reserved by Conditions 4, 7, 10 and 12 of application BH2007/04074.

Applicant: Mr Nick Davey

Officer: Aidan Thatcher 292265

Approved on 07/04/11 DELEGATED

BH2011/00392

13B Royal Crescent Mews Brighton

External alterations to front elevation to convert garage into habitable room.

Applicant: Mr Gareth Caddick

Officer: Chris Swain 292178

Approved on 12/04/11 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. GC01 and GC02, a site plan and a design and access statement received on 10 February 2011.

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

BH2011/00446

Brighton Pier Madeira Drive Brighton

Replacement of former boat deck.

Applicant: Brighton Marine Palace and Pier Co

Officer: Anthony Foster 294495

Approved on 27/04/11 DELEGATED

1) BH01.05

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

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

2) BH13.12

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.

BH2011/00448

Flat 4 19 Old Steine Brighton

Installation of rooflights to front and side and replacement of boarded window to front with circular window.

Applicant: Mr Stephen Durnford

Officer: Sonia Kanwar 292359

Approved on 15/04/11 DELEGATED

1) BH01.01

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

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

2) BH12.05A

The 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 unnumbered drawing received on 3rd March 2011 and the site location plan received on the 16th February 2011.

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

BH2011/00535

19 Princes Street Brighton

Application for Approval of Details Reserved by Conditions 6 and 8 of application BH2010/01562.

Applicant: Harket Property LLP

Officer: Anthony Foster 294495

Approved on 21/04/11 DELEGATED

BH2011/00536

19 Princes Street Brighton

Application for Approval of Details Reserved by Conditions 4, 10 and 12 of application BH2010/01561.

Applicant: Harket Property LLP

Officer: Anthony Foster 294495

Approved on 21/04/11 DELEGATED

BH2011/00560

42 Devonshire Place Brighton

New fan design above front door, replacement of two external doors to rear courtyard and internal alterations to layout and features.

Applicant: Mr & Mrs John Lilley

Officer: Aidan Thatcher 292265

Approved on 21/04/11 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 cables, wires, aerials pipework, meter boxes or flues shall be fixed to any elevation fronting a highway.

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

3) UNI

During the course of the works taking place, should evidence of the original opening between the front and rear reception room be uncovered the dimensions of the opening shall be amended to be in accordance with this evidence. The details must then be recorded and submitted to the Council in writing for its records.

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

ROTTINGDEAN COASTAL

BH2010/02745

28 Marine Drive Rottingdean Brighton

Erection of a block of 9no flats comprising 5no two bed flats and 4no three bed flats with associated works including car parking area.

Applicant: Generator Group LLP

Officer: Anthony Foster 294495

Approved after Section 106 signed on 21/04/11 PLANNING COMMITTEE

1) B15.01

The works of demolition hereby permitted shall not be begun until documentary evidence is produced to show that contracts have been entered into by the developer to ensure that building work is commenced within a period of 6 months following commencement of demolition.

Reason: To prevent premature demolition in the interests of the character of the Conservation Area.

2) 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.

3) BH02.07

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

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

4) BH03.01

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

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

5) BH04.01

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

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

6) BH15.04A

No development approved by this permission shall be commenced until the method of piling foundations for the development shall be carried out in accordance with a scheme submitted to and approved in writing by the Local Planning Authority prior to any development commencing. The development shall be carried out in strict accordance with the approved details.

Reason: To prevent the contamination of the underlying aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, a scheme detailing the measures to improve ecological biodiversity on the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the number and type of bat boxes, bird boxes and Sparrow Terraces, and details of the green wall. The development shall be carried out in strict accordance with the approved details and thereafter maintained.

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.

8) UNI

The existing west hedge boundary and east hedge boundary (adjoining the rear garden of no.36) treatment shall be retained. The hedges shall not be removed unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of nature conservation and to safeguard the existing outlook to the occupiers of adjoining properties and to comply with policies QD16, QD17 and QD27 of the Brighton & Hove Local Plan.

9) UNI

The development shall not be commenced until fences for the protection of the hedges to be retained have been erected to a specification and in positions to be agreed by the Local Planning Authority. These fences shall be maintained in good repair until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

Reason: To protect the hedges which are to be retained on the site and to comply with policies QD16, QD17 and QD27 of the Brighton & Hove Local Plan.

10) UNI

Notwithstanding the submitted drawings, the development hereby approved shall not be commenced until full details of the terraces to the rear of the site (north elevation) have been submitted to and approved in writing by the Local Planning Authority, these details are to include screening, extent of usable area, and balustrade. The development shall be carried out in strict accordance with the approved details and thereafter maintained.

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

11) UNI

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

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

12) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Building Research Establishment issued Final Code Certificate confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 5 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

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

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

14) UNI

Notwithstanding the submitted drawings, the development hereby approved shall not be commenced until full details of the cycle parking layout have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be implemented in full prior to first occupation in strict accordance with the approved details. A minimum of 12 cycle parking spaces shall be provided.

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

15) UNI

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 5 for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 5 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

The development hereby permitted shall be carried out in accordance with the approved drawing nos. AL(00)001 Rev A, 002 Rev A, 100 Rev B, 201 Rev A, 202 Rev A, 203 Rev A, 204 Rev A, 205 Rev A, 206 Rev B, , 208 Rev A, AG(00)001, 002, 003 received 8 September 2010 drawing nos. AL(00)209 Rev B, 210 Rev B, 211 Rev B received 9 September 2010, and drawing nos. AL(00)206 Rev D, 207 Rev D received 21 October 2010.

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

17) UNI

The development shall not be commenced until full details of fencing for the protection of the SSSI 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 thereafter maintained. No vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences. No materials shall be stored or dumped within the SSSI boundary and there should be no access (pedestrian or vehicular) to the site from within the SSSI boundary.

Reason: To prevent damaging impacts on the adjacent nature conservation features and their setting and to comply with policy NC2 of the Brighton & Hove Local Plan.

BH2010/03462

Rear of 23 Falmer Road Rottingdean Brighton

Erection of single storey 2no bedroom detached dwelling house with associated parking and landscaping.

Applicant: Mr & Mrs Stuart Macrorie

Officer: Jonathan Puplett 292525

Approved on 08/04/11 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH02.03

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) 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.

3) BH02.07

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

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

4) BH05.10

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) BH06.01

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

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

6) BH06.02

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

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

7) BH11.01

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

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

8) BH11.02

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

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

9) UNI

The rooflights to the southern roofslope hereby approved shall be glazed using the 'SmartGlass' system detailed in the specification submitted on the 12th of January 2011, shall be installed and operational prior to occupation of the dwelling and shall be retained as such thereafter.

Reason: To reduce light pollution which could cause harm to bats, and to comply with policy QD18 of the Brighton & Hove Local Plan.

10) UNI

No development shall take place until full details of the proposed bat roosts to be incorporated into the dwelling have been submitted to and approved in writing by the Local Planning Authority. The roosts shall be installed and shall be available for use prior to the occupation of the dwelling hereby approved, and shall be retained as such thereafter.

Reason: To ensure that the proposed bat voids are suitable and are carried out, and to comply with policy QD18 of the Brighton & Hove Local Plan.

11) UNI

No development shall take place until a scheme detailing measures to minimise light spillage to the access track to the south of the site during construction works and following completion of construction works, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be carried out in accordance with the approved scheme at all times.

Reason: To reduce light pollution which could cause harm to bats, and to comply with policy QD18 of the Brighton & Hove Local Plan.

12) UNI

No development shall take place until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. No external lighting other than that which forms part of the approved scheme shall be installed, unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: To control light pollution which could cause harm to bats, to safeguard the amenities of the occupiers of adjoining properties and to comply with policies QD18 QD25 and QD27 of the Brighton & Hove Local Plan.

13) UNI

Notwithstanding the submitted 'Saward Consultancy' Arboricultural Method Statement and Survey, no development shall take place until a revised statement and survey has been submitted to and approved in writing by the Local Planning Authority detailing measures to protect the trees to be retained on site, the roots of the Pine tree alongside the northern boundary of the site (annotated as tree T5 on drawing no. TSCFRB.0809.TD01), and stems of trees located on the access track to the south of the site, to British Standard BS 5837 (2005) Trees in Relation to Construction.

Reason: To protect the trees which are to be retained on the site and those in the vicinity of the site and to comply with policy QD16 of the Brighton & Hove Local Plan.

14) 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 its 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

15) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the dwelling hereby approved shall not 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 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.

16) UNI

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

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

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

17) UNI

The roof level windows to the east and west facing gables of the dwelling hereby approved shall be obscure glazed and fixed shut 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.

18) UNI

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted, including the boundary walls and gates to the southern boundary of the site, 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.

19) UNI

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

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

20) UNI

The development hereby permitted shall be carried out in accordance with the approved Tree Survey Drawing TSCFRB.0809.TD01, Site Waste Minimisation Statement, 'Saward Consultancy' Ecological Arboricultural and Landscape Appraisal, 'Roger L Jones' Ecological survey to verify the presence of bats and bat roosts and annex to this report submitted on the 5th of November 2010, drawing nos. FR23PRO/07B and 08B submitted on the 6th of January 2011, the 'SmartGlass' rooflight specification submitted on the 12th of January 2011, the 'Sanyo' Photovoltaic Module specification submitted on the 13th of January 2011, drawing no. FR23PRO/02 submitted on the 19th of January 2011, drawing nos. FR23PRO/03C, FR23PRO/04C, FR23PRO/05C, FR23PRO/06C, FR23PRO/10C and FR23PRO/APPENDIX 4 submitted on the 2nd of February 2011, drawing nos. FR23PRO/09C, FR23PRO/11 and FR23PRO/12 submitted on the 3rd of February 2011, and drawing no. FR23PRO/02 submitted on the 1st of March.

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

BH2011/00136

8 Romney Road Rottingdean

Erection of hip to gable roof extension to front and rear elevations.

Applicant: Mr Colin Chapman

Officer: Liz Arnold 291709

Approved on 08/04/11 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 extension, enlargement or alteration of the roof of the dwellinghouse other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the property and 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.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 10/05/01, 10/05/02, 10/05/07 and 10/05/08 received on the 28th January 2011 and drawing no. 10/05/10 received on the 10th March 2011.

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

BH2011/00238

44 Arundel Drive East Brighton

Extension to outbuilding and provision of associated decking around the outbuilding (Part Retrospective).

Applicant: Mrs J Campbell

Officer: Helen Hobbs 293335

Approved on 08/04/11 DELEGATED

1) UNI

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

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

BH2011/00275

Balsdean Water Supply Works Bazehill Road Rottingdean Brighton

Erection of detached single storey ultra violet treatment and motor control centre building.

Applicant: Southern Water Limited

Officer: Anthony Foster 294495

Approved on 18/04/11 DELEGATED

1) BH01.01

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

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

2) BH11.02

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

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

3) UNI

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with the proposed measures as detailed in the PJC Consultancy Arboricultural Method Statement and Arboricultural Implication Assessment, received 01/02/2011. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

4) UNI

During the construction of the approved development should 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 detailing how this unsuspected contamination shall be dealt with. The strategy shall be approved in writing by the Local Planning Authority and the remediation strategy shall be completed in accordance with the details and timetable agreed.

Reason: To prevent the contamination of the underlying aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 0Z0701 Rev B, 0Z0702 Rev B, 0Z0703 Rev B, 0Z0704 Rev B, 0Z0706 Rev B, 0Z0707 Rev A, 1A0001 Rev B, 1A0002 Rev A received on 01/02/2011.

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

6) UNI

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

BH2011/00426

44 Grand Crescent Rottingdean Brighton

Certificate of Lawfulness for existing use of property as 3no self contained residential units including associated works.

Applicant: Mr Trevor & Mrs Lynne Stewart & Mrs Kay Notley

Officer: Jonathan Puplett 292525

Refused on 21/04/11 DELEGATED

BH2011/00471

Flat 10 25 Sussex Square & Flat 7 26 Sussex Square Brighton

Installation of rooflights to replace existing.

Applicant: Mrs Angie Inglethorpe

Officer: Helen Hobbs 293335

Approved on 12/04/11 DELEGATED

1) BH01.01

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

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

2) BH12.05

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 31808/1 and 31808/2 received on 15th February 2011.

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

BH2011/00566

39 Stanmer Avenue Saltdean Brighton

Erection of single storey extension to front and side and extension to existing garage.

Applicant: Mr A Fox

Officer: Sonia Kanwar 292359

Refused on 15/04/11 DELEGATED

1) UNI

The development, by virtue of the siting, design, size and massing would appear visually dominant when viewed from the street scene. It would be of detriment to the character and appearance of the existing property and the visual amenities enjoyed by neighbouring properties. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2011/00572

Eagles Steyning Road Rottingdean Brighton

Application for Approval of Details Reserved by Conditions 2, 5, 7, 8, 9, 10, 11, 14, 19 and 20 of application BH2007/01912 Appeal Decision.

Applicant: Ms Karron Stephen-Martin

Officer: Liz Arnold 291709

Approved on 08/04/11 DELEGATED

BH2011/00594

Black Rock Madeira Drive Brighton

Creation of a secure temporary coach park incorporating the erection of a portacabin with toilet and rest room facilities, and the provision of 63 coach and 5 staff car spaces.

Applicant: Brighton & Hove City Council

Officer: Jonathan Puplett 292525

Approved on 27/04/11 DELEGATED

1) UNI

The change of use hereby permitted is granted for a temporary time period of two years from 27 April 2011. The temporary use of the site as a coach park shall cease on or before 27 April 2013.

Reason: To retain the long term availability of the site for a development centred around a recreation and leisure scheme and to comply with policy SR19 of the Brighton & Hove Local Plan.

2) UNI

All buildings and items associated with the temporary coach park use shall be removed from the site within one month of the cessation of the use, in accordance with a scheme of works submitted to and approved in writing by the Local Planning Authority.

Reason: To retain the long term availability of the site for a development centred around a recreation and leisure scheme and to comply with policy SR19 of the Brighton & Hove Local Plan.

3) UNI

Other than the revisions required by Condition 6 below, the development hereby permitted shall be carried out in accordance with the approved drawings nos. L1012 EX-011C, EX-100, A10-013A, A10-014A, A10-015A, A10-016, A10-100D, PL-301 and Figures 1-6 received on the 25th of February 2011, Figures 7A, 8 and 9 received on the 21st of April 2011, and Transport Statement, Design and Access Statement and Transport Statement received on the 25th of February 2011.

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

4) UNI

The coach park use hereby approved and the external lighting hereby approved shall only operate between the hours of 09.00 and 18.00.

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

5) UNI

The beach area to the south of the site, which includes the Black Rock Site of Nature Conservation Importance, shall not at any time during the construction works related to the formation of the coach park, and for the duration of the coach park use hereby approved, be used for any purpose related to the use including the storage of plant, machinery and materials.

Reason: To ensure the protection of the Black Rock Site of Nature Conservation Importance and to comply with policy NC4 of the Brighton & Hove Local Plan.

6) UNI

Notwithstanding the details shown on the drawings hereby approved, the non-emergency use of the Marina Road (eastern) access to the site by coaches shall not commence until a traffic management scheme and revised drawings showing an improved access have been submitted to and approved in writing by the Local Planning Authority. This access shall be altered in accordance with the approved details prior to the route being used by coaches for non-emergency access / egress, and the measures in the approved traffic management scheme shall be in place at all times when such access / egress is taking place.

Reason: To improve the manoeuvrability of this access and to comply with Policy TR7 of the Brighton & Hove Local Plan.

7) UNI

No development approved by this permission shall be commenced until details of the paint and colour of finish to be applied to the existing and proposed hoardings, existing and proposed gates, and the proposed portacabin, have been submitted to and approved in writing by the Local Planning Authority. Prior to the commencement of the coach park use the painting of the hoardings, gates and portacabin shall be carried out in its entirety in accordance with the approved details, and shall be retained as such thereafter.

Reason: To ensure an acceptable appearance to the development and to accord with policies QD14 and HE6 of the Brighton & Hove Local Plan.

8) UNI

No development approved by this permission shall be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping of the grassed area of land to the north of the western entrance to the coach park (to the south of Madeira Drive).

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies HE6, QD1 and QD15 of the Brighton & Hove Local Plan.

9) UNI

The use hereby approved shall not be commenced until a Management Plan detailing the proposed operating practices of the coach park, including security measures, measures to minimise noise disturbance and pollution, and the provision of spill kits, has been submitted to and approved in writing by the Local Planning Authority. The coach park shall operate in accordance with the approved management plan for the duration of the use.

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 policies QD7, QD27, SU3, SU9 and SU10 of the Brighton & Hove Local Plan.

10) UNI

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the commencement of the use hereby approved; and any trees or plants which throughout the duration of the temporary coach park use die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

11) UNI

No development 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, and the drainage system shall be kept in working order for the duration of the use.

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.

BH2011/00595

Black Rock Madeira Drive Brighton

Creation of a secure temporary coach park incorporating the erection of a portacabin with toilet and rest room facilities, and the provision of 30 coach and 5 staff car spaces.

Applicant: Brighton & Hove City Council

Officer: Jonathan Puplett 292525

Approved on 27/04/11 DELEGATED

1) UNI

The use hereby approved shall not be commenced until a Management Plan detailing the proposed operating practices of the coach park, including security measures, measures to minimise noise disturbance and pollution, and the provision of spill kits, has been submitted to and approved in writing by the Local Planning Authority. The coach park shall operate in accordance with the approved management plan for the duration of the use.

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 policies QD7, QD27, SU3, SU9 and SU10 of the Brighton & Hove Local Plan.

2) 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 commencement of the use hereby approved; and any trees or plants which throughout the duration of the temporary coach park use die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

3) UNI

Notwithstanding the details shown on the drawings hereby approved, the non-emergency use of the Marina Road (eastern) access to the site by coaches shall not commence until a traffic management scheme and revised drawings showing an improved access have been submitted to and approved in writing by the Local Planning Authority. This access shall be altered in accordance with the approved details prior to the route being used by coaches for non-emergency access / egress, and the measures in the approved traffic management scheme shall be in place at all times when such access / egress is taking place.

Reason: To improve the manoeuvrability of this access and to comply with Policy TR7 of the Brighton & Hove Local Plan.

4) UNI

The change of use hereby permitted is granted for a temporary time period of two years from 27 April 2011. The temporary use of the site as a coach park shall cease on or before 27 April 2013.

Reason: To retain the long term availability of the site for a development centred around a recreation and leisure scheme and to comply with policy SR19 of the Brighton & Hove Local Plan.

5) UNI

All buildings and items associated with the temporary coach park use shall be removed from the site within one month of the cessation of the use, in accordance with a scheme of works submitted to and approved in writing by the Local Planning Authority.

Reason: To retain the long term availability of the site for a development centred around a recreation and leisure scheme and to comply with policy SR19 of the Brighton & Hove Local Plan.

Brighton & Hove Local Plan.

6) UNI

No development approved by this permission shall be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping of the grassed area of land to the north of the western entrance to the coach park (to the south of Madeira Drive).

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies HE6, QD1 and QD15 of the Brighton & Hove Local Plan.

7) UNI

The coach park use hereby approved and the external lighting hereby approved shall only operate between the hours of 09.00 and 18.00.

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

8) UNI

The beach area to the south of the site, which includes the Black Rock Site of Nature Conservation Importance, shall not at any time during the construction works related to the formation of the coach park, and for the duration of the coach park use hereby approved, be used for any purpose related to the use including the storage of plant, machinery and materials.

Reason: To ensure the protection of the Black Rock Site of Nature Conservation Importance and to comply with policy NC4 of the Brighton & Hove Local Plan.

9) 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, and the drainage system shall be kept in working order for the duration of the use.

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.

10) UNI

No development approved by this permission shall be commenced until details of the paint and colour of finish to be applied to the existing and proposed hoardings, existing and proposed gates, and the proposed portacabin, have been submitted to and approved in writing by the Local Planning Authority. Prior to the commencement of the coach park use the painting of the hoardings, gates and portacabin shall be carried out in its entirety in accordance with the approved details, and shall be retained as such thereafter.

Reason: To ensure an acceptable appearance to the development and to accord with policies QD14 and HE6 of the Brighton & Hove Local Plan.

11) UNI

Other than the revisions required by Condition 11 below, the development hereby permitted shall be carried out in accordance with the approved drawings nos. L1012 EX-010F, EX-100, A10-010F, A10-011D, A10-012D, A10-016, A10-017, A10-100D, PL-301 and Figures 1-6 received on the 25th of February 2011, Figures 7B, 8 and 9 received on the 21st of April 2011, and Transport Statement, Design and Access Statement and Transport Statement received on the 25th of February 2011.

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

BH2011/00729

3 Ovingdean Close Brighton

Construction of two summer houses in rear garden with terracing and timber decking. (Retrospective)

Applicant: Mr L Catt

Officer: Sonia Kanwar 292359

Refused on 21/04/11 DELEGATED

1) UNI

The development, by virtue of the siting, design, size and massing appears visually dominant and overbearing when viewed from the neighbouring properties. It is of detriment to the character and appearance of the existing property and the visual amenities enjoyed by neighbouring properties. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The development, by virtue of the siting, design and size results in significant overlooking of neighbouring properties and gardens. As such the development adversely impacts on residential amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/00798

44 Arundel Drive East Brighton

Non Material Amendment to BH2010/03246 of movement of approved rear dormer by 935mm.

Applicant: Mrs Jenny Campbell

Officer: Helen Hobbs 293335

Approved on 11/04/11 DELEGATED

1) UNI

The proposed revisions to the scheme approved under application BH2010/03246 are not considered so significant that they warrant the submission of a further application for planning permission.

WOODINGDEAN

BH2011/00354

116 The Ridgway Brighton

Erection of single storey rear extension and loft conversion incorporating hip to barn front and rear roof extensions with additional windows, side dormers, rooflights and associated external alterations.

Applicant: Mr Jobie Edwards

Officer: Helen Hobbs 293335

Refused on 12/04/11 DELEGATED

1) UNI

The proposed roof extensions and dormers would result in an overly bulky and prominent appearance, detracting from the character and appearance of the property. The proposal is therefore contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan and to the provisions of supplementary planning guidance note SPGBHI: roof extensions and alterations.

BH2011/00418

116 The Ridgway Brighton

Certificate of Lawfulness for the proposed erection of single storey out building to rear.

Applicant: Mr Jobie Edwards

Officer: Helen Hobbs 293335

Approved on 08/04/11 DELEGATED

BH2011/00891

14 Selhurst Road Brighton

Certificate of Lawfulness for a proposed loft conversion incorporating hip to barn hip roof extensions, rear dormer and rooflights.

Applicant: Mrs A Peacock

Officer: Jonathan Puplett 292525

Approved on 14/04/11 DELEGATED

BRUNSWICK AND ADELAIDE

BH2010/04002

Land to rear of 68-70 Brunswick Place Hove

Conversion and extension of existing garage to residential dwelling unit including new gates to boundary wall.

Applicant: Baron Homes Corporation Ltd

Officer: Charlotte Hughes 292321

Approved on 15/04/11 DELEGATED

1) BH01.01

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

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

2) BH02.03

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) 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.

3) BH02.07

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

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

4) BH04.01A

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

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

5) BH05.09A

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

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

6) BH06.02

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

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

7) BH11.01

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

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

8) BH11.02

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

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

9) BH12.01

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 1:20 scale sample elevations and 1:1 scale joinery profiles of the windows, doors and gates 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.

11) UNI

No works shall take place until scale sample elevations and scale profiles of the top of the wall and the parapet have been submitted to and approved in writing by

the Local Planning Authority. These works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

12) UNI

Unless otherwise agreed in writing, no works shall take place until the kerb is reconstructed and reinstated in accordance with the Council approved Manual for Estate Roads and under licence from the Highway Operations Manager.

Reason: In the interest of highway safety.

13) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. A.03 received on 23rd December 2010, D.14B, D.15B received on 18th February 2011 and D.10 received on 15th March 2010.

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

BH2010/04003

Land to rear of 68-70 Brunswick Place Hove

Conversion and extension of existing garage to residential dwelling unit including new gates to boundary wall.

Applicant: Baron Homes Corporation Ltd

Officer: Charlotte Hughes 292321

Approved on 18/04/11 DELEGATED

1) BH01.05

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

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

2) BH13.01

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

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

3) UNI

No works shall take place until 1:20 scale sample elevations and 1:1 scale joinery profiles of the windows, doors and gates 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

No works shall take place until scale sample elevations and scale profiles of the top of the wall and the parapet have been submitted to and approved in writing by the Local Planning Authority. These works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2010/04046

8 Western Road Hove

Change of use from restaurant (A3) to hot-food take-away (A5), change in opening hours to permit the premises to be in use between the hours of 11.00 and 04.00 Monday to Sunday including Bank Holidays and installation of new shopfront.

Applicant: Mr Yasser Tubekan

Officer: Adrian Smith 290478

Refused on 14/04/11 DELEGATED

1) UNI

The proposed shopfront, by virtue of its contemporary siding door design and use of non-traditional materials, fails to respect the historic character of the parent building and other shopfronts in the area. It would therefore be harmful to the character and appearance of the both the host building and the wider Brunswick Town conservation area, contrary to policies QD10 and HE6 of the Brighton & Hove Local Plan and SPD02 'shop front design' guidance.

2) UNI2

Notwithstanding the submitted application, the plans fail to sufficiently detail the specification of the extract system and the proposed position of the extract unit to the rear elevation. Without such information no full assessment of the impact of the new extract system on the amenities of residents adjacent to the premises can reasonably be made, contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed unit, by virtue of its extended opening hours until 04.00 hours daily, would have an adverse impact on the amenities of adjacent residents in terms of increased noise, disturbance and anti-social behaviour, in an area where such harm has been already identified as being of special concern. The proposal therefore represents a significant loss of amenity contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2011/00303

Palmeira Mansions 29 Church Road Hove

Replacement timber framed sash windows and French doors to rear elevation, new cast iron rainwater pipe work, replacement flat roof covering with lead sheet, remedial works to structural cracking and decoration to rear.

Applicant: Anstone Properties Ltd

Officer: Christopher Wright 292097

Approved on 15/04/11 DELEGATED

1) BH01.05

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

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

2) BH13.03

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

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

3) UNI

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

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

4) UNI

The proposed remedial structural works shall be implemented using a lime based mortar for the reconstruction of masonry and a lime based render.

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

BH2011/00413

22A St Johns Road Hove

Amendment to previously approved application BH2007/00676 for the change of use of units 4 and 5 from offices (B1) to 2no residential flats (C3).

Applicant: City Property Developments

Officer: Adrian Smith 290478

Approved on 07/04/11 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until the sustainability measures detailed within the submitted Sustainability Checklist and Design and Access Statement 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.

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.

5) UNI

The upper floor residential unit hereby permitted shall not be occupied until the obscurely glazed privacy screen has been installed. The screen shall be retained at all times 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

The development hereby permitted shall be carried out in accordance with the approved drawing nos. P01B, 09D, 10E, 11D, 13A & 18E received on the 11th February 2011.

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

7) 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.

BH2011/00451

Flat 6 22 Adelaide Crescent Hove

Extend depth of existing platform at rear by 0.3 metres.

Applicant: C/O Priors Chartered Surveyors

Officer: Clare Simpson 292454

Approved on 12/04/11 DELEGATED

1) BH01.05

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

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

2) UNI

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

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

BH2011/00452

Flat 6 22 Adelaide Crescent Hove

Extend depth of existing platform at rear by 0.3 metres.

Applicant: C/O Priors Chartered Surveyors

Officer: Clare Simpson 292454

Approved on 14/04/11 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 works hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.LP10040/110, 110, 120, 130 received on the 16th February 2011

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

BH2011/00479

Flat 91 Embassy Court Kings Road Brighton

Internal alterations to layout of flat.

Applicant: Mr James Lance

Officer: Christopher Wright 292097

Refused on 21/04/11 DELEGATED

1) UNI

The proposal would be detrimental to the special architectural character of the listed building and its original fabric, by reason of the design, materials and opening method of the sliding doors and the removal of distinctive internal features of the listed building. As such the proposal is contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2011/00487

8 Western Road Hove

Display of externally-illuminated fascia sign. (Retrospective).

Applicant: Mr Yasser Tubekan

Officer: Adrian Smith 290478

Refused on 12/04/11 DELEGATED

1) UNI

Policies QD12 and HE9 of the Brighton & Hove Local Plan state that advertisements and signs should be sensitively designed and located, kept to a minimum, and carefully designed so that they do not have an adverse impact on the historic character or setting of the host building or a conservation area. The fascia sign, by reason of its material finish, depth, excessive bulk and method of illumination, represents a significantly harmful addition that fails to respect the historic character and appearance of the building and Brunswick Town Conservation Area, contrary to local plan policies HE9, QD12 and SPD07 'Advertisements'.

BH2011/00489

49 Brunswick Road Hove

Application for Approval of Detail Reserved by Conditions 2 and 3 of application BH2009/02897.

Applicant: Harwood Properties Ltd

Officer: Jason Hawkes 292153

Approved on 26/04/11 DELEGATED

BH2011/00507

Land rear of 29-31 Holland Road Hove

Application for Approval of Details Reserved by Conditions 9, 12, 14 and 17 of application BH2010/03411.

Applicant: Mrs A Knipe

Officer: Clare Simpson 292454

Approved on 19/04/11 DELEGATED

BH2011/00553

Palmeira Mansions 29 Church Road Hove

Amendment to previously approved application BH2008/03091 for alterations to the ceiling and floor levels to the 2nd and 3rd floor bathrooms incorporating associated internal alterations.

Applicant: Anston Properties

Officer: Christopher Wright 292097

Approved on 18/04/11 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.

CENTRAL HOVE

BH2011/00397

74 George Street Hove

Change of use from Retail (A1) to Financial and Professional Services (A2).

Applicant: Kalmax Limited

Officer: Wayne Nee 292132

Approved on 14/04/11 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 unnumbered drawings received on 18 February 2011.

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

BH2011/00480

181 Church Road Hove

Change of use from storage on lower ground floor to a two bedroom self-contained flat to include single storey extension.

Applicant: Mr K C & Mrs J C Patel

Officer: Mark Thomas 292336

Refused on 18/04/11 DELEGATED

1) UNI

The proposed conversion of the basement level to a residential unit would, by reason of the site level and limited number and position of windows and openings in relation to the floor plan, receive inadequate natural light and provide a poor outlook for future occupiers. As such the development would not provide for a satisfactory standard of living accommodation and would be detrimental to the amenity of future occupiers and is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2011/00519

22 Warnham Court Grand Avenue Hove

Replacement of existing timber framed windows with white UPVC windows.

Applicant: Mr Robert Debaucheron

Officer: Mark Thomas 292336

Approved on 18/04/11 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 unnumbered drawings received on 21st February 2011.

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

BH2011/00544

43 Ventnor Villas Hove

Change of Use from house of multiple occupancy (sui generis) on lower ground, ground and first floor to two 2no bedroom flats and one 3no bedroom flat with associated works.(C3)

Applicant: Brighton & Hove City Council

Officer: Charlotte Hughes 292321

Approved on 26/04/11 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) BH05.03B

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes (or an equivalent or successor assessment tool) and a Design Stage Assessment Report showing that the development will achieve an Ecohomes Refurbishment rating for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes Refurbishment rating 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.

3) BH05.04B

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until an Ecohomes Design Stage Certificate (or certificate from equivalent or successor assessment tool) and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes Refurbishment rating has been submitted to, and approved in writing by, the Local Planning Authority.

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

4) UNI

Details of the wrought iron security gate for the basement flat are to be submitted for approval prior to its installation. The works shall be carried implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted to ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

5) UNI

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

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

6) UNI

The flat units hereby permitted shall be retained as affordable housing and shall not be sold or rented on the open market without the prior consent of the Local Planning Authority in an application on that behalf. For clarity, affordable housing means residential accommodation that is provided with a subsidy to ensure that rents/prices remain at a level that is genuinely affordable to local people whose income means that they are unable to meet their housing needs through the open housing market.

Reason: To ensure the development complies with policy HO14 of the Brighton & Hove Local Plan in meeting an identified housing need in the city and because release of the flats onto the open market would raise policy and environmental implications.

7) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.01 & 02 received on 31st March 2011.

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

BH2011/00570

Panorama House 2 The Drive Hove & 89a Church Road Hove

Change of Use of Panorama House 2 The Drive Hove and first, second and third floor of 89a Church Road Hove from offices (B1) to language school (D1). (Retrospective)

Applicant: Intensive School of English & Business Communications Ltd

Officer: Christopher Wright 292097

Approved on 26/04/11 DELEGATED

1) UNI

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or any subsequent similar re-enactment, the premises shall only be used as a language school (D1) and at such time they are no longer occupied by the applicant for use as a language school, the premises shall return to their former use (B1 - Office Space), unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure the premises are retained as an employment providing use and to comply with policy EM5 of the Brighton & Hove Local Plan.

2) UNI

The decision to grant planning permission retrospectively is based on drawing nos. 001 and 002 received on 25 February 2011; drawing no. 002a received on 1 March 2011; and the planning statement and marketing particulars received on 19 April 2011.

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or any subsequent similar re-enactment, this permission shall be for a language school and no other purposes including any other uses within Class D1 of the Schedule to the Order, without the prior consent of the Local Planning Authority to whom a planning application shall be made.

Reason: To retain the employment use of the premises, having regard to the implications for employment provision, transport and residential amenity, and to comply with policies EM5, TR1 and QD27 of the Brighton & Hove Local Plan.

BH2011/00579

Flat 20 Normandy House 18 The Drive Hove

Replacement of existing timber window and doors with UPVC window and doors (Retrospective).

Applicant: Mr Ben Howard

Officer: Mark Thomas 292336

Approved on 18/04/11 DELEGATED

BH2011/00632

115 Church Road Hove

Installation of ventilation flue to rear of restaurant.

Applicant: Miss H Armstrong

Officer: Adrian Smith 290478

Approved on 15/04/11 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.

BH2011/00874

Land to Rear of 21 & 23 St Aubyns Hove

Application for Approval of Details Reserved by Condition 14 of application BH2010/03512.

Applicant: Godfrey Investments Ltd

Officer: Adrian Smith 290478

Approved on 15/04/11 DELEGATED

GOLDSMID

BH2011/00222

50A Davigdor Road Hove

Removal of condition 5 of reference 3/83/0130 which states the garage shall not be used for any business purpose whatsoever but shall be used only for the storage of private motor vehicles. The proposed garages shall be retained for use as such and in particular shall not be converted into living accommodation.

Applicant: Mr Simon Paul

Officer: Adrian Smith 290478

Approved on 15/04/11 DELEGATED

BH2011/00383

Garages at Rear of 90 Cromwell Road Hove

Application for Approval of Details Reserved by Conditions 2, 4, 5 and 6 of application BH2008/02452.

Applicant: Ms Pauline Whitcomb

Officer: Adrian Smith 290478

Approved on 12/04/11 DELEGATED

BH2011/00455

Tudor Grange 13 The Upper Drive Hove

Application to extend time limit for previous approval BH2008/00278 for demolition of existing house and erection of no. 7 self contained flats.

Applicant: Mrs Linda Harmer-Strange

Officer: Paul Earp 292193

Approved on 07/04/11 DELEGATED

1) BH01.01

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

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

2) BH02.05

The windows on the side, west elevation, to wet rooms and a secondary window to the living room shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

3) BH02.06

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

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

4) BH02.07

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

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

5) BH03.01

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.

6) BH04.01A

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

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

7) BH05.01B

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 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) BH05.02B

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.

9) BH05.10

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.

10) BH06.02

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

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

11) BH11.01

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

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

12) BH11.02

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

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

13) BH11.03

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

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

14) UNI

Details of the solar panels and facilities to enable the reuse of grey-water shall be submitted to and approved by the Local Planning Authority before works commence. The panels shall be installed and maintained as approved thereafter.

Reason: To ensure satisfactory provision of solar gain and to comply policy SU2 of the Brighton & Hove Local Plan.

15) 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 policy TR7 of the Brighton & Hove Local Plan.

16) UNI

The flat roof at second floor level shall not be used as an amenity area at any time.

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

17) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. TA311/01B, 02, 03B, 04B, 05B, 07, 10B & 11 submitted on 24 January 2008 and TA311/06B, 08A & 09B received on 17 April 2008.

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

18) UNI

Prior to commencement of development full details of land levels of the proposed development relative to surrounding properties shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include finished floor levels and the development shall be constructed in accordance with the agreed details.

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

BH2011/00518

The Vicarage Wilbury Road Hove

Repair works and partial rebuilding of existing boundary wall.

Applicant: Rev Philip Ritchie

Officer: Adrian Smith 290478

Approved on 27/04/11 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 bricks, lime mortar and bonding of the new brickwork shall match the original brickwork.

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

3) UNI

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

i) a sample of the new bricks

ii) a sample of the lime mortar

and the works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

4) UNI

The works shall be carried out in accordance with the specification of works submitted with the application and received on 22nd February 2011.

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

BH2011/00565

Flat 3 Wilbury Lodge 42 Wilbury Road Hove

Replacement of existing timber windows with white UPVC windows.

Applicant: Mr Terry Clarke

Officer: Mark Thomas 292336

Approved on 18/04/11 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 unnumbered drawings and drawing no. SAL

1000 received on 24th February 2011.

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

BH2011/00589

20 Cromwell Road Hove

Application for Approval of Details Reserved by Condition 5 of application BH2010/01022.

Applicant: Summer Croft Properties

Officer: Mark Thomas 292336

Approved on 08/04/11 DELEGATED

BH2011/00688

Flat 8 Gainsborough House 4 - 6 Eaton Gardens Hove

Replacement of existing aluminium windows with uPVC double glazed units.

Applicant: Mrs Evelyn O'Donovan

Officer: Mark Thomas 292336

Approved on 18/04/11 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 survey report/ drawings by 'Anglian Home Improvements' received on 9th March 2011.

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

HANGLETON & KNOLL

BH2011/00289

Housom United Reformed Church 200 Nevill Avenue Hove

Replacement of existing crittall window with new uPVC double glazed unit.

Applicant: Housom United Reformed Church

Officer: Mark Thomas 292336

Approved on 18/04/11 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 unnumbered drawing by 'L & M' and sectional drawings received on 9th March 2011.

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

BH2011/00384

52 Wilfrid Road Hove

BN3 7FL

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

Applicant: Mr L O'Byrne & Mr A Price

Officer: Adrian Smith 290478

Approved on 15/04/11 DELEGATED

BH2011/00530

2 Lark Hill Hove

Erection of conservatory to rear elevation to replace existing lean-to conservatory.

Applicant: Association of Grace Baptist Churches South East

Officer: Wayne Nee 292132

Approved on 19/04/11 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 drawing nos. 10.17.A and 10.17.B received on 22 February 2011.

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

BH2011/00758

9 WARENNE ROAD HOVE

Erection of front porch and single storey rear extension.

Applicant: Mr & Mrs Beresford

Officer: Steven Lewis 290480

Approved on 15/04/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

2. The development hereby permitted shall be carried out in accordance with the approved ADC Ltd Site Plan, Block Plan, ADC drawing nos. 414/01, ACD414/02, ADC414/03 & ADC414/04 received on 16/03/2011.

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

SOUTH PORTSLADE

BH2011/00534

Mercedes Benz of Brighton Victoria Road Portslade

Display of 1no internally illuminated static cassette style fascia sign.

Applicant: Mercedes Benz of Brighton

Officer: Paul Earp 292193

Refused on 15/04/11 DELEGATED

1) UNI

The sign would be displayed on part of the showroom situated directly opposite residential properties. It is considered that the sign, due to its illumination, would adversely affect the amenities of the occupiers living opposite, contrary to policies QD12 & QD27 of the Brighton & Hove Local plan and Supplementary Planning Document SPD07: Advertisements, which aim to protect residential amenity.

HOVE PARK

BH2010/02818

The British Engineerium The Drove Way Hove

Application for approval of details reserved by conditions 4, 5 and 6 of application BH2007/03105.

Applicant: The British Engineerium Ltd

Officer: Guy Everest 293334

Approved on 08/04/11 DELEGATED

BH2011/00025

142 Woodland Drive Hove

Erection of part single storey part 2 storey rear extension with associated external alterations. Loft conversion incorporating dormers to both sides and rear elevations. Insertion of sun tubes to roof and rooflights to side elevation and alterations to fenestration.

Applicant: Dr Atul Sinha

Officer: Jason Hawkes 292153

Approved on 15/04/11 DELEGATED

1) BH01.01

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

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

2) BH02.09

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

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

3) BH12.02

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

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

4) UNI

The proposed first floor windows and the dormer window in the side (north facing) elevation of the dwelling shall be obscure glazed and non-opening unless any 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 and thereafter retained as such, unless otherwise agreed with the local planning authority in writing.

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.134PLSK/002A, 003A, 004A, 005B, 006A, 007A, 008B, 009A, 010A, 011A, 012A, 013B, 014B, 015, 200 and 134PLSD/001A, 002A, 003A, 005A, 006A, 007A, 008A, 009A, 010A, 013A, 014A, 201, 202 received on the 31st January and 1st April 2011.

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

BH2011/00363

112 Shirley Drive Hove

Application for Approval of Details Reserved by Condition 3 of application BH2010/01857.

Applicant: Mr Neil Bradstock

Officer: Charlotte Hughes 292321

Approved on 12/04/11 DELEGATED

BH2011/00548

Unit 4 Goldstone Retail Park Newtown Road Hove

Display of internally illuminated fascia signs and non illuminated poster frames.

Applicant: Comet Group PLC

Officer: Steven Lewis 290480

Approved on 15/04/11 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.

BH2011/00552

35 Orchard Gardens Hove

Erection of single storey side/rear extension including demolition of existing garage and extension of rear patio.

Applicant: Mr & Mrs Burke

Officer: Wayne Nee 292132

Approved on 20/04/11 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 drawing nos. 275/01 and 275/02B received on 23 February 2011.

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

BH2011/00578

7 Dyke Road Avenue Hove

Alterations to first floor sloping roof above front porch to form shower room.

Applicant: Mr Jim Trainor

Officer: Mark Thomas 292336

Approved on 18/04/11 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 no. 004, 005 received on 28th February 2011.

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

BH2011/00596

3 Elrington Road Hove

Erection of single storey side and rear extensions.

Applicant: Mr G Bleasdale

Officer: Christopher Wright 292097

Approved on 27/04/11 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 roofs over the extensions hereby approved shall be for maintenance or emergency purposes only and the flat roofs shall not be used as roof gardens, terraces, patios or similar amenity areas.

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 design and access statement and drawing no. 0135.PL.001 received on 28 February 2011; and drawing no. 0135.PL.002 Revision A received on 21 April 2011.

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

BH2011/00637

20 Benett Drive Hove

Roof conversion incorporating gable end to rear with Juliet balcony, front dormer and associated works.

Applicant: Mr Thomas O'Connor

Officer: Adrian Smith 290478

Approved on 15/04/11 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 rooflights other than those expressly authorised by this permission shall be constructed in the east or west side roof planes of the development hereby permitted without planning permission obtained from the Local Planning Authority.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no.467/04A received on the 14th March 2011.

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

BH2011/00859

Unit 4 Goldstone Retail Park Newtown Road Hove

Certificate of Lawfulness for proposed pet care and treatment facility ancillary to existing use.

Applicant: Companion Care (Services) Limited

Officer: Steven Lewis 290480

Approved on 19/04/11 DELEGATED

BH2011/00893

89 Woodland Avenue Hove

Non Material Amendment to raise cill level of ground floor West elevation window by 400mm.

Applicant: Mrs Roberta Rampazzo

Officer: Clare Simpson 292454

Approved on 26/04/11 DELEGATED

WESTBOURNE

BH2011/00119

7 Princes Crescent Hove

Certificate of lawfulness for confirmation that the proposed use of the premises as accommodation for six people with learning and social difficulties, with overnight accommodation provided for members of care staff, continues to fall within use class C3.

Applicant: Southdown Housing Association

Officer: Charlotte Hughes 292321

Approved on 15/04/11 DELEGATED

BH2011/00396

11 Lawrence Road Hove

Erection of single storey rear extension.

Applicant: Mrs Gill

Officer: Christopher Wright 292097

Approved on 15/04/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or other openings shall be constructed on the flank wall of the extension hereby permitted without first obtaining the express consent of the Local Planning Authority by way of a planning application.

Reason: To safeguard the amenities of the occupiers of the adjoining building 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 no JW/11/011 received on 10 February.

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

BH2011/00547

65 New Church Road Hove

Certificate of Lawfulness for the proposed demolition of existing single storey rear extension and attached outbuilding and erection of new single storey rear extension and associated works.

Applicant: Mr Keith Fenton

Officer: Jason Hawkes 292153

Approved on 15/04/11 DELEGATED

BH2011/00871

23A and 23E Coleridge Street Hove

Application for Approval of Details Reserved by Conditions 2 and 3 of application BH2009/00422.

Applicant: Richlife Ltd

Officer: Guy Everest 293334

Approved on 15/04/11 DELEGATED

WISH

BH2011/00135

Portslade Railway Station Portland Road Hove

Erection of multi modal screen on post on platform one and multi modal screen mounted on wall in booking hall.

Applicant: Southern

Officer: Charlotte Hughes 292321

Approved on 11/04/11 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 pole on Platform 1 shall be painted in the dark green livery colour of the Station, unless otherwise agreed 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.

BH2011/00271

West Hove Junior School Portland Road Hove

Erection of sail shades in North, North East, North West and South East outside areas of the school.

Applicant: Brighton & Hove City Council

Officer: Mark Thomas 292336

Approved on 08/04/11 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 product specification documents and drawing nos. D1, D2.1, D2, D3.1, D3, D4.1, D4, D5.1, D5, D6.1, D6.2 received on 31st January 2011 and Block Plan received on 23rd February 2011.

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

BH2011/00540

Workshop 1A Marmion Road Hove

Conversion of existing warehouse into 5no 2 bedroom dwellings.

Applicant: Albany Homes Southern Ltd

Officer: Charlotte Hughes 292321

Refused on 27/04/11 DELEGATED

1) UNI

Policy EM3 of the Brighton & Hove Local Plan states that land in industrial use (Use Classes B1, B2 and B8) or allocated for industrial purposes will not be released for other uses, unless it has been demonstrated that the use is no longer viable and it is unsuitable for alternative employment generating uses. If sites are found to be genuinely redundant then preference will be given to alternative industrial or business uses, then live work or affordable units. Insufficient evidence has been submitted with the application to demonstrate that the use of the unit is no longer viable or that it would be unsuitable for alternative employment generating uses. As such the proposal is therefore considered to be contrary to policy EM3 of the Brighton & Hove Local Plan.

2) UNI2

Policies QD1, QD2 and QD14 seek to ensure that developments demonstrate a high standard of design and make a positive contribution to the visual quality of the environment. The proposed alterations to the roof, which involve raising the ridge and adding dormer windows to the front and rear roof slopes, are considered to be inappropriate alterations which would cause harm to the character and appearance of the building and street scene in general. The proposal is therefore considered to be contrary to the advice outlined in Supplementary Planning Guidance Note 1: Roof Extensions and Alterations and policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

3) UNI3

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to ensure that development does not have a harmful impact upon the residential amenity of neighbouring occupiers. The proposed rear dormer windows would overlook the gardens of neighbouring residential properties and cause harm to their existing residential amenity. The proposal is therefore considered to be contrary to policies QD14 and QD27 of the Local Plan.

4) UNI4

Policy HO5 of the Brighton & Hove Local Plan requires the provision of private useable amenity space in new residential development, appropriate to the scale and character of the development. The proposal would result in an unsatisfactory level of private amenity space which would be to the detriment of the living conditions of any future residents of the scheme and is contrary to policies HO5 and QD27 of the Local Plan.

5) UNI5

Policies QD27 seeks to protect the residential amenity of neighbouring properties and future occupiers. The future occupiers of the proposed properties would directly back onto the shared access road to the rear, which leads to a Vehicle Repair Workshop. It is considered that this would not provide satisfactory living conditions for future occupiers who would experience limited outlook, loss of privacy and general disturbance associated with the garage use. The proposal

would therefore be contrary to policy QD27 of the Local Plan.

6) UNI6

The site contains potentially contaminated land and the application has not been accompanied by a site/building assessment containing detailed proposals for treatment, containment and/or removal of the source of contamination appropriate to the proposed future use. The proposal is therefore considered to be contrary to policy SU11 and QD27 of the Brighton & Hove Local Plan.

BH2011/00551

313 Kingsway Hove

Loft conversion incorporating hip to gable roof extensions to side, new front gable, and increase in ridge height. Alterations to existing porch roof.

Applicant: Mr Michael Johnson

Officer: Adrian Smith 290478

Refused on 20/04/11 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended and adjoining properties. The proposed roof extensions, by virtue of their scale and bulk in relation to surrounding properties, represent an over-development of the roof that would be harmful to the appearance and continuity of the street scene, contrary to the above policies.

BH2011/00574

15 Rothbury Road Hove

Certificate of lawfulness for proposed demolition of existing conservatory and erection of single storey extension to rear.

Applicant: Mr John Stevenson

Officer: Wayne Nee 292132

Approved on 21/04/11 DELEGATED

BH2011/00602

304 Portland Road Hove

Conversion of roofspace to form 1 no studio flat.

Applicant: Kitmarr Limited

Officer: Christopher Wright 292097

Approved on 26/04/11 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) BH03.03

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

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

4) BH06.03

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.

5) UNI

No development shall take place until details of Lifetime Homes standards prior to their first occupation and shall be retained as such hereafter.

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

6) UNI

The development hereby permitted shall be carried out in accordance with the approved design and access statement; planning statement; biodiversity checklist; sustainability checklist; basic site waste minimisation plan; location plan; and drawing nos. 2237/04B and 2237/05D received on 1 March 2011.

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

